

Alameda County

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

DRAFT VERSION OF THE FY25-29 CONSOLIDATED PLAN AND FY25 ACTION PLAN

2025



Published for public comment June 20 – July 21, 2025

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. HCD is also the lead agency for the Urban County.

The HOME Consortium (referred to as the Consortium in this document) has adopted a five-year consolidated planning cycle starting July 1, 2025 through June 30, 2030 and has produced this Action Plan for the first year of that cycle (July 1, 2025 – June 30, 2026) (FY25). 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 HOME Consortium's Five-Year Strategic Plan the following priorities:

PRIORITY HOUSING NEEDS - 1. Increase the availability of affordable rental housing for extremely low (30%), very low (50%) and low (80%) income households.

2. Preserve existing affordable rental and ownership housing for households at or below 80% of AMI.

4. Reduce housing discrimination.

PRIORITY HOMELESS NEEDS

1. By December 2030, reduce homelessness as a chronic and on-going condition for any household in our community.

PRIORITY SUPPORTIVE HOUSING NEEDS - **Increase the availability of service-enriched housing for at-risk of homelessness and/or persons with special needs.**

COMMUNITY DEVELOPMENT NEEDS

- 1. Senior facilities and services** - *Objective:* Evaluate funding applications for senior services and/or facilities on the basis of low and moderate-income senior needs in the particular jurisdiction and promote provision of these services and/or facilities to the extent feasible.
- 2. Park and recreations facilities** - *Objective:* Support the expansion of existing and/or new development of park and recreation facilities to the extent feasible.
- 3. Neighborhood facilities** - *Objective:* Support the expansion and/or upgrade of existing or new development of neighborhood facilities to the extent feasible.
- 4. Childcare facilities and services** - *Objective:* Support the expansion of existing or new development of childcare facilities and/or services to the extent feasible.
- 5. Accessibility needs** - *Objective:* Support the provision of accessibility improvements to the extent feasible.
- 6. Infrastructure improvements** - *Objective:* Support provision of infrastructure improvements to the extent feasible.
- 7. Public facilities** - *Objective:* Support expansion or improvement of public facilities to the extent feasible.
- 8. Public services** - *Objective:* Support critical public service activities to the extent feasible.
- 9. Economic development** - *Objective:* Support expansion and creation of economic development opportunities to the extent feasible.

3. Evaluation of past performance

An evaluation of FY23 activities was developed for public comment in September 2024. Accomplishments for FY23 activities were included in the FY23 CAPER that was released for public comment in early September 2024. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY24/25 will be completed in September 2025.

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. A pre-draft public hearing on the Action Plan took place on January 9, 2025 at the Alameda

County Housing and Community Development Advisory Committee's (HCDAC) meeting to present an overview of the Consolidated Plan, and review and solicit input on the housing and community development needs in the HOME Consortium. The HCDAC is composed of citizens who have been appointed by members of the Alameda County Board of Supervisors, live in the County and have an interest in community development. No comments were received at this meeting.

The 30-day public comment period will take place from June 20, 2025 through July 21, 2025. A public hearing will be held to take comments on the draft HOME Consortium Consolidated Plan on Wednesday, July 9, 2025, 3 p.m. The Hearing will be held at 224 W. Winton Avenue Room 160, Hayward, CA 94544. Public Notices are placed on each jurisdiction's website. At the public hearing, 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 to be placed on their websites. 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. 1,600 people participated in the survey. Outreach also included six community engagement meetings held in Berkeley, Oakland, Hayward, Dublin, and Union City. 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

To-date no public comments have been received.

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

Not applicable

7. Summary

Not applicable

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	ALAMEDA COUNTY	
CDBG Administrator	ALAMEDA COUNTY	Housing and Community Development
HOPWA Administrator		
HOME Administrator	ALAMEDA COUNTY	Housing and Community Development
ESG Administrator	ALAMEDA COUNTY	Housing and Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

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

The FY25-FY29 Consolidated Plan was prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County Healthy Homes Department provided valuable information on the number of households at risk of lead poisoning, and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the HOME Consortium (City of Alameda, City of Livermore, and Alameda County) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvements, and other activities.

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

EveryOne Home is a collective impact initiative and the Oakland-Berkeley/Alameda County Continuum of Care CA-502 (CoC) founded in 2007 to facilitate the implementation of Alameda County, California's plan to end homelessness detailed by the recent Home Together 2026 Plan. 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.

The CoC implemented a new governance structure in 2024 and seated several committees to focus on specific Home Together goals. The CoC convenes stakeholders, develops policies for the housing crisis response system, and tracks outcomes through the following committees: Outreach, Access and Coordination, CoC Standards, Compliance and Funding, System Impact, Housing Stability, and Homelessness Prevention, Housing Capacity, HMIS Committee, Youth Committee, and the Racial Equity Committee. 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 2019-2020, Abt Associates, a HUD technical assistance provider, worked with local CoC stakeholders to model an optimal homelessness response system with specific crisis and housing inventory recommendations. Community stakeholder's 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 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.

The Home Together 2026 Plan is structured around these major goals: 1) prevent homelessness; 2) connect people to shelter and needed resources; 3) increase housing solutions; 4) strengthen coordination, communication, and capacity. As part of the Plan, a needs assessment was conducted for each special population including: transition age youth, veterans, older adults, people impacted by intimate partner violence, people with behavioral health needs and people impacted by the criminal justice system. The needs assessments pointed to certain additional needs that the Plan seeks to encompass within the overall framework of increases in housing, shelter capacity and services inventory.

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 FY25-FY29 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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Alameda County Unincorporated County Services Committee
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Unincorporated County Services Committee meeting (1/22/25) served as a consultation meeting on Housing Needs for the Unincorporated County.

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

Not applicable

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Everyone Home	The Consolidated Plan was formulated with the CoC's long-term goals in consideration.

Table 3 – 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))

The HOME consortium works closely on setting the priority needs as a regional effort; the interagency cooperation ensures effective implementation of the Consolidated Plan.

Narrative

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 substance abuse disorders.

A pre-draft public hearing on the Consolidated Plan and a public hearing on the *Analysis of Impediments to Fair Housing Choice (AI)* took place on February 5, 2025 at the Housing and Community Development Advisory Committee meeting. The purpose of the meeting 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.

The 30-day public comment period for the Consolidated Plan took place from June 20 – July 21, 2025. A public hearing was held in person at the Housing and Community Development Advisory Committee on July 9th 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 and on jurisdictional websites. No comments were received.

The Consolidated Plan will be placed on jurisdictional websites. 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

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Five local newspaper received notice of a 30-day public comment period and public hearing. Eight HOME Consortium members, one Urban County Members, and two HCD Staff	No comments were received.	N/A	
2	Public Hearing	Non-targeted/broad community	Four HCDAC members and two HCD staff	No comments were received	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Alameda County's population continues to grow. 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 Housing Needs Assessment and Housing Marketing Analysis are based on information developed and compiled from the HOME Consortium members. Data was gathered on a jurisdictional level, Consortium level and County-wide level to provide a broad picture of housing and homeless needs within Alameda County with specific focus on housing development and housing needs within the Consortium jurisdictions. The Homelessness Analysis section describes the needs of the homeless population and subpopulations within it, as well as the facilities and services available within the "Continuum of Care" in Alameda County.

The Alameda County HOME Consortium is the second largest HOME entitlement jurisdiction in the San Francisco Bay Area with a current estimated population of 1,059,524 (U.S. Census estimates), comprising 67% of Alameda County's population. There are eight CDBG entitlement jurisdictions within the HOME Consortium: the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City, and the Alameda County Urban County (which includes the Unincorporated County and the cities of Albany, Dublin, Emeryville, Newark and Piedmont).

The high cost of housing has substantially increased the number of households with cost burdens and other housing problems both nationally and statewide. Rental rates are increasing rapidly in many areas of Alameda County, including within the HOME Consortium areas. An assessment of the affordable rental and owned homes for each jurisdiction was conducted based on available demographic, economic, and housing data. The assessment utilizes HUD's eCon Planning Suite, which was downloaded in the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan and are reflected in the Tables.

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.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In 2020, there were approximately 367,180 housing units in the Alameda County HOME Consortium. Of the total number of units, 141,363 (38.5%) are renters and 225,447 (61.5%) are owners. In 2022, median income in Alameda County was \$122,488 for a household of four; up 7.9% from 2020. 131,899 households (36%) are low income households (both rental and ownership); of these 24,617 renters had a cost burden of more than 30%; 24,030 had a severe cost burden of between 30% and 50%; 9,888 had overcrowding issues. 18,652 homeowners had a cost burden of more than 30%; 20,127 had a severe cost burden of between 30% and 50%; 3,199 had overcrowding issues.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	1,059,524	1,115,945	5%
Households	354,569	367,180	4%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	44,885	36,614	50,400	36,730	198,550
Small Family Households	12,803	14,063	22,355	18,080	120,735
Large Family Households	2,895	3,905	6,784	5,244	21,474
Household contains at least one person 62-74 years of age	12,057	9,012	12,644	8,353	41,690
Household contains at least one person age 75 or older	11,174	7,398	6,572	4,108	12,325
Households with one or more children 6 years old or younger	5,605	5,803	8,642	6,946	26,485

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	944	530	445	104	2,023	150	48	179	110	487
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,579	1,449	1,685	810	5,523	68	108	382	280	838
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,705	2,230	3,470	2,483	9,888	285	554	1,220	1,140	3,199
Housing cost burden greater than 50% of income (and none of the above problems)	14,724	7,194	2,245	454	24,617	9,439	5,349	4,348	991	20,127
Housing cost burden greater than 30% of income (and none of the above problems)	2,789	6,318	10,318	4,605	24,030	2,910	3,239	7,105	5,398	18,652

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,665	0	0	0	1,665	1,300	0	0	0	1,300

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	18,974	11,419	7,820	3,864	42,077	9,934	6,078	6,133	2,535	24,680
Having none of four housing problems	7,778	8,378	17,200	13,594	46,950	8,199	10,748	19,230	16,750	54,927
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,463	8,030	7,119	22,612	3,288	3,107	5,729	12,124
Large Related	2,009	2,114	1,473	5,596	582	899	1,208	2,689
Elderly	7,444	3,042	1,632	12,118	7,256	4,193	3,856	15,305
Other	4,443	3,794	4,720	12,957	1,486	892	1,355	3,733
Total need by income	21,359	16,980	14,944	53,283	12,612	9,091	12,148	33,851

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	3,660	3,660	2,904	2,149	0	5,053
Large Related	0	0	549	549	523	525	169	1,217
Elderly	5,682	1,738	394	7,814	4,922	2,333	1,558	8,813
Other	0	4,139	2,295	6,434	1,299	0	0	1,299
Total need by income	5,682	5,877	6,898	18,457	9,648	5,007	1,727	16,382

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,860	3,349	4,334	2,758	13,301	313	571	1,161	824	2,869
Multiple, unrelated family households	418	248	704	493	1,863	49	95	500	595	1,239

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	164	138	140	74	516	25	0	0	0	25
Total need by income	3,442	3,735	5,178	3,325	15,680	387	666	1,661	1,419	4,133

Table 11 – Crowding Information - 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

Describe the number and type of single person households in need of housing assistance.

Many of the elderly households listed above can be assumed to be single person households. Of these elderly households 12,118 renters have cost burdens below 30%, an additional 7,814 have a severe cost burden over 50%. 15,305 elderly owners are cost burdened at below 30% and an additional 8,813 have a severe cost burden over 50%.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2023 American Community Survey estimates, 162,607 residents of the HOME Consortium (or 9.9% percent of the total population) were of a disabled status. The data also reflected that 2.3% (or 35,176 survey respondents) of the HOME Consortium's population had self-care limitations. Each year there are approximately 6,200 people in Alameda County who are victims of domestic violence. Eight violence shelters in the County provide approximately 229 bed nights to survivors of domestic violence, with an average stay of 25 days that means only 3,343 people can utilize the local shelters.

What are the most common housing problems?

The most common housing problem in the HOME Consortium is lack of affordable housing.

The second most common housing problem was cost burden, where residents paid more than 30 percent of their gross income on housing costs. This problem is most acute for renters and households with incomes under 30 percent of AMI. Households paying more than 50 percent of their income for housing is also an issue, again particularly for those with incomes under 30 percent of AMI.

The third most common housing problem was substandard housing. This problem also disproportionately affected renters and owner households under 30 percent of HAMFI.

Are any populations/household types more affected than others by these problems?

The housing trend is that renters and extremely low-income households are much more likely to have housing problems than homeowners and higher income groups. Current Comprehensive Housing Affordability Strategy (CHAS) data on severe housing problems indicated that 139,710 renter households and 93,155 owner households in the HOME Consortium had one or more housing problems (2017-2021 American Community Survey 5-Year Estimates). This trend holds true with overcrowding, as 4% of renter households were overcrowded households, while only 1% of owner households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens, as 46% of senior households with incomes below 30 percent AMI paid more than 30% of their monthly income on housing costs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Some of the currently housed persons most at risk of homelessness are those with a history of homelessness. The 2024 Point In Time Count showed that 43% of people experiencing sheltered or unsheltered homelessness had experienced more than one episode of homelessness in their lifetime. In federal fiscal year 2022, the Oakland-Berkeley- Alameda County Continuum of Care saw a 15% rate of returns to homelessness within two years (a total decrease of 3% from the previous 2 years). Permanent Supportive Housing (PSH) has a high retention rate in the CoC, 98% in FFY 2019. However, of those who left PSH, 9% exited to homelessness and 12% to temporary living arrangements with friends or family. Rapid Re-Housing resulted in permanent housing for 73% of people in FFY 2019. However, 8% exited the RRH program to homelessness, and another 8% exited the RRH program to temporary living arrangements with friends, family, or in a hotel. Through a series of focus groups with homeless and formerly homeless persons, it is becoming clear that homeless people are wary of accepting rapid re-housing because the high cost of housing in Alameda County puts housing stabilization out of reach for many homeless people with extremely low incomes.

Housed persons with Extremely Low Incomes (ELI)—defined as 30% or less of area median income—including formerly homeless people, are at a very high risk of homelessness. To qualify for ELI housing in

Alameda County during 2024 the annual income of a two-person household could not exceed \$37,400 and a four person household could not exceed \$46,700. These annual incomes translate into roughly \$3,117 per month for a two-person household and \$ 3,892 for a four-person household. Yet HUD fair market rent for a two bedroom in Alameda County for FY25 is \$2,682. Not surprisingly, the California Housing Partnership reports that 76% of ELI households in Alameda County are severely cost burdened, meaning that they pay more than half of their income for housing.

Finally, but not insignificantly, African Americans, Native Americans, Multi-Racial, and Pacific Islanders are at higher risk of homelessness. As examples, the 2024 Point In Time Count showed that African Americans make up 41% of the homeless population, but African Americans make up just 10% of the general population in Alameda County. Similarly, Native Americans make up 2.7% of the homeless population but make up just 1% of the general population.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

For the purpose of the EOH Strategic Plan Update we estimated those who were at immanent risk of homelessness and could have been prevented from becoming homeless by identifying the number of persons who became homeless for the first time, multiplied by the percent of persons who were experiencing homelessness for the first time in the PIT Count survey who also said they came from rental housing or living with friends and family, on the assumption that approximately 80% of those could be diverted from homelessness with assistance at the system from door. There is not currently an operational definition used CoC-wide to estimate the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

- Low or no income
- Prior experience with homelessness
- Do not hold a lease
- Exited homelessness to live with friends or family

Discussion

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to define disproportionate housing need as when the percentage of any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category of need as a whole. For the purposes of HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

Housing needs are identified in the columns stating "Has one or more of 4 housing problems". The four housing problems are defined as: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) Household is overcrowded; and 4) Household is cost burdened at greater than 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	32,750	5,808	2,844
White	10,975	2,517	962
Black / African American	4,649	738	309
Asian	8,070	1,449	1,070
American Indian, Alaska Native	211	36	24
Pacific Islander	233	0	49
Hispanic	7,195	904	316

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,523	9,263	0
White	9,546	4,814	0
Black / African American	2,729	328	0
Asian	6,234	1,998	0
American Indian, Alaska Native	65	55	0
Pacific Islander	231	68	0
Hispanic	7,758	1,831	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,393	15,065	0
White	8,378	6,639	0
Black / African American	3,000	1,232	0
Asian	6,448	2,919	0
American Indian, Alaska Native	103	72	0
Pacific Islander	343	97	0
Hispanic	7,168	3,654	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,763	17,010	0
White	5,556	7,534	0
Black / African American	1,232	1,369	0
Asian	5,055	3,849	0
American Indian, Alaska Native	46	111	0
Pacific Islander	156	229	0
Hispanic	4,134	3,458	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

When housing needs are looked at as a percentage of the overall Consortium population broken out by race, Blacks represent 10%, Asians 23%, Native Americans .5%, Pacific Islanders 1% and Hispanics 24%. People in all races and income levels are experiencing housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to identify disproportionate severe housing need as when the percentage of any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category of need as a whole. For the purposes of HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

HUD defines severe housing problems as: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 persons per room; 4) Cost burden over 50%.

The "severe housing problems" category differs from the "housing problems" category by households being more overcrowded and experiencing a greater cost burden. The HUD provided CHAS data shows that populations between 0-30% AMI experience severe housing problems at a much greater rate than other populations.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,485	11,048	2,844
White	9,150	4,353	962
Black / African American	3,910	1,482	309
Asian	6,520	2,984	1,070
American Indian, Alaska Native	180	61	24
Pacific Islander	154	77	49
Hispanic	6,349	1,756	316

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,619	19,154	0
White	6,137	8,208	0
Black / African American	1,564	1,513	0
Asian	4,138	4,100	0
American Indian, Alaska Native	36	84	0
Pacific Islander	128	171	0
Hispanic	5,054	4,532	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,054	30,384	0
White	3,359	11,645	0
Black / African American	703	3,528	0
Asian	3,148	6,204	0
American Indian, Alaska Native	57	122	0
Pacific Islander	95	350	0
Hispanic	3,374	7,448	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,053	27,705	0
White	1,396	11,694	0
Black / African American	360	2,243	0
Asian	2,244	6,650	0
American Indian, Alaska Native	10	145	0
Pacific Islander	37	352	0
Hispanic	1,869	5,703	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

When housing needs are looked at as a percentage of the overall Consortium population broken out by race, Blacks represent 10%, Asians 23%, Native Americans .5%, Pacific Islanders 1% and Hispanics 24%. People in all races and income levels are experiencing severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to define disproportionate housing cost burden as when the percentage of any racial or ethnic group has a disproportionately greater housing cost burden in comparison to the others of that category of need as a whole. For the purposes of HUD, disproportionately greater housing cost burden exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	238,008	70,931	52,111	3,054
White	101,914	25,213	19,928	1,028
Black / African American	12,089	6,340	6,050	309
Asian	80,285	20,448	13,208	1,170
American Indian, Alaska Native	797	220	263	24
Pacific Islander	1,772	755	298	49
Hispanic	34,773	15,513	10,375	352

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

This analysis demonstrated that housing cost burden has a number of people in all races and income levels who are experiencing housing cost burdens.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

White residents in the 0-30% income categories consistently showed up as having a greater need or cost burden. It could be speculated that this is because lenders were more willing to make this population loans in general which could not be supported at these income levels when the cost of living increased. This could also be due to an over-representation of this group due to historic census surveying shortfalls. When housing needs are looked at as a percentage of the overall Consortium population broken out by race, whites make up 37% of those with housing needs; Blacks represent 10%, Asians 23%, Native Americans .5%, Pacific Islanders 1% and Hispanics 24%. People in all races and income levels are experiencing housing problems.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The following census tracts have a concentration of low income and minority census tracts: Hayward – 4377.02 (Hispanic); Cherryland 4356.02 (Hispanic) and 4356.01 (Hispanic).

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Housing Authority of the County of Alameda (HACA) operates the Section 8 Housing Choice Voucher (HCV) program throughout Alameda County with the exception of the cities of Alameda, Berkeley, Livermore, and Oakland, each of which has its own housing authority. HACA no longer owns or operates any Public Housing. It converted 158 former Public Housing units to project-based vouchers under HUD's Section 18 program between September 2011 and November 2012 and disposed of 72 former Public Housing units under HUD's RAD program in 2016, also converting them to project-based vouchers.

HACA's ACC with HUD is for 7,100 HCVs. However, HUD funding is insufficient to lease up all Vouchers. Currently, 882 of HACA's HCVs are project-based with 25 additional project-based units onboarding by December 2025.

The Housing Authority of the City of Livermore (LHA) owns and manages 125 units of multifamily housing at Leahy Square. In addition, LHA has used HUD and City resources to acquire and rehabilitate 27 units of rental housing, including nine transitional units for households graduating from area homeless and domestic violence shelters. LHA staff provides appropriate support services to transitional housing residents, and eventually facilitates their move to permanent independent housing, a top priority among residents.

In total, 125 public housing units in the Consortium provide homes for families, the elderly and disabled individuals

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	120	325	9,477	249	9,023	57	83	64

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	10	0	1	9	0
# of Elderly Program Participants (>62)	0	17	133	2,203	91	2,083	10	17
# of Disabled Families	0	34	52	2,431	53	2,258	42	16
# of Families requesting accessibility features	0	120	325	9,477	249	9,023	57	83
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	49	165	3,165	99	2,982	21	38	24
Black/African American	0	52	60	4,570	85	4,400	31	36	18
Asian	0	7	98	1,618	58	1,532	1	6	21
American Indian/Alaska Native	0	0	0	75	3	68	3	0	1
Pacific Islander	0	12	2	49	4	41	1	3	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	23	97	1,060	24	1,008	4	19	5
Not Hispanic	0	97	228	8,417	225	8,015	53	64	59
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HACA does not own or operate any Public Housing. For Livermore tenants and applicants, LHA are finding that there is a high need for smaller units, studios to 2br because of an aging population and a high number of single-family homes that are often too large and unaffordable. There is an overall shortage of available units in all bedroom sizes but have found that the smaller units are in high demand.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The immediate needs of HCV holders are securing housing navigation services for persons with a disability and elderly persons, finding available units to rent that are affordable to voucher holders, and securing security deposit funding. On HACA's HCV waiting list there are 5,200 applicants; 516 households are elderly, 884 are disabled and 305 have indicated a need for a disabled unit. Additionally, 1,105 are homeless.

How do these needs compare to the housing needs of the population at large

The needs are similar to those of the extremely low income population although housing vouchers do pose a distinct challenge with many landlords unwilling to lease to renters in the program.

Discussion

See above.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Homelessness has risen by 17% in Alameda County over the past five years from 8,022 persons experiencing homelessness counted during the 2019 Point In Time Count to 9,450 persons counted during the 2024 the Point In Time Count. Of those counted in 2024, 3,107 persons (33%) were sheltered and 6,343 (67%) were unsheltered. This represents no change in unsheltered homelessness since the 2015 count, however, this was a decrease of 11% since its peak in 2022.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	106	593	6,612	0	5,828	210
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	11,385	306
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	384	140	0	0	0	225
Unaccompanied Child	203	195	700	0	295	19
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2024 PIT Count and local department source: https://homelessness.acgov.org/data_homeless_response.page?

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Oakland-Berkeley-Alameda County Continuum of Care uses the HUD System Performance Measures to track the number of people becoming homeless, exiting homelessness, and the number of days that persons experience homelessness in our community. During FY 2023 4,100 people became homeless for the first time in our system (System Performance Measure 5.2). During that time, 1,820 persons obtained permanent housing (System Performance Measure 7b.1). The average length of time homeless in FY 2023 was 226 days.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Oakland-Berkeley-Alameda County Continuum of care estimates that each year there are 985 households with minor children who experience homelessness each year.

While the number of veterans in need of housing assistance is known, the number of families of veterans in need of housing assistance is unknown.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Comparing the general and homeless populations of Alameda County demonstrates a pattern of inconsistency that are visible throughout the United States. Individuals identifying as Black/African American, Multi-Racial or Another Race, American Indian or Alaska Native, and Native Hawaiian or Other Pacific Islander are seen in greater numbers in the homeless population. The 2024 Point in Time Count found that 41% of persons experiencing homelessness identified as Black/African American, compared to 10% of the county's overall population. Twelve percent of persons experiencing homelessness identified as having multiple heritages or Other compared with 6% of the county's general population. Four percent of persons experiencing homelessness identified as American Indian or Alaska Native, compared with 1% of Alameda County's overall population. And 2% identified as Native Hawaiian or Other Pacific Islander compared with 1% of the general population.

The 2024 Point In Time Count found that Asian groups had a difference in demographic percentage in the homeless population than in the general population: 5% of the homeless population identified as Asian, compared with 34% of the county's general population. For White groups, this was the first time

where the percentage of the homeless population (30%) corresponded to the county's general population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 Point-in-Time Count enumerated 6,343 individuals experiencing unsheltered homelessness and 3,107 individuals residing in emergency shelter, safe haven, or transitional housing facilities. Between 2019 and 2024, there was no significant percent variation of unsheltered individuals, but there was a decrease of 12% since the peak of unsheltered homelessness in 2022. Over half (54%) of the population were residing in vehicles. An additional 21% were residing in tents or makeshift shelters and 17% were sleeping on the streets and in other outdoor locations.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Special Needs Housing is defined as developments that provide permanent supportive housing and integrated housing for persons with special needs. Persons with special needs are those who are elderly, who are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, HIV/AIDS and their families, and victims of domestic violence.

There are consistent patterns between the special need population and the increased risk for homelessness because of lack of adequate housing facilities and services available. These populations not only need permanent housing, but also integrated services to decrease their risk for homelessness.

This section provides an overview of the housing and supportive service needs of non-homeless special needs populations in the Consortium.

Describe the characteristics of special needs populations in your community:

HUD defines elderly as age 62 and older, and frail elderly as those persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework. The U.S. Census commonly defines elderly as age 65 and older. According to the 2023 American Community Survey (ACS) 5-Year Estimates, 14.7% of individuals (almost 154,000 persons) in the Consortium are 65 years and older. In addition, 13% of elderly householders aged 65 or older live alone (18,667 individuals).

Elderly households are more likely to be low-income, with 51.5% of households containing at least one person age 65 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 33.2% of the households in the general population of the Consortium.

There is a wide range of disability types and needs including mobility limitations or more acute physical disability, mental disability, substance abuse problems (alcohol or drug - AOD) and/or HIV/AIDS. The American Community Survey categorizes disabilities using six disability types or “difficulties.” There are 88,695 people with physical disabilities, or 8.6% of the population of the Alameda County HOME Consortium. In these calculations, people are considered disabled if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Of these 88,695 individuals with difficulties in the Consortium, 4,845 have hearing difficulties, 3,725 have vision difficulties, 5,435 have cognitive difficulties, 7,634 have ambulatory difficulties, 4,446 have self-care difficulties, and 5,973 have independent living difficulties.

The Alameda County Department of Behavioral Health Care Services provides estimates on the number of people with mental disabilities in the County. The Department serves approximately 40,000 adults a year who have serious emotional disturbance and serious mental illness which include the need for periodic psychiatric hospitalization and other types of 24-hour care.

The majority of non-homeless mentally disabled people are consistently threatened with homelessness. Studies show that many mentally disabled people can live successfully in supported housing with adequate access to treatment and peer supports.

What are the housing and supportive service needs of these populations and how are these needs determined?

In 2014, the Housing Consortium of the East Bay (a nonprofit organization that promotes affordable, accessible housing options for persons with developmental disabilities) found that there are 14,998 adults within the HOME Consortium area who have developmental disabilities and are clients of the Regional Center of the East Bay (RCEB). Of this total, 1409 live in their own home. A total of 2,074 people with physical disabilities live in various types of facilities such as Community Care Facilities (CCF) and Skilled Nursing Facilities (SNF). Some of these adults are requesting to live in their own places with support funded by the RCEB. A total of 11,515 live with a parent or legal guardian and an increasing number of people within this group are also requesting to live on their own with support.

Adults with developmental disabilities have very low incomes, most of them only receiving only SSI benefits (\$1,097/month in 2025). Finding an apartment for 30% of their income in the Consortium area is extremely difficult. Over the last several years the Regional Center of the East Bay has facilitated the move of adults with developmental disabilities from facilities and from living with aging parents to independent supported living by purchasing support services from various community agencies. For people with developmental disabilities the biggest obstacle to living in their own place is the scarcity of affordable housing.

Individuals with physical disabilities require housing which is both affordable and adapted to their physical needs. There is a significant need for supportive services in addition to housing, such as assistance with daily life activities, in-home assistance, and social services such as employment training, counseling, benefits advocacy, and independent living skills.

The California Community Transitions (CCT) program identifies eligible MediCal beneficiaries who have continuously resided in state-licensed health care facilities for a period of 90 consecutive days or longer. Transition coordinators work directly with eligible individuals, support networks, and providers to facilitate and monitor transition from facilities to community settings. Eligible individuals of all ages with physical and mental disabilities have an opportunity to participate in CCT. CCT participants live in their own homes, apartments, or in approved community care facilities, and receive long-term services and supports which are identified in their individual comprehensive service plans.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Alameda County Comprehensive HIV Prevention Plan, as of the end of 2022, the total number of people living with HIV in the County was 6,216. Of these, 31% were African American or Black, 17% were White or Caucasian, 38% were Latino, 6.6% were Asian or Pacific Islander, and 2.8% self-identified as multi-ethnic or “other”. In terms of gender, 85% of the individuals living with HIV were male, 13 % were female and 1.5% were transgender. Individuals aged 50 and older comprised 47.4% of the population living with HIV, followed by 30.3% who were 40-49 years old, 14.4% who were 30-39 years old, 4.5% who were 25-29 years old, 3.0% who were 18-24 years old and 0.2% who were 17 or less years of age.

Additionally, the Alameda County Comprehensive HIV Prevention Plan provides information on mode of transmission of HIV. The most prevalent mode of transmission was men who have sex with men (MSM), which accounted for 64% of the individuals living with AIDS, or 3,729 individuals. Heterosexual contact with individuals who were HIV+ was the mode of transmission for 19% of individuals. Injection drug use (IDU) was the mode of transmission for 12% of individuals living with HIV. A combination of MSM and IDU was the mode of transmission for 10% of individuals living with HIV, and pediatric exposure accounted for 0.8% of the individuals living with HIV. An additional 6.7% of the individuals living with HIV either did not report their mode of transmission nor had a mode of transmission categorized as “other”.

Alameda County HCD administers the HOPWA Program on behalf of the City of Oakland. The HOPWA Program provides funding to build and rehabilitate housing for people with HIV/AIDS; supportive services and case management. The Alameda County AIDS Housing Needs Assessment Plan (2014) findings call for: 1) increase the percentage of low income HIV+ primary care clients with permanent housing; 2) consider additional efforts to support housing assistance and other services that enable clients to obtain and adhere to HIV treatment; and 3) support case management and clinical services that work toward increasing access to non-medical supportive services (e.g. housing).

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

HOME Consortium will not have preferences for a specific category of disabilities.

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

With declining fiscal resources and aging public facilities, public facility improvements are a priority need in the Urban County. Public Facilities (which may include neighborhood facilities, firehouses, public schools, libraries, shelters for persons having special needs) are also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing public facilities improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required, and the projects are phased over time.

The public facilities identified include: senior centers, childcare centers, drop-in resource centers, job training centers, health centers and community centers.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized Transportation Plans, Housing Elements and Neighborhood Plans to identify these needs.

Describe the jurisdiction's need for Public Improvements:

With declining fiscal resources and aging infrastructure, infrastructure improvements are a priority need in the Urban County. Infrastructure improvements, which may include road and sidewalk repairs, water and sewage system upgrades, flood drain improvements, or undergrounding utilities, are also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing infrastructure improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required, and the projects are phased over time.

The public Improvements identified include: ADA access to parks, curb ramps, well maintained sidewalks near facilities that serve seniors and children.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized ADA Accessibility Plans, Pedestrian and Bicycle Master Plans, Transportation Plans, Housing Elements and Neighborhood Plans to identify these needs.

Describe the jurisdiction's need for Public Services:

Public Service is an important need in areas of the Urban County with higher concentrations of moderate and lower income people. It provides a safety net for families and individuals who are in crisis or vulnerable via funding for social service agencies. The Urban County allocates up to 15% of its annual CDBG funds to support public services. Application requirements and priority funding areas vary among the jurisdictions. Please see the individual jurisdictional websites for more information.

Public Services identified include: fair housing counseling services, senior and low income children's meals, homeless outreach and other services, 211 Line, jurisdictional share funding for EveryOne Home and HMIS, mental health services, case management services, and job training.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized Housing Elements and Neighborhood Plans to identify these needs, along with input from citizen committee and other organizations.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis examines current and projected population figures, income levels, demographics, and age composition to obtain a profile of the residents who make up the Consortium's housing market. It also describes characteristics of the housing stock, including general supply, condition, and housing available to people with different needs. The Housing Market Analysis also includes a profile of public and other assisted housing available, and the supportive housing, services, and facilities available for special needs populations.

The Alameda County 2024 *Analysis of Impediments to Fair Housing* found that the lack of affordable housing results in significant hardships for low-income households, preventing them from meeting other basic needs. Moderate income households are also increasingly being affected by the raising costs of housing and associated costs (taxes, insurance, homeowners' association fees, and home maintenance and repairs). Because home ownership is out of reach for many residents, low- and moderate-income households generally rent their homes as opposed to purchasing one. Of the 374,682 occupied housing units located in the Consortium, 59% are owner-occupied and the other 41% of homes are occupied by tenants.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	220,594	58%
1-unit, attached structure	44,116	12%
2-4 units	20,476	5%
5-19 units	27,494	7%
20 or more units	61,374	16%
Mobile Home, boat, RV, van, etc	6,570	2%
Total	380,624	100%

Table 27 – Residential Properties by Unit Number

Data 2019-2023 ACS

Source <https://data.census.gov/table/ACSDP1Y2023.DP04?q=Alameda%20County,%20California&t=Housing%20Units:Units%20and%20Stories%20in%20Str>

Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,104	0%	9,041	6%
1 bedroom	4,595	2%	37,045	26%
2 bedrooms	161,939	63%	88,157	61%
3 or more bedrooms	90,580	35%	10,715	7%
Total	258,218	100%	144,958	100%

Table 28 – Unit Size by Tenure

Data 2019-2023 ACS

Source <https://data.census.gov/table/ACSDP1Y2023.DP04?q=Alameda%20County,%20California&t=Housing%20Units:Units%20and%20Stories%20in%20Str>

Comments:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Alameda County has assisted in the development of over 6,466 Housing Units in 131 completed projects, having restricted 3,547 of those units with HOME, HOPWA, CDBG or other local funding requirements.

Alameda County HOME Consortium's 2024 *Analysis of Impediments to Fair Housing Choice* found that 3.62% of Alameda County's population was living in subsidized housing – this is a –0.14% decline from

2018. Comparatively, it is estimated that 2.34% of the State of California’s population was living in subsidized housing in 2023.). These units have been assisted by a variety of federal, state and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

A number of the subsidized units face conversion to market-rate rents in the near future. According to the California Housing Partnership Corporation’s Affordable Homes At-Risk 2024 Report, there are 1,027 rental units that face risk of conversion to market-rate rents in the next ten years within the County. Unless action is taken to preserve the affordability of these units, they will convert to market-rate housing.

Does the availability of housing units meet the needs of the population?

There is a severe shortfall of affordable homes for extremely low and very low income people in the HOME Consortium. Additionally, a large portion of low income residents also do not have access to an affordable home. Median rents have increased while median income decreased or was stagnant, significantly increasing the percentage of income that a household must spend on rent.

Describe the need for specific types of housing:

In 2022, to afford the median rent, a household in Alameda County had to earn 72% of the County’s median income. This means 150,000 Alameda County renter households would struggle to afford their rent if they had to move today. In addition, 75,000 Very-Low and Extremely-Low income households have severe rent burdens in Alameda County, which represents 83% of all renter households. The goals are to increase the availability of affordable rental housing for Low, Very Low and Extremely Low income households. This will be done with both New Construction activities and Acquisition and Rehabilitation of both existing and new buildings that can either be made more affordable or extend the terms of affordability. Preserving existing affordable housing is a cost effective way to maximize our resources. Additionally, providing tenant-based rental assistance allow many households to complete educational opportunities that in turn produce higher income leading to greater housing affordability.

To assist those who are ready to become homeowners, information is shared about homeownership, creating opportunities where appropriate, and directing them to resources that will assist them.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The Housing Market Analysis examines current and projected population figures, income levels, demographic composition, and age composition to obtain a profile of the residents who make up the Consortium's housing market. It also describes characteristics of the housing stock, including general supply, condition, and housing available to people with different needs. The Housing Market Analysis also includes a profile of public and other assisted housing available, and the supportive housing, services, and facilities available for different needs populations.

Cost of Housing

	Base Year: 2019	Most Recent Year: 2023	% Change
Median Home Value	910,500	1,235,000	36%
Median Contract Rent	2,595	2,736	5%

Table 29 – Cost of Housing

Data Source: <https://labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfileQSMOREResult.asp?menuChoice=localAreaPro&criteria=property+values&cate>
Comments:

Rent Paid	Number	%
Less than \$500	3,508	0.0%
\$500-999	5,909	0.0%
\$1,000-1,499	10,116	0.0%
\$1,500-1,999	29,214	0.0%
\$2,000 or more	99,260	0.0%
Total	148,007	0.0%

Table 30 - Rent Paid

Data Source: 2019-2023
Comments: ACS <https://data.census.gov/table/ACSDT1Y2023.B25056?q=Alameda%20County,%20California&t=Renter%20Costs&y=2023>

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	145,025	No Data
50% HAMFI	48,915	58,520
80% HAMFI	34,570	60,460
100% HAMFI	No Data	No Data
Total	228,510	118,980

Table 31 – Housing Affordability

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,825	2,131	2,590	3,342	3,954
High HOME Rent	1,699	1,821	2,187	2,519	2,790
Low HOME Rent	1,362	1,460	1,752	2,024	2,258

Table 32 – Monthly Rent

Data https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn?fips=0600199999&year=2025&selection_type=county&fmrty
Source
Comments:

Is there sufficient housing for households at all income levels?

No, there is a serious housing shortage in the HOME Consortium. The supply of affordable housing lags far behind the increasing need among lower income residents.

How is affordability of housing likely to change considering changes to home values and/or rents?

There are going to be fewer affordable housing units available as the demand for housing increases.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME Consortium rents are lower than (2024) Fair Market Rents. Many programs are experiencing difficulties identifying landlords who will accept rental assistance payments on behalf of low-income tenants; the landlords no longer want to take Section 8 vouchers because they can receive more for the unit on the market. In 2013 and in 2018, the HOME Consortium had to pay for a rent study to increase the Fair Market rents above what HUD had estimated them to be for the area. This resulted in a slight increase in FMR's.

Discussion

Rental rates across the Consortium jurisdictions have risen significantly since 2020. Increases in rent over the past six years have averaged 49% while the median income for renters has increased just 18%.

As of June 2024, the average monthly rent across all Consortium jurisdictions is \$2,303 up from \$1,547 in 2017. The absolute number of cost-burdened households has increased substantially since 2000, by 1/3 among lower income households.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

According to American Community Survey 2019-2023 data, 40% of the HOME Consortium's housing stock was built since 1980. The HOME Consortium contains 225,614 houses that were built prior to 1980 (59% of the housing stock). Pre-1978 housing is identified as most likely to contain lead-based paint is most often found. Lead-based paint may have been subsequently covered by latex or oil-based paint. (Lead-based paint became less available in the 1950's and 1960's. It was prohibited to be sold in 1972. 1978 is used as a cut-off date because it is assumed that lead-based paint was no longer being used after that year.) Older homes are also more likely to need rehabilitation than newer homes.

American Community Survey 2019-2023 data indicates that 812 homes in the HOME Consortium lacked complete plumbing facilities or kitchen facilities. Many low income homeowners cannot afford the substantial costs involved in rehabilitating their homes.

Extremely low and low income households are likely to inhabit homes with extensive deferred maintenance. In Alameda County's Owner-occupied Housing Rehabilitation program, Renew AC, loans ranging from \$15,000 to \$200,000 are made to qualified home owners. The program has seen a steady increase in costs in recent years as the costs of building materials and labor increases.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The Table displays the number of housing units, by tenure, based on the number of "conditions" the units has. Selected conditions are similar to housing problems in the Needs Assessment and are: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden greater than 30%. Eligible and qualified rehabilitation project work includes correction of health, safety and code violations, hazard mitigation, removal of architectural barriers for mobility access of disabled persons, and correction of structural failures.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	46,190	14%	89,850	32%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	220,255	67%	128,565	46%
Total	266,445	81%	218,415	78%

Table 33 - Condition of Units

Alternate Data Source Name:
2017-2021 CHAS

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	45,555	14%	50,754	18%
1980-1999	62,530	19%	50,613	18%
1950-1979	128,999	39%	111,214	40%
Before 1950	91,082	28%	67,787	24%
Total	328,166	100%	280,368	100%

Table 34 – Year Unit Built

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	220,081	67%	179,001	64%
Housing Units build before 1980 with children present	50,618	15%	41,170	15%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

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Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

45% of the housing stock built prior to 1980 is at risk of having a lead-based paint hazard. There are 102,415 total housing units that are estimated to contain lead-based paint hazards in Alameda County based on EPA's estimates of lead based risk.

Discussion

A large portion of the housing stock is at risk of lead-based paint hazards due to the older nature of the buildings. Rehab is important to mitigate this data.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

In the HOME Consortium, The Housing Authority of the County of Alameda (HACA) operates the Section 8 Housing Choice Voucher (HCV) program throughout Alameda County with the exception of the cities of Alameda, Berkeley, Livermore and Oakland, each of which has its own housing authority. HACA no longer owns or operates any Public Housing. It converted 158 former Public Housing units to project-based vouchers under HUD's Section 18 program between September 2011 and November 2012, and disposed of 72 former Public Housing units under HUD's RAD program in 2016, also converting them to project-based vouchers. HACA's ACC with HUD is for over 7,100 HCVs. However, HUD funding is insufficient to lease up all Vouchers. Currently, 882 of HACA's HCVs are project-based.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	123	355	8,315	251	8,064	117	0	38
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Alameda Housing Authority and the Alameda County Housing Authority do not operate any Public Housing Units.

The Housing Authority of the City of Livermore (LHA) owns and manages 125 units of multifamily housing at Leahy Square. LHA is preparing to open their PBV waiting lists in the coming months, and their HCV list has 347 active applicants on it.

In total, 125 public housing units in the Consortium provide homes for families, the elderly and disabled individuals.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not applicable.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The goal of Alameda County's Home Together Plan is to provide a coordinated and comprehensive system of housing and supportive services to prevent and end homelessness. Since the 2019 Homeless Point-In-Time Count homelessness has risen in Alameda County going from 8,022 to 9,450 persons in January 2024's Count, and more than doubled since 2015. The capacity of the homeless housing and services system expanded modestly during that same period. For example, Systems, including programs that have historically been difficult for homeless people to access, must be coordinated at every level and resources allocated to ensure that services and housing, along the entire continuum, are available and are appropriate for the population that needs them. Efforts to promote awareness of the issue of homelessness and improve public perceptions of homeless and affordable housing projects will help reduce impediments and create an environment where program success is enhanced.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	282	0	73	1,247	0
Households with Only Adults	359	125	67	2,103	0
Chronically Homeless Households	0	0	0	514	0
Veterans	3	0	0	793	0
Unaccompanied Youth	6	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: HMIS (2024)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Transitional and ongoing mental health care is provided through Community Support Centers and through transitional programs, multi-service centers and local health centers. There are limited Community Support Centers in Alameda County, several of them are in North County, one is in South County and one in East County.

Alameda County Health Care for the Homeless (ACHCH) is a federally funded 330(h) Health Care for the Homeless program that has been providing health care and case management services to homeless persons throughout Alameda County since 1988. Current services include comprehensive primary care with integrated behavioral health at sites throughout Alameda County, urgent care and street medicine at shelters and on the streets, substance use outreach and treatment, specialty medical care, dental and optical care, and case management

The Trust Clinic provides mental health and case management services to Alameda County residents who are homeless or at risk of homelessness. A mental health team meets with clients on a limited-time basis, primarily to assist in clarifying and documenting disabilities. A case management team aids client with housing referrals and resources: transportation; food vouchers and referrals; referrals to medical, dental and optometry care, and alcohol and drug counseling; employment assistance; and financial benefits assistance. The Trust Clinic is also a medical-legal partnership and includes primary care services provided by a community clinic onsite.

Downtown Streets Team Hayward is a transitional employment program that offers case management service, employment opportunities, and a stable community. Homeless people encounter multiple barriers to getting and retaining employment – many of them that most job seekers do not share – including the need for both interim and permanent housing, food, child care, transportation, access to telephone and message services, clothing appropriate for employment, health care, substance abuse and mental health treatment, job training and financial planning and assistance. Childcare is the greatest barrier to employment for homeless families, particularly for single women with children.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The primary source of county-wide information and referral is Eden I&R Alameda County's 211 provider. Many homeless service providers in Alameda County provide 24-hour hotlines that provide information about their own services and referrals.

Five organizations provide regular street outreach to homeless people, including two mobile health and mental health teams (Health Care for the Homeless (HCFH) and the Community Crisis Response Team). These programs focus on homeless people living on the streets or other places unsuited for habitation,

and seek to provide immediate services and link them with ongoing services and shelter/housing. HCFH provides support including food assistance, financial benefits counseling, transportation, and employment assistance and referrals for medical and dental services, housing or food assistance.

Two primary sources of emergency services are food programs and drop-in centers. Food programs provide meals to homeless people and to housed people who are hungry. Some food programs provide hot meals at the site. Others provide grocery bags of food or vouchers to purchase food. There are over 150 sites in Alameda County that provide food for homeless people. Multi-Service Centers (drop-in centers) provide places for homeless people during the day providing on-site services, including homeless people with an address, access to phones, shower, clothing and assistance with other basic needs, as well as referrals to other agencies. There are 36 emergency shelters in the County. Stays in shelters average 45 days and range from 30 days to 6 months. Additional beds are available in the cold weather months at the three winter shelters.

Exiting homelessness requires addressing chronic life issues, such as alcohol and drug (AOD) problems, domestic violence, and saving money to obtain permanent housing. Transitional housing with services such as job training, financial planning assistance and counseling for AOD or mental health issues can provide steps for many to recover from homelessness and to develop life skills that will enable them to move to permanent housing with lower risk of repeated homelessness.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

The following section describes the housing, facilities and services available to groups with specific needs, including the elderly, frail elderly, persons with disabilities, and persons with AIDS. The need for supportive housing and services by these special needs populations exceeds what is currently available.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Consortium residents are experiencing escalating rents and home sale prices, resulting in displacement and a reduction in the availability of affordable housing for special needs populations. Elderly residents have a unique set of housing needs, due to physical limitations, fixed incomes, health care costs, and limited mobility. Unit sizes and accessibility to transit, health care, and other services are important for elderly residents. Housing affordability also represents a key issue for seniors, many of whom are living on fixed incomes.

According to the Alameda County Plan for Older Adults (FY20/24), there are 3,543 subsidized senior housing units in the Consortium area. There are 40,807 senior households in Consortium jurisdictions that are classified as extremely low households making below 30% of AMI. In addition to housing affordability, seniors face challenges in securing adequate housing units that can accommodate mobility and physical limitations.

Persons with disabilities, both physical handicaps and developmental disabilities, have a wide range of housing needs and have significant challenges in securing adequate housing. Some persons with disabilities require homes that are wheelchair-accessible or have grab bars or other accessibility features. Some individuals with disabilities may reside in licensed board and care homes that provide support 24 hours a day, 7 days a week, while others may prefer to receive full-time in-home care in their residence.

For individuals with disabilities who do not earn enough income to pay for market-rate housing costs, housing affordability is a key issue. Those that have Supplemental Security Income (SSI) as their primary or only income source need deeply affordable units in order to afford housing.

According to the 2024 Regional Analysis of Impediments to Fair Housing, disability was amongst one of the top filed complaints of discrimination in the County.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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PLAN_SECTION_ID=[1350402000]>

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Affordable housing development in the form of rental housing and rehabilitation, as well as tenant-based rental assistance and homeowner rehabilitation assistance.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Affordable housing development in the form of rental housing and rehabilitation, as well as tenant-based rental assistance and homeowner rehabilitation assistance.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The barriers to providing affordable housing are based on real estate market and other factors. Affordable housing projects are difficult to build due to the high costs of building materials and even more so now with the effects of the Build America Buy America preference. The cost and limited availability of land in the Consortium contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources.

In March 2025, the Alameda County HOME Consortium updated its *Analysis of Impediments to Fair Housing (AI)*. According to AI, there is great need for affordable housing for families, individuals, and households with special needs within the Consortium; yet, developers of affordable housing and governmental agencies still encounter neighborhood opposition. Neighborhood support and consultation is sought early in the development process so questions about proposed development can be addressed. Neighborhood opposition is often raised on the basis of local land use codes and ordinances, such as what is allowed through local zoning codes and ordinances, parking needs, environmental review, or the loss of property tax due to the property tax exemption, making it difficult to raise a charge of discrimination under the Fair Housing Act.

To work towards community acceptance, developers and jurisdictions have sought to involve the public early on in the development process, through neighborhood meetings, information sessions on housing needs in the community, and field trips to exemplary housing developments. The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing. Several jurisdictions in the Consortium fund an affordable housing campaign by East Bay Housing Organizations which sponsors Affordable Housing Week, held annually in May, offering tours, open houses, media presentations, and information regarding affordable housing.

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

Introduction

This section is a description of the non-housing community development needs in the HOME Consortium, specifically an economic development market analysis. Some of the areas described are eligible uses of Community Development Block Grant (CDBG) funding as long as they are providing jobs to low-income persons. Each jurisdiction within the Consortium will address this section within their own Consolidated Plan as well.

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	2,545	300	2	0	-2
Arts, Entertainment, Accommodations	14,876	1,200	11	2	-9
Construction	7,842	5,643	6	8	2
Education and Health Care Services	29,530	14,144	22	19	-3
Finance, Insurance, and Real Estate	8,736	4,330	6	6	0
Information	6,809	4,331	5	6	1
Manufacturing	13,933	7,705	10	10	0
Other Services	5,223	3,209	4	4	0
Professional, Scientific, Management Services	19,733	15,871	15	21	6
Public Administration	0	0	0	0	0
Retail Trade	13,559	11,100	10	15	5
Transportation and Warehousing	5,037	1,870	4	3	-1
Wholesale Trade	6,625	4,400	5	6	1
Total	134,448	74,103	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	208,116
Civilian Employed Population 16 years and over	184,931
Unemployment Rate	4.50
Unemployment Rate for Ages 16-24	9.50
Unemployment Rate for Ages 25-65	4.50

Table 41 - Labor Force

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	55,154
Farming, fisheries and forestry occupations	7,376
Service	12,384
Sales and office	39,049
Construction, extraction, maintenance and repair	11,406
Production, transportation and material moving	7,259

Table 42 – Occupations by Sector

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	70,006	52%
30-59 Minutes	45,424	34%
60 or More Minutes	18,265	14%
Total	133,695	100%

Table 43 - Travel Time

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

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	8,923	950	6,421

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	23,874	2,835	9,844
Some college or Associate's degree	37,043	2,987	10,965
Bachelor's degree or higher	58,738	2,875	10,872

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	334	1,824	2,424	4,401	4,966
9th to 12th grade, no diploma	2,644	1,907	2,321	4,649	3,231
High school graduate, GED, or alternative	6,416	8,731	7,877	17,964	8,773
Some college, no degree	8,992	9,909	7,119	17,758	6,899
Associate's degree	914	3,867	3,421	6,905	2,433
Bachelor's degree	2,939	14,229	12,861	18,787	6,110
Graduate or professional degree	152	6,868	9,690	13,461	4,431

Table 45 - Educational Attainment by Age

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,000
High school graduate (includes equivalency)	40,000
Some college or Associate's degree	55,000
Bachelor's degree	70,000
Graduate or professional degree	90,000

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

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

Many of Alameda County's largest employers are located in the cities of Berkeley and Oakland, with the University of California, Kaiser Hospital and Alameda County being the primary employers. This includes the Professional, scientific and Management Services Sector as well as the Education and Health Care Sector. Many of the low income jobs are found in the retail trade sector.

Describe the workforce and infrastructure needs of the business community:

The Association of Bay Area Governments estimates there were approximately 1,103,670 jobs in Alameda County in 2024. Consistent with information on the County's largest employers, Oakland, Fremont, and Hayward comprised the top three job centers in 2024. Oakland accounted for 28% of all employment countywide, while Fremont and Hayward contained 14% and 9% of the County total, respectively.

Employment in Alameda County is projected to increase by 18% between 2020 and 2040, to 2,092,370 jobs. The Consortium is expected to grow slightly less with a projected increase of 15% during the same time period. High job growth, in terms of percentages, is projected for Dublin, but it had small job base in 2024. Nevertheless, Oakland, Fremont, and Berkeley will remain major employment centers within the County. Importantly, 24 of the County's 25 largest employers are within one-quarter mile of a transit station or bus stop.

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.

The East Bay Economic Outlook 2020-24 Report found that the major economic indicators point towards steady growth for Alameda County in the short term. With employment and wages on the rise, consumer confidence is expected to drive up further business activity. While there was a slowdown in the pace of growth, total nonfarm employment and the labor force still increased at a moderate pace, and the region has consistently experienced low levels of unemployment. However, there are significant factors that affect economic growth, including the region's ongoing labor shortages and the lack of housing supply. Home and rent valuations have been on the rise as a result of constrained supply—and with increases in population, this problem will linger unless the rate of supply is changed. Alameda County will continue to grow in the near future due in part to ongoing in-migration and a growing labor market, but eventually the issues of labor scarcity and housing supply will need to be resolved in order to keep the region's economy growing at a healthy pace.

The Deputy Sheriff's Activity League's Food Hub and Mandela Partners will serve the area's food-related start-ups. The Food Hubs will rent out blocks of production time to individual food producers. But,

setting up a retail and/or tech-focused incubator would require public subsidies, including start-up funds for equipment and marketing and on-going funding for rent and operations.

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

The education levels of the population of the Consortium are varied. An equal number of residents possess a college degree as hold a high school diploma, though more individuals with only a high school degree are unemployed than those with a college degree. The sectors employing the most individuals in the Consortium are “management, business and financial” and “sales and office”. Therefore, more jobs available to individuals who are not college graduates are needed in the Consortium. These jobs need to pay above minimum wage.

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.

The initiatives listed below support the Consortium’s Consolidated Plan by providing the employment training and support to align the Consortium’s residents with its employment opportunities.

Cal Fresh and Supplemental Nutrition Assistance Program Employment and Training (SNAP E&T) provides monthly food benefits to low-income families and individuals.

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

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.

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Discussion

MA-50 Needs and Market Analysis Discussion

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

The most common housing problem for low to moderate-income households in the Consortium is cost burden. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. With 37% of total households in the Consortium are cost burdened or severely cost burdened, this is a pervasive problem throughout the Consortium

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

The Consortium has a diverse population with no one race comprising a majority in 2014. White persons account for 31.6% of the population, Asian persons represent 23.6% and Hispanics and Latinos represent 30.5% of the population Consortium-wide. Black or African American persons represent 9.2% of the population, followed by a 4.7% who are two or more races, and a very small percent (less than 1% each) made up of a combination of the remaining categories including some other race alone, Native American and Native Hawaiian / Pacific Islander alone.

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. Under this definition, with regard to racial or ethnic minorities, portions of San Leandro, Hayward, Union City, and Fremont and portions of Dublin, Livermore, and the unincorporated areas have a majority Asian population. Additionally, San Lorenzo, Hayward, Union City, and Livermore have concentrations of Hispanic population under this definition.

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.

There are several cities or census designated places in the Consortium where racial or ethnic minorities are considered concentrated within the Consortium. With an Asian population in the Consortium of 23.6% overall, the jurisdictions of Fremont (52.6%) and Union City (51%) have concentrations of this population of more than 20% of the overall Consortium.

The census designated place of Cherryland has a Hispanic/Latino population of 55%, more than double the 23.9% population of the Consortium as a whole. Additionally, the census designated place of Ashland has a Hispanic/Latino population of 45%.

With regard to income, if concentration is similarly defined as 20% above the overall Consortium-wide percentage, only Ashland (57.8%) and Cherryland (56.2%) have low-income populations 20% higher than the Consortium-wide percentage of 33.2%.

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

The market characteristics in these neighborhoods are in many ways similar to the market characteristics of the Consortium as a whole. In the past few years, there has been a sharp increase in home values reflected throughout the County to varying degrees. While rising home values are good news for those who are already homeowners, it often makes housing more expensive for renters and, of course, for those seeking to attain homeownership. Recent data from the California Association of Realtors indicates that more investors are purchasing properties (as opposed to purchasers who intend to reside in the property). Increasing home values will tend place upward pressure on rents. Rent have increased at a faster pace than home values, creating a migration of lower income people to seek more affordable areas, often in other counties.

Are there any community assets in these areas/neighborhoods?

These areas do have community assets, including community centers, parks, and other public facilities.

Are there other strategic opportunities in any of these areas?

The strategic opportunities in these areas align with the strategies of the Consolidated Plan as a whole.

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.

High speed internet connection providers provide user access to on-line content including websites, tv shows, video conferencing, cloud services and voice conversations. The majority of internet access devices include personal computers, smart phones, or tablets. The City of San Leandro's Fiber Master Plan 2017 found that 30% of their residents with incomes of less than \$10,000 had internet access, 45% at incomes of \$10,000-\$19,000, 65% at incomes of \$20,000-\$34,999 and 75% of the residents with incomes between \$35,000-\$50,000 had internet access. These numbers are similar throughout the HOME Consortium. Approximately 104,000 people in Alameda County do not have access to any wireless internet. All new construction of housing units in California require hardwired internet connections in the units. Additionally, there are personnel computers with internet access located in area library's, senior center and community centers.

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

There are 289 internet providers in California. Approximately 95% of Alameda County residents are served by multiple wireless providers with broadband speed. This is not an issue in Alameda County.

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

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

According to the Climate Change and Health Profile – Alameda County (Feb 2017). The temperature will increase by 2°F; there will be a moderate decline in annual rainfall, sea level/Bay level will raise; fire hazard zones will increase, and wildlife will decrease.

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 temperature increase will lead to greater emissions which will lead to greater asthma risk. The cost of housing will increase to mitigate all risks. Fire hazards zones expanding and bay levels raising will compress the land available to build housing increasing the costs and lowering the supply. Extreme weather events lead to greater exposure to toxic materials and widespread social and economic disruption including disruption to the infrastructure for the diversity of health services and general economic well-being. Economic disruption can lead to income loss, income insecurity, food insecurity, housing insecurity and mental health problems.

The COVID-19 pandemic has caused loss of life, economic disruption, income loss, income insecurity, food insecurity, housing insecurity and health problems.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The HOME Consortium's Strategic Plan will identify the priority needs of the Consortium and describe strategies that the Consortium 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 Consortium updated its Analysis of Impediments to Fair Housing Choice (AI) in January 2024. The AI identified strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing. Policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

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. The Alameda County' 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. HOME and ESG resources are reported on a Consortium level.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Consortium-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Urban County-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
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General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Describe the basis for allocating investments geographically within the state

For many programs using CDBG funds, such as residential or business rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the CDBG Program Final Rule in these instances, the Consolidated Plan must identify who may apply for assistance, the process by which the grantee will select those to receive assistance, and how much and under what terms the assistance will be given.

Alameda County HCD administers a Minor Home Program using CDBG funds for several jurisdictions in the Urban County. This program is delivered by the Alameda County Community Development Agency Healthy Homes Department. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods of low and moderate income people living in the Urban County. To that end, the program provides grants to qualifying properties and owners to provide a variety of minor home repairs, mobile home repairs, and accessibility improvements.

The Emergency Solutions Grant (ESG) is allocated to the Urban County on a formula basis. All activities to be undertaken are intended and open to serve eligible homeless individual and families living in the Urban County area. COVID-19 CARE funds will focus on providing motel vouchers to homeless individuals who need a safe place to isolate and rental assistance to people to keep them from becoming homeless.

HOME Investment Partnership 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. The COVID-19 response is to continue to provide rental assistance with FY24 CHDO and Urban County HOME funds through a Consortium-wide TBRA program.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	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
	Geographic Areas Affected	Consortium-wide Urban County-wide
	Associated Goals	Housing Rental Assistance
	Description	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.

	Basis for Relative Priority	<p>Goal 1: Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair.</p> <p>Goal 2: Reduction of Housing Discrimination through provision of fair housing and landlord/tenant services.</p>
2	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Consortium-wide Urban County-wide
	Associated Goals	Housing Homeless
	Description	Goal 1: Use resources to end homelessness by funding and supporting homeless services programs.
	Basis for Relative Priority	Reducing homelessness is a high priority for the Consortium and is based on the EveryOne Home Plan (CofC) to end Homelessness.
3	Priority Need Name	Supportive Housing
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Consortium-wide Urban County-wide
	Associated Goals	Housing Rental Assistance Supportive Housing Homeless
	Description	Goal 1: Increase the availability of services enriched housing for persons with special needs by supporting acquisition and new construction of housing units.
	Basis for Relative Priority	Many of the homeless population also have supportive housing needs.
4	Priority Need Name	Community Development
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Consortium-wide Urban County-wide
	Associated Goals	Community Development Public Services
	Description	<p>Goal 1: Make improvements, including ADA accessibility and rehabilitation to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.</p> <p>Goal 2: Fund economic development, micro-enterprise and on-the-job training.</p> <p>Goal 3: Support the public services program for low-income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis."</p>
	Basis for Relative Priority	Many priorities are identified as a quality of life issues for neighborhoods residents.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant Based Rental Assistance is a potential avenue for funding and a priority based on the significant number of extremely low, low and moderate income households in the HOME Consortium that experience cost burden and severe cost burden.
TBRA for Non-Homeless Special Needs	Tenant Based Rental Assistance is an option to address non-homeless special needs.
New Unit Production	New unit development will be prioritized in low-to moderate-income areas and areas already served by infrastructure, like water, sewer, and transportation services and facilities.
Rehabilitation	Rehabilitation is a priority because more than 138,000 housing units in the Consortium have one of the conditions defined as a Housing Problem
Acquisition, including preservation	Acquisition and preservation remain a priority to encourage affordable home ownership.

Table 49 – Influence of Market Conditions

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

Introduction

The Consortium will primarily use CDBG, HOME Investment Partnership, and ESG program funds to accomplish specific objectives in the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,998,500	0	0	1,998,500	7,994,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,518,220	0	0	2,518,220	9,566,780	

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	188,410	0	0	188,410	751,590	

Table 50 - 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 County plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage County funds.
- Include leveraging as a goal to the maximum extent possible in County funding application review process.
- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation with the Minor Home Repair Program.
- 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.

The Emergency Solutions Grant Program (ESG) requires a dollar-for-dollar match with locally generated funds. The local funds may come from HCD, other federal, state and local grants and from in-kind contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

The County will evaluate match requirements for each program requiring match 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 jurisdiction that may be used to address the needs identified in the plan

According to ABAG’s *Projections 2009* the total area of Alameda County is 525,338 acres. Twenty-six percent (120,800 acres) of the total area is currently developed; 74,074 acres in residential use, 20,213 acres in commercial, 14,808 acres in industrial use and 1,461 acres in mixed-use. Of this amount only 34,900 acres (7%) are available for development; 23,000 acres are zoned for residential; 11,900 for Commercial/Industrial. ABAG is projecting that in the future 362 acres per year will be developed for Greenfield remediation.

Discussion

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT	Government	Economic Development Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Region

Table 51 - 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. The Urban County Technical Advisory Committee (TAC) comprised of staff from the individual jurisdictions in the Urban County, meets bi-monthly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 52 - 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)

Key stakeholders include Alameda Health System (public hospital and clinics), Highland Hospital, Alameda County Health Care Services Agency (Health Care for the Homeless Program, Public Health and Office of AIDS Administration), Alameda Alliance for Health (managed Medicaid plan), Alameda County Social Services Agency (SSA), Lifelong Medical Care (and other FQHCs), Sutter Hospitals, East Oakland Community Project (medical respite), Berkeley Food and Housing Project (medical respite), and Bay Area Community Services (medical respite).

Health care, social services, probation and corrections work to ensure clients are not discharged into homelessness. Behavioral health care, social services, and probation have rapid re-housing programs which assist their participants to exit to and/or maintain stable housing. ESG funds are used for rapid re-housing and a small portion is used for shelter diversion, providing resources at the front door to shelter to avoid an entry whenever possible. Housing specialists are used in conjunction with rental assistance to support vulnerable households in overcoming these barriers through advocacy with landlords on income amounts and sources as well as ensuring accessibility through reasonable accommodation. TANF funds assist families to keep or obtain permanent housing.

Alameda County has used Mental Health Services Act funding to develop hundreds of PSH units and spends \$5 million annually to provide short and long-term housing subsidies for homeless individuals with serious mental health issues. The Trust Clinic (Oakland) is designed to fast track eligible disabled General Assistance recipients to SSI incomes. It is a partnership of Health Care for the Homeless (which provides housing services assistance, health care and disability verification), Behavioral Health Care Services, Social Services Agency, and the Homeless Action Center (which provides the SSI advocacy). Homeless Action Center helps participants obtain/maintain General Assistance as well as gain SSI. Rubicon Programs provides employment services in Berkeley and Hayward.

Health Care Services Agency ensures that all eligible participants are enrolled in Medicaid or Medicare. Alameda County “pre-enrolled” over 41,000 of estimated 55,000 eligible individuals in Medicaid, hundreds who experienced homelessness through a state and federally-sponsored Low Income Health Program designed to prepare county health systems for Affordable Care Act changes. They were provided with information and resources related to the expansion of health insurance coverage and organizations are now health insurance enrollment sites. The Health Care Services Agency has applied for funds for additional outreach and enrollment resources for homeless persons. Case managers will continue to assist participants to secure SNAP and other non-cash benefits.

Persons are not routinely discharged from health care facilities into homelessness; a variety of health care institutions work to reduce discharges into homelessness. The County has established two medical respite programs for individuals being discharged from local hospitals. Care transition initiatives with two of the area’s major hospitals have resulted in improved discharge planning efforts.

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 strong in the areas of helping persons to access mainstream benefits, both cash and non-cash assistance, and the provision of short term rental assistance. For example, the County has applied for assistance in enrolling newly qualified homeless persons for Medicaid and has been using emergency shelter and drop-in center staff to assist clients in applying for SSI, TANF and SNAPs. Recently, the resources to assist persons to move into scattered-site permanent housing with Rapid Rehousing rental assistance have increased by \$5 Million using County General Funds and Support Services for Veteran Family funds. The rapidly tightening rental market has made this assistance harder to use and work with private landlords is a constant need. Alameda County has two employment programs targeted directly to homeless persons which serve up to 400 people annually. Discharge planning is an emerging strength with housing assistance starting much more in advance of release dates. Agreements with the County jail, the foster care system and several local hospitals have housing specialists working with people at risk of homelessness months or even years (in the case of foster youth) ahead of their scheduled exit from those systems of care. Street outreach and shelter diversion are the largest gaps in our system. The county does have street outreach programs, but with an unsheltered point-in-time count of over 2,000, the resources are inadequate. The Alameda County Health Care Services Agency is working to expand street outreach over the next two years. This county has not historically had strong shelter diversion but is working to expand and put additional programs in place over the next several years. Analysis of the homeless population indicates that approximately 25% of persons enter the system from housing with family and friends and the same proportion exit homelessness to that same resource. Our continuum is exploring strategies that could assist those households to stabilize housing with family and friends and thus reduce entry into homelessness altogether.

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. The Urban County Technical Advisory Committee (TAC) comprised of staff from the individual jurisdictions in the Urban County, meets bi-monthly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

The primary gaps facing the Urban County jurisdictions in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are also limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Urban County jurisdictions will continue 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 Urban County has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs. In addition, Urban County jurisdictions have 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.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2029	Affordable Housing	Consortium-wide	Housing Homelessness Supportive Housing	CDBG: \$1,600,000 HOME: \$7,300,000	Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 350 Household Housing Unit
2	Rental Assistance	2025	2029	Affordable Housing	Consortium-wide	Housing Supportive Housing	HOME: \$3,960,000	Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted
3	Supportive Housing	2025	2029	Affordable Housing Homeless	Consortium-wide	Supportive Housing	HOME: \$825,000	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted
4	Homeless	2025	2029	Homeless	Urban County-wide	Homelessness Supportive Housing	ESG: \$940,000	Homeless Person Overnight Shelter: 750 Persons Assisted
5	Community Development	2025	2029	Non-Housing Community Development	Urban County-wide	Community Development	CDBG: \$6,394,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2025	2029	Non-Housing Community Development	Urban County-wide	Community Development	CDBG: \$1,998,500	Public service activities other than Low/Moderate Income Housing Benefit: 7850 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	Funds will be used to construct affordable rental housing; rehabilitate affordable rental housing and homeownership minor home repair.
2	Goal Name	Rental Assistance
	Goal Description	HOME funds are used for tenant-based rental assistance programs and rapid rehousing programs for low-income HOME Consortium residents.
3	Goal Name	Supportive Housing
	Goal Description	Provides tenant-based rental assistance to individuals and families transitioning out of homelessness.
4	Goal Name	Homeless
	Goal Description	ESG funds will be used to provide emergency shelter services to homeless individuals in the Urban County.
5	Goal Name	Community Development
	Goal Description	CDBG funds will be used capital projects in the Urban County

6	Goal Name	Public Services
	Goal Description	Public Services for the Urban County

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)

300 units of new housing will be constructed; 100 units of rental units will be rehabilitated; 1,000 families will receive tenant-based rental assistance and 10 homeowners will receive housing rehabilitation assistance. All will be low or extremely low income.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

None of the three public housing authorities (Alameda County, City of Alameda and City of Livermore) in the Consortium area have a Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The barriers to providing affordable housing are based on real estate market and other factors. Affordable housing projects are difficult to build due to the high costs of building materials and even more so now with the effects of the Build America Buy America preference. The cost and limited availability of land in the Consortium contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources.

In March 2025, the Alameda County HOME Consortium updated its *Analysis of Impediments to Fair Housing (AI)*. According to AI, there is great need for affordable housing for families, individuals, and households with special needs within the Consortium; yet, developers of affordable housing and governmental agencies still encounter neighborhood opposition. Neighborhood support and consultation is sought early in the development process so questions about proposed development can be addressed. Neighborhood opposition is often raised on the basis of local land use codes and ordinances, such as what is allowed through local zoning codes and ordinances, parking needs, environmental review, or the loss of property tax due to the property tax exemption, making it difficult to raise a charge of discrimination under the Fair Housing Act.

To work towards community acceptance, developers and jurisdictions have sought to involve the public early on in the development process, through neighborhood meetings, information sessions on housing needs in the community, and field trips to exemplary housing developments. The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing. Several jurisdictions in the Consortium fund an affordable housing campaign by East Bay Housing Organizations which sponsors Affordable Housing Week, held annually in May, offering tours, open houses, media presentations, and information regarding affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

HOME Consortium jurisdictions impose development fees or in-lieu fees on residential development. To facilitate the development of affordable housing in the jurisdictions, some cities will waive their development fees on affordable units and some cities will impose in-lieu fees on market-rate developments, which can create affordable housing funds. Cities will allow for modifications in the project plans, such as reduced parking requirements for affordable housing projects. The partial or total waiver of development fees and the ability to reduce such requirements as parking provide an incentive for developers to build affordable housing by decreasing per unit costs. To encourage the development of affordable housing, jurisdictions have adopted or revised various local ordinances that impact the development or maintenance of affordable housing including inclusionary housing zoning, density bonus, secondary unit, condominium conversion, and mobile home ordinances. The process of revising General Plans, including the Housing and Land Use Elements, and Area-Specific Plans, allows for reduction of policies that negatively impact the provision of affordable housing and encourage other

policies that promote development which is both high-quality and cost-effective. Some jurisdictions' Housing Elements have policies to encourage rezoning of non-residential land to residential uses, which increases the supply of land. This is particularly beneficial in areas which are built-out. Other local planning policies which allow flexibility in design and densities create additional incentives for developers to build affordable housing that is cost-effective.

Legislation allowing waiver of property taxes for low income housing increases the economic viability by reducing operating expenses. California Welfare Exemption applies to housing serving lower income households owned by nonprofit corporations. It applies to housing in which at least 20% of the occupants earn incomes which do not exceed 80% of the area median income and rents are no more than 30% of this income level, housing financed with tax-exempt mortgage revenue bonds or other public loans or grants, and housing utilizing the low income housing tax credit. Local permitting processes can delay the production of housing and increase the overall costs of development, creating a disincentive to produce affordable housing. Some jurisdictions are making an effort to streamline and simplify the permitting processes so that development schedules and costs may be decreased. Jurisdictions also periodically review the fee structures to ensure that it meets State requirements but are not unnecessarily increasing the cost of housing production.

Developers of affordable housing and government agencies involved in supporting affordable housing encounter neighborhood opposition to low income housing which can stall implementation and impede the provision of affordable housing to needy families and individuals. In response to concerned neighbors, developers and cities seek to involve the public early in the development process, through neighborhood meetings, information sessions on housing needs in the community, and/or field trips to exemplary affordable housing developments.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Eden I&R continues to provide county-wide information and referral for people experiencing housing instability and homelessness through Alameda County's 2-1-1 system. Housing Resource Centers distributed throughout the county have regular telephone and drop-in hours where people experiencing homelessness can obtain housing problem solving and assessment services. As well, domestic violence service providers offer 24-hour hotline support for homeless households that are fleeing domestic violence.

Fourteen organizations provide regular street outreach to homeless people, including specialized outreach to homeless youth and veterans as well as mobile health and mental health services. Street outreach programs focus on serving unsheltered people living on the streets, encampments, or other places not meant for human habitation. Outreach provides immediate services to meet basic needs for hygiene and food assistance as well as links to ongoing services and shelter/housing. Outreach teams are knowledgeable of mainstream resources and make connections to financial benefits, transportation employment assistance, and medical and dental services.

Addressing the emergency and transitional housing needs of homeless persons

Currently, stays in crisis shelter programs averages 95 days for program leavers. This means that on average shelter beds serve a maximum of 4 people each year. The Consortium has focused on increasing the amount of permanent supportive housing as well as transitional housing available through the use of HOMEKey funds and HOME-ARPA.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Alameda County's Homelessness and Housing division collaborate with the local veteran's administration to streamline the referral and assessment process for chronically homeless veterans to access VASH vouchers. The 2024 Housing Inventory Count shows 415 VASH units in Alameda County. The SSVF program provides rapid re-housing and shallow subsidies to veteran families.

HCD and the CoC collaborate to expand housing opportunities by working to ensure that each community contributes to the creation of permanent housing that is affordable and accessible. Collaboration will continue with local housing authorities to increase the number of vouchers available to homeless households.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Strategies for preventing homelessness include:

- Housing problem solving with flexible financial resources that can be accessed as needed (not once in a lifetime).
- Shallow subsidies that are renewable based on the household's income.

Alameda County will continue to implement a program using State funds at the County level that uses rapid rehousing strategies to assist homeless individuals leaving State correctional facilities to avoid homelessness.

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

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

The Alameda County Community Development Agency's Healthy Homes Department will continue to make low-income housing with young children lead-safe by providing technical assistance to renters and property owners, training and completing lead safe repairs. The Department will continue to coordinate with agencies and community-based organizations to bring additional health and safety resources and healthy housing principles. No new programs are being considered for the five-year period to reduce lead-based paint hazards in as much 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 Minor Home Repair Program activities. Efforts will be made to continue collaboration with the cities and the Alameda County Lead Hazard Prevention Program on marketing and outreach in the Tri-Valley area.

How are the actions listed above related to the extent of lead poisoning and hazards?

Older properties have a higher likelihood of containing lead-based paint, and low-income households occupied by children under six are at highest risk of exposure. The Healthy Homes Department has over 30 years of experience in case management lead-poisoned children and has processes in place to enroll eligible properties associated with lead exposed children. The Healthy Homes Department will work with partners and city rehabilitation programs to bring additional resources to these families, promote enrollment in the lead hazard control grant, and provide information on lead safety and healthy housing. Newer housing stock (post-1978) is relatively new and lead poisoning and hazards needing mitigations occur in very rare occasions.

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

The Healthy Homes Department continues to provide trainings and presentations on lead safety and healthy housing to property owners, property managers, health professionals and contractors in Alameda County. The Department also provides education to parents of lead poisoned children, medical providers, building officials and social service agencies to incorporate healthy housing principles. Additionally, 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, childcare, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2010 Census, 16% (14,092) of the Urban County's population was low income; 8,967 households (10%) were very low income (50% or below median household income) and 15,025 households (17%) were extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was \$55,946. In 2019, it was \$111,700. This is over a 100% increase in 19 years. Many lower income families are not keeping pace when incomes rise.

Many low or no-income families or individuals that are living in poverty critically need income supports. Income supports include a number of federal, state and locally funded programs to provide these families or individuals with income to live on. The largest program nationally, Temporary Assistance to Needy Families (TANF), provides income to poor families. The amount of assistance depends on the size of the family; however, it is still not enough to move the family out of very low income levels. An income program that provides support for disabled people unable to work is Supplemental Security Income (SSI). Low or no-income adults who are not eligible for TANF or SSI may receive locally funded General Assistance (GA).

Some of the public services programs provided in the Consortium through the CDBG program are intended to support the service needs of very low income families and individuals, such as the City of Dublin program which provides weekend lunches for families with children who participate in the school lunch program during the weekday, and the Meals on Wheels program that is funded in several jurisdictions which provides meals to low income seniors.

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. These groups, including the HOME Consortium and Urban County Technical Advisory Committees, 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 childcare.

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, childcare, 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.

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 childcare.

Compliance with Section 3 of the Housing Act of 1968 is required in connection with many Alameda County HCD and Urban County 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. HCD 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

HCD monitors subrecipient jurisdictions in the HOME Consortium for compliance with HOME regulations and in the Urban County for compliance with CDBG regulations. Jurisdictions are monitored every 3 years, with the next monitorings scheduled for FY 25/26.

HCD's Asset Management Team conducts project monitorings. The first step involves a desk review of the property's annual occupancy, compliance, and financial reports, financial audit and supporting property management documents. The second step is a one-hour conference call with the Property Manager and/or Property Supervisor to review the property's practices in regard to annual inspections, maintenance, annual re-certifications, and other relevant topics. The third step is a review of a sample of HCD-restricted unit files at the project. After the review is finished, a Monitoring Report is written, and Project staff upload responses to the report for approval by County staff. A close-out letter is sent to the project after all responses are approved by County staff.

Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. The HOME Consortium utilizes local Building Inspectors for on-site inspection to determine whether the property and HOME units are properly constructed at project completion. These projects are then re-inspected after one year to see if the property continues to meet local building habitability standards. For each inspection visit, the jurisdiction must determine how many HOME-assisted units must be inspected in the project (on-site items to be inspected include: site, building exterior, building systems, and common areas).

Expected Resources

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

Introduction

The Consortium will primarily use CDBG, HOME Investment Partnership, and ESG program funds to accomplish specific objectives in the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,998,500.00	0.00	0.00	1,998,500.00	7,994,000.00	

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,518,220.00	0.00	0.00	2,518,220.00	9,566,780.00	
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	188,410.00	0.00	0.00	188,410.00	751,590.00	

Table 54 - Expected Resources – Priority Table

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 County plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage County funds.
- Include leveraging as a goal to the maximum extent possible in County funding application review process.
- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation with the Minor Home Repair Program.
- 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.

The Emergency Solutions Grant Program (ESG) requires a dollar-for-dollar match with locally generated funds. The local funds may come from HCD, other federal, state and local grants and from in-kind contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

The County will evaluate match requirements for each program requiring match 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 jurisdiction that may be used to address the needs identified in the plan

According to ABAG's *Projections 2009* the total area of Alameda County is 525,338 acres. Twenty-six percent (120,800 acres) of the total area is currently developed; 74,074 acres in residential use, 20,213 acres in commercial, 14,808 acres in industrial use and 1,461 acres in mixed-use. Of this amount only 34,900 acres (7%) are available for development; 23,000 acres are zoned for residential; 11,900 for Commercial/Industrial. ABAG is projecting that in the future 362 acres per year will be developed for Greenfield remediation.

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2029	Affordable Housing	Consortium-wide Urban County-wide	Housing	CDBG: \$319,774.00 HOME: \$1,463,590.00	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 80 Household Housing Unit
2	Rental Assistance	2025	2029	Affordable Housing	Consortium-wide	Housing	HOME: \$791,896.00	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
3	Supportive Housing	2025	2029	Affordable Housing Homeless	Consortium-wide	Housing	HOME: \$165,363.00	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
4	Homeless	2025	2029	Homeless	Urban County-wide	Housing	ESG: \$188,410.00	Homeless Person Overnight Shelter: 150 Persons Assisted
5	Community Development	2025	2029	Non-Housing Community Development	Urban County-wide	Community Development	CDBG: \$1,752,936.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 617 Persons Assisted
6	Public Services	2025	2029	Non-Housing Community Development	Urban County-wide	Community Development	CDBG: \$245,654.00	Public service activities other than Low/Moderate Income Housing Benefit: 1570 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	Funds will be used to construct affordable rental housing; rehabilitate affordable rental housing and homeowner minor home repair.
2	Goal Name	Rental Assistance
	Goal Description	HOME funds will be used for tenant-based rental assistance programs and rapid rehousing programs for low-income HOME Consortium residents.
3	Goal Name	Supportive Housing
	Goal Description	Programs will provide tenant-based rental assistance to individuals and families transitioning out of homelessness.
4	Goal Name	Homeless
	Goal Description	ESG funds will be used to provide emergency shelter services to homeless individuals in the Urban County.
5	Goal Name	Community Development
	Goal Description	CDBG funds will be used for capital projects in the Urban County.
6	Goal Name	Public Services
	Goal Description	Public services for the Urban County.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section describes individual activities to be funded with FY2025/2026 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME funding. This section also includes a description of how the jurisdiction will ensure geographic distribution of its resources, the process by which assistance will be distributed in the case that an activity location is currently unknown (e.g., residential rehabilitation programs), activities benefiting homeless and other special needs populations, and other local or state programs being used to further the jurisdiction's housing and community development goals.

The Consortium's HOME funds will be used for a variety of purposes including acquisition, rehabilitation, and new construction of housing, tenant-based rental assistance, and administration. Fifteen percent of the FY25 HOME allocations will be set aside for community housing development organizations (CHDOs) per HUD requirements. The majority of HOME funds will support projects developed by a variety of types of nonprofit housing developers.

#	Project Name
1	HOME Project Admin
2	HOME Tenant-Based Rental Assistance
3	HOME Rental Housing Production
4	HESG Admin and Projects
5	CDBG Admin
6	CDBG Public Services
7	CDBG Community Development
8	CDBG Economic Development
9	Single Family Rehabilitation
10	Single Family Rehab Project Delivery

Table 56 – 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 the Urban County, 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 many parts of the Urban County 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 the smaller Urban County cities.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME Project Admin
	Target Area	Consortium-wide
	Goals Supported	Housing Rental Assistance Supportive Housing
	Needs Addressed	Housing Homelessness Supportive Housing
	Funding	HOME: \$251,822.00
	Description	General program admin for the HOME Consortium
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 people
	Location Description	HOME Consortium
	Planned Activities	Administrating HOME program for FY25
2	Project Name	HOME Tenant-Based Rental Assistance
	Target Area	Consortium-wide
	Goals Supported	Rental Assistance Supportive Housing Homeless
	Needs Addressed	Housing
	Funding	HOME: \$885,020.00
	Description	Tenant-Based Rental Assistance (TBRA) payments for low-income families.

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 extremely low-income youth, 58 extremely low-income households, 35 low-income households, 4 moderate income household.
	Location Description	County-wide
	Planned Activities	Tenant-Based Rental Assistance (TBRA) payments for low-income families.
3	Project Name	HOME Rental Housing Production
	Target Area	Consortium-wide
	Goals Supported	Housing Supportive Housing Homeless
	Needs Addressed	Housing
	Funding	HOME: \$1,422,509.00
	Description	Promote the production of affordable rental housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 families for new construction and 20 families for rental rehab
	Location Description	Consortium-wide
	Planned Activities	
4	Project Name	HESG Admin and Projects
	Target Area	Urban County-wide
	Goals Supported	Housing Homeless

	Needs Addressed	Homelessness
	Funding	ESG: \$188,410.00
	Description	Administrative and project funds for FY25/26 activities
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	150 shelter beds
	Location Description	Urban County-wide
	Planned Activities	Administrative and project funds for FY24/25 activities
5	Project Name	CDBG Admin
	Target Area	Urban County-wide
	Goals Supported	Community Development Public Services
	Needs Addressed	Community Development
	Funding	CDBG: \$399,700.00
	Description	FY25 Admin for Alameda County and Urban County Cities
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 low-income families
	Location Description	Urban County-wide
	Planned Activities	FY25 Admin for Alameda County and Urban County Cities
6	Project Name	CDBG Public Services

	Target Area	Urban County-wide
	Goals Supported	Public Services
	Needs Addressed	Community Development
	Funding	CDBG: \$245,582.00
	Description	Programs for low-income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis".
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,570 low income people
	Location Description	Urban County-wide
	Planned Activities	Programs for low-income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis".
7	Project Name	CDBG Community Development
	Target Area	Urban County-wide
	Goals Supported	Community Development
	Needs Addressed	Community Development
	Funding	CDBG: \$1,033,444.00
	Description	Improvements, including ADA accessibility and rehabilitation to public facilities, such as curb cuts and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	617 low-income families
	Location Description	Urban County-wide
	Planned Activities	Improvements, including ADA accessibility and rehabilitation to public facilities, such as curb cuts and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.
8	Project Name	CDBG Economic Development
	Target Area	Urban County-wide
	Goals Supported	Community Development
	Needs Addressed	Community Development
	Funding	:
	Description	Economic development, micro-enterprise and on-the-job training. This activity is not being funded in FY25/26.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Unincorporated County
	Planned Activities	Economic development, micro-enterprise and on-the-job training.
9	Project Name	Single Family Rehabilitation
	Target Area	Consortium-wide Urban County-wide

	Goals Supported	Housing Supportive Housing
	Needs Addressed	Housing
	Funding	CDBG: \$255,819.00 HOME: \$41,131.00
	Description	Minor Home Repair Program for CDBG and homeowner rehabilitation for HOME
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	82 low-income families
	Location Description	City of Pleasanton for HOME funds and Urban County-wide for CDBG funds.
	Planned Activities	Minor Home Repair Program for CDBG and homeowner rehabilitation for HOME
10	Project Name	Single Family Rehab Project Delivery
	Target Area	Urban County-wide
	Goals Supported	Housing
	Needs Addressed	Housing
	Funding	CDBG: \$63,955.00
	Description	Project delivery costs associated with single family rehabilitation
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 low-income families
	Location Description	Urban County

	Planned Activities	Project delivery costs associated with single family rehabilitation
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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 Urban County consists of the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the Unincorporated County. Each jurisdiction in the Urban County receives an allocation of Community Development Block Grant (CDBG) funds, which may be used for eligible activities, eligible households, and/or eligible areas within that jurisdiction. The CDBG funds are allocated according to a formula based on population data from the 2020 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 Urban County jurisdiction. Census tracts for identified projects are as follows: Albany 4201-4206; Dublin 4501-4505; Emeryville 4251; Newark 4441& 4443; Piedmont 4262. Unincorporated County areas: Ashland CPD 43379 - 4340; Cherryland 4356-4357; 4362 & 4363, Castro Valley 4309-4312; Fairview 4353; and San Lorenzo 4360 & 4361. Areas of racial concentration (based on the 2020 Census information) within the Urban County are listed by census tract as follows: Dublin 4507.51 and 4507.52; Ashland 4339; Cherryland 4356.01 & .4356.02; Cherryland/San Lorenzo 4362; Newark 4443.02; 4444 and 4446.02.

Geographic Distribution

Target Area	Percentage of Funds
Consortium-wide	54
Urban County-wide	38

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For many programs using CDBG funds, such as residential or business rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the CDBG Program Final Rule in these instances, the Action Plan must identify who may apply for assistance, the process by which the grantee will select those to receive assistance, and how much and under what terms the assistance will be given.

Projects in the Ashland and Cherryland areas of the Unincorporated County are funded through a competitive RFP process which prioritizes

projects meeting the County's 5-Year Neighborhood Plan Goals: homelessness, housing, employment and infrastructure.

Alameda County HCD administers a Minor Home Repair Program using CDBG funds for of the jurisdictions in the Urban County. This program is delivered by the Alameda County Community Development Agency Healthy Homes Department. The level of repair services varies among cities. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods of low- and moderate-income people living in the Urban County. To that end, the program provides grants to qualifying properties and owners to provide a variety of minor home repairs, mobile home repairs, exterior paint or clean-up assistance, and accessibility repairs.

HOME Investment Partnership 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.

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Affordable housing units will be constructed with HOME funds; rehabilitated with HOME and CDBG funds and have supportive services provided by ESG and CDBG funds.

One Year Goals for the Number of Households to be Supported	
Homeless	150
Non-Homeless	108
Special-Needs	40
Total	298

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	108
The Production of New Units	20
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	148

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

N/A

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

In the Consortium, the Housing Authority of the County of Alameda (HACA) converted its remaining 72 units of public housing to HUD's Rental Assistance Demonstration (RAD) program in March 2016 and thus has no more public housing. Conversion to RAD programs results in a more stabilized income stream that will provide funds for repairs as well as a replacement reserve. The City of Alameda's Housing Authority (AHA) does not own any public housing. The Housing Authority of the City of Livermore (LHA), designated as a high performer, owns and manages 125 units of public housing at Leahy Square.

Actions planned during the next year to address the needs to public housing

LHA owns and manages 27 units of rental housing under its Affordable Housing Program, which is non-HUD funded. Seven of the units are transitional units for households graduating from area homeless and domestic violence shelters. The LHA will use Section 8 Project-based Vouchers and City resources to rehabilitate the 27 units. The AHA does have a Faircloth limit under public housing and is looking to use RAD to transfer its Faircloth limit to Project-Based Voucher (PBV) units which will result in the AHA having Public Housing for a short duration (per HUD could be as short as 1 day) and adding 120 PBV units to its portfolio.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

In 2022, the CoC adopted the 5-year Home Together Community Plan. The Plan uses modeling framework that centers racial equity as a critical, but heretofore missing component of homeless response. A report on the project, Centering Racial Equity in Homeless System Design is available on the EveryOne Home website at www.everyonehome.org/centering-racial-equity/.

Implementation of Home Together is supported by CoC partners and guided by a Leadership Board comprised of people with lived experience, jurisdictional appointed members, county agency representatives and key community constituencies such as nonprofit service providers, housing developers, businesses, law enforcement, housing authorities, and faith-based organizations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Point in Time Count Enumeration (Count) of sheltered and unsheltered individuals experiencing homelessness was conducted on 1/25/24 and included a survey that was conducted with those that were sheltered and unsheltered to gather more information about demographics, causes of homelessness, resource needs and other important data for system planning. This Count included feedback from the community on the survey itself in multiple ways. The 2024 data is available along with past count data available here:

<https://everyonehome.org/main/continuum-of-care/point-in-time-count-v2/>

The recently created homeless system models propose that 52% of households with only adults will be served by other crisis services including safe parking programs, hygiene services such as showers and laundry services, food programs, mobile health, and street outreach programs. The models are premised on the idea that many households with only adults will access permanent housing from an unsheltered living situation. Housing Resource Centers distributed throughout the county have regular telephone and drop-in hours where people experiencing homelessness can obtain housing problem solving and assessment services.

Nineteen organizations provide regular street outreach to homeless people throughout Alameda County, including specialized outreach to homeless youth and veterans as well as mobile health and mental health services. Street outreach programs focus on serving unsheltered people living on the streets, encampments, or other places not meant for human habitation. Outreach provides immediate services to meet

basic needs for hygiene and food assistance as well as links to ongoing services and shelter/housing. Outreach teams are knowledgeable of mainstream resources and make connections to financial benefits, transportation employment assistance, and medical and dental services.

In January of 2023 a robust evaluation of the new Coordinated Entry 2.0 system was published, and the findings are already supporting a number of activities related to planning, goal setting and resource allocation. EveryOne Home completed a number of interviews, focus groups and surveys as well as analysis of HMIS data to create the final report here: https://everyonehome.org/wp-content/uploads/2023/03/2023-EOH-Coordinated-Entry-Evaluation-FINAL-2023_01_17.pdf. Feedback was received from 37 homeless response system staff, and 21 individuals that had experienced homelessness and interfaced with CE in the last year to gather their direct thoughts about what is working and not working with the Coordinated Entry system. The Alameda County Office of Homeless Care and Coordination (OHCC) that acts as the CoC lead agency has taken the recommendations from this report and are working on action plans and steps to support the findings.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Count indicated that there was a 53% increase in sheltered homelessness since 2019 (1,710 to 2,612 persons), which likely largely stemmed from the increase in shelter offerings in the community because of COVID 19 related funding including Project Roomkey and FEMA funding. In 2022, stays in crisis shelter programs averaged 95 days for program leavers. This is a slight decrease from a year ago when the average length of stay in shelter was 109 days. Due to the COVID-19 pandemic, many shelter programs moved away from congregate shelter environments and some have continued to operate this way. Hotels have been converted to shelters through the California state Project Roomkey. On a whole, more people are being sheltered now in Alameda County than before the pandemic. The pandemic has also mobilized permanent housing resources, such as California state Project Homekey. These resources are being targeted to helping households exit from shelters into permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Alameda County's Health Care Services Agency and EveryOne Home collaborate with the local veteran's administration to streamline the referral and assessment process for chronically homeless veterans to access Veterans Affairs Supportive Housing (VASH) vouchers. The 2020 Housing Inventory Count shows 409 VASH units in Alameda County. The Support Services to Veteran Families (SSVF) program provides rapid re-housing

and shallow subsidies to veteran families. Operation Vets Home is a multi-agency cooperative effort to end veteran homelessness. Veteran serving organizations meet regularly for case conferencing using a prioritized by name list of veteran households experiencing homelessness. Case conferences report on progress toward permanently housing veteran households and collaboratively troubleshooting challenges.

The County's Coordinated Entry system and Housing Authorities work together to ensure that each community in Alameda County creates permanent housing opportunities that are affordable and accessible to people experiencing homelessness. In 2021-2022, Coordinated Entry (through OHCC) and four local housing authorities collaborated to deploy more than 800 Emergency Housing Vouchers with County-supported housing navigation and tenancy sustaining services. The collaboration will continue with local housing authorities to increase the number of vouchers available to homeless households and deploy resources available to homeless households.

The AC Impact program, funded by HUD Continuum of Care Program, provides expanded street outreach, engagement, and housing navigation services, along with 50 housing vouchers for chronically homeless adults. As well, Health Care Services Agency has expanded the housing opportunities available to homeless people with serious mental illness through the Mental Health Services Act and No Place Like Home programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Strategies for preventing homelessness include:

- Housing problem solving with flexible financial resources that can be accessed as needed (not once in a lifetime).
- Shallow subsidies that are renewable based on the household's income.

In 2022, the homeless housing crisis response system provided prevention services to 416 households. Prevention services are funded by Support Services to Veteran Families (SSVF), Whole Person Care, State of California redevelopment "boomerang" funds to Alameda County, HUD ESG, and the philanthropic initiative Keep Oakland Housed.

Alameda County plans to continue a program that uses rapid rehousing (RRH) strategies to ensure that people leaving State correctional facilities

avoid homelessness. As well, the THP+ program provides transitional housing for youth aging out of foster care, again to prevent those young people from entering homelessness. In addition, the Social Services Agency in the County, in collaboration with Beyond Emancipation provides housing and services for emancipating foster youth. Located in Oakland, Beyond Emancipation in 2023, served 332 youth with housing coordination.

EveryOne Home and Alameda County worked together to develop policies for the deployment of Emergency Housing Vouchers to be targeted to those most vulnerable in our community and our Continuum of Care voted on setting aside 9% for Transition Aged Youth and 10% for survivors of Gender Based Violence.

The Count survey asked respondents about what event or events caused them to be unhoused, what they feel could have prevented their homelessness, and what services and supports they have accessed. This feedback will better identify the strategies and resources that would most effectively prevent homelessness in the County.

Alameda County also has voted to expand its governance to include a new committee on Homelessness Prevention, which will bring together key stakeholders to collaborate on how to prevent homelessness in our county through reducing the inflow and ensuring effective diversion programs.

Discussion

N/A

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The barriers to providing affordable housing are based on real estate market and other factors. Affordable housing projects are difficult to build due to the high costs of building materials. The cost and limited availability of land in the Consortium contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources.

CHAS data on severe housing problems indicated that 68,964 renter households and 41,031 owner households in the Consortium had one or more housing problems. 18% of renter households and 7% of owner households were overcrowded. The elderly are also affected by cost burdens, as 7% of senior with incomes below 30% Area Median Income (AMI) paid more than 30% of their monthly income on housing costs. According to the Alameda County Housing Authority, the number of Section 8 vouchers under contract declined even though there was an increase in the number of families that were eligible for rental assistance. The number of total available rental units in the County has risen over the past five years, yet the number of affordable units has declined. With the ownership housing market escalating, the rental market is experiencing escalating rents.

For many homebuyers and renters who are disabled, accessibility is a large barrier to finding an affordable living space. There are 84,673 people who are disabled within the Consortium; disabled adults comprise 8.5% of the Consortium population.

In January 2025, the Consortium updated its *Regional Analysis of Impediments to Fair Housing (AI)*. According to the AI, there is great need for affordable housing for families, individuals, and households with special needs within the Consortium, yet developers of affordable housing and governmental agencies still encounter neighborhood opposition. Neighborhood support and consultation is sought early in the development process so questions about proposed development can be addressed. Neighborhood opposition is often raised on the basis of local land use codes and ordinances, such as what is allowed through local zoning codes and ordinances, parking needs, environmental review, or the loss of property tax due to the property tax exemption, making it difficult to raise a charge of discrimination under the Fair Housing Act.

To work towards community acceptance, developers and jurisdictions have sought to involve the public early on in the development process, through neighborhood meetings, information sessions on housing needs in the community, and field trips to exemplary housing developments. The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing. Several jurisdictions in the Consortium fund an affordable housing campaign by East Bay Housing Organizations which sponsors Affordable

Housing Week, held annually in May, offering tours, open houses, media presentations, and information regarding affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Consortium jurisdictions impose development fees or in-lieu fees on residential development. To facilitate the development of affordable housing in the jurisdictions, some cities will waive their development fees on affordable units and some cities will impose in-lieu fees on market-rate developments, which can create affordable housing funds. Cities will allow for modifications in the project plans, such as reduced parking requirements for affordable housing projects. The partial or total waiver of development fees and the ability to reduce such requirements as parking provide an incentive for developers to build affordable housing by decreasing per unit costs. To encourage the development of affordable housing, jurisdictions have adopted or revised various local ordinances that impact the development or maintenance of affordable housing including inclusionary housing zoning, density bonus, secondary unit, condominium conversion, and mobile home ordinances. The process of revising General Plans, including the Housing and Land Use Elements, and Area-Specific Plans, allows for reduction of policies that negatively impact the provision of affordable housing and encourage other policies that promote development which is both high-quality and cost-effective. Some jurisdictions' Housing Elements have policies to encourage rezoning of non-residential land to residential uses, which increases the supply of land. This is particularly beneficial in areas which are built-out. Other local planning policies which allow flexibility in design and densities create additional incentives for developers to build affordable housing that is cost-effective.

Legislation allowing waiver of property taxes for low-income housing increases the economic viability by reducing operating expenses. The California Welfare Exemption applies to housing serving lower income households owned by nonprofit corporations. It applies to housing in which at least 20% of the occupants earn incomes which do not exceed 80% of AMI and rents are no more than 30% of this income level, housing financed with tax-exempt mortgage revenue bonds or other public loans or grants, and housing utilizing the low-income housing tax credit. Local permitting processes can delay the production of housing and increase the overall costs of development, creating a disincentive to produce affordable housing. Some jurisdictions are making an effort to streamline and simplify the permitting processes so that development schedules and costs may be decreased. Jurisdictions also periodically review the fee structures to ensure that it meets State requirements but are not unnecessarily increasing the cost of housing production.

Developers of affordable housing and government agencies involved in supporting affordable housing encounter neighborhood opposition to low-income housing which can stall implementation and impede the provision of affordable housing to needy families and individuals. In

response to concerned neighbors, developers and cities seek to involve the public early in the development process, through neighborhood meetings, information sessions on housing needs in the community, and/or field trips to exemplary affordable housing developments.

Discussion

Fair housing services are provided to reduce housing discrimination, such as housing counseling to tenants and landlords on their rights and responsibilities, investigating complaints of housing discrimination, dispute mediation and resolution, along with training for realtors and property owners on fair housing laws. The Census shows that the Consortium is a racially and ethnically diverse community with people of color comprising 45% of the total population. Reports from fair housing agencies in recent years indicate increased numbers of fair housing complaints that charge discrimination based on disability, race, ethnicity, family composition and size.

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

Introduction

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. According to the 2020 Census, 16% (14,092) of the Urban County's population was low income; 8,967 households (10%) were very low income (50% or below median household income) and 15,025 households (17%) were extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was \$55,946. In 2019, it was \$111,700. This is a 100% increase in 19 years. Many lower income families are not keeping pace when incomes rise.

Many low- or no-income families or individuals that are living in poverty critically need income supports. Income supports include a number of federal, state and locally funded programs to provide these families or individuals with income to live on. The largest program nationally, Temporary Assistance to Needy Families (TANF) provides income to poor families. The amount of assistance depends on the size of the family; however, it is still not enough to move the family out of very low-income levels. An income program that provides support for disabled people unable to work is Supplemental Security Income (SSI). Low- or no-income adults who are not eligible for TANF or SSI may receive locally funded General Assistance (GA).

Some of the public services programs provided in the Urban County through the CDBG program are intended to support the service needs of very low-income families and individuals, such as the Meals on Wheels program that is funded in several jurisdictions which provides meals to low-income seniors as well as the Unincorporated County providing funding to train people who want to start their own business.

Actions planned to address obstacles to meeting underserved needs

There is significant focus on the provision of affordable housing, supportive social services, and community development programs in the Urban County among all levels of the public and private sectors. A 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. These groups, including the Urban County Technical Advisory Committee, the Alameda County Housing and Community Development Advisory Committee, and HOME Together allow jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the Urban County. An additional strength is the growing level of coordination between service providers,

particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations. Non-housing community development programs within the Urban County have involved coordination between the Urban County jurisdictions and the organizations focused on the particular community development area, which might be infrastructure improvements, economic development, accessibility improvements or childcare. Cities in the Urban County are working to implement the Plan to end homelessness in the County.

The Workforce Investment Board, which 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. The program complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The employment focus of the program features Self-Sufficiency Centers which provide employment services, transportation, childcare, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans.

The HOME Program administered by Alameda County HCD supports rental housing projects to assist households in the Urban County earning up to 60% of AMI. There are additional priority considerations given to proposals that include income targeting to households earning less than 30% of AMI, 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 childcare.

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

Actions planned to foster and maintain affordable housing

The primary gaps facing the Urban County jurisdictions in delivering affordable housing, including supportive housing with services, are high costs and the lack of sufficient financial resources, and issues of community acceptance which can threaten the provision of housing by increasing delays and project costs. The incidence of homelessness in Alameda County continues to be high due to high housing costs, the lack of sufficient funding for housing and supportive services for the homeless, special needs populations, and those at-risk of homelessness. There

is also an increasing need for operating subsidies for projects that target lower income households and for project-based rental assistance and for rehabilitation and preservation funds. Community development efforts are also subject to insufficient financial resources and the need for better coordination and communication between agencies and organizations.

High land and construction costs, as well as higher than average market rents in many parts of Alameda County, have also made the delivery of affordable housing more difficult. Efforts will be aimed at maintaining the levels of funding currently available for affordable housing operations and development, as well obtaining other sources of funding through competitive grant processes and private or local sources.

Addressing these issues is a high priority for the Urban County, which will continue its efforts to develop programs and policies which link identified needs with available resources, identify sources of financing for affordable housing and community development, provide technical assistance to nonprofit organizations involved in affordable housing and support services, and strengthen coordination efforts between housing, service providers, and governmental agencies. This includes “Boomerang” funds for affordable housing and homeless response that is being administered by Alameda County and some cities within the County.

The Alameda County voters approved a \$580 million general obligation bond for housing in November 2016. Development and implementation of Bond-funded projects and programs is currently under way.

Actions planned to reduce lead-based paint hazards

Lead poisoning is a serious issue in Alameda County with significant numbers of older homes likely to contain lead hazards are occupied by low-income families with children. Lead hazards are defined as any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

The Alameda County Healthy Homes Department (ACHHD) is an integrated health, environmental, and housing department whose primary role is preventing, addressing, treating and remediating lead hazards county-wide. The ACHHD's current lead hazard reduction program is countywide though focused within the Consortium cities of Alameda and Emeryville as well as Ashland, Cherryland and San Lorenzo where child lead poisoning rates and risk factors for child lead poisoning are highest. ACHHD will address LBP hazards and increase access to housing without lead hazards by conducting outreach and training, providing technical assistance, and completing lead-safe repairs that will also include healthy housing repairs and other minor home repair services to residents and property owners.

Services to the Consortium cities include public education presentations, Environmental Consultations, technical assistance to property owners, and access to lead safety training. Activities carried out include technical assistance to medical providers in the treatment of childhood lead poisoning; primary responder to unsafe work practices; voluntary compliance practices; trainings on Lead-Safe Work Practices; Essentials of Healthy Housing, and the EPA's Renovation, Repair and Painting Certification.

Lead inspections are conducted on tenant-based rental assistance for HOME and Housing Opportunities for People With AIDS (HOPWA) units built before 1978 as required. Lead inspections are also conducted as a part of the Housing Quality Standard (HQS). Lead-based paint inspections would also take place for any homeownership programs administered by HOME and CDBG.

In November 2023 the ACHHD received its 12th HUD Lead Hazard Control grant in the amount of \$5,700,000 including healthy homes initiative funding. This three-year grant (December 2023 – December 2027) will implement a Lead Hazard Control Program to address residential lead hazards in the County. Each unit will receive a lead inspection risk assessment and a comprehensive assessment and rating using the Healthy Housing Rating System, which will be used to identify and prioritize healthy housing deficiencies and provide additional health and safety resources, education, tenant and property owner support and compliance, and will strengthen community capacity for addressing and institutionalizing lead safety and healthy housing principles through training and technical assistance to individuals and agencies.

Actions planned to reduce the number of poverty-level families

The provision of affordable housing, supportive social services, and community development programs in the Urban County is coordinated among all levels of the public and private sectors. The housing and community development delivery systems coordinate efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. These groups, including the Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and Home Together, allow the different jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the Urban County. There is coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations such as Shelter Plus Care and the Linkages Program. Non-housing community development programs within the Urban County coordinate between the Urban County jurisdictions and the agencies or organizations focused on the particular community development area, including infrastructure improvements, economic development, accessibility improvements or childcare.

Alameda County HCD is the lead agency for Continuum of Care-funded programs which serve the homeless through housing rental assistance

and supportive services and aim to reduce the number of people living in poverty in the County. Cities in the County are working to implement the Plan to end homelessness in the County.

Programs targeted to special needs populations with very low incomes, many of whom are homeless and/or live in poverty, such as Continuum of Care funded programs, and HOPWA, are coordinated with social service agencies and provide affordable housing and other services, such as case management, life skills management, education, and job training.

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

Actions planned to develop institutional structure

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. The Urban County Technical Advisory Committee (TAC) comprised of staff from the individual jurisdictions in the Urban County, meets bi-monthly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

The primary gaps facing the Urban County jurisdictions in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Addressing these gaps will be a high priority for the Urban County. Urban County jurisdictions will continue 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 Urban County has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs. In addition, Urban County jurisdictions have participated in the larger homeless and special needs housing initiatives (the Ending Homelessness Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding.

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

HCD is the lead agency in implementing the County's housing initiatives and coordinates actively with jurisdictions and organizations. The Alameda County Urban County Technical Advisory Committee (TAC) meets bi-monthly to coordinate and deliver housing and other services to lower income residents in the Urban County jurisdictions. The HCDAC provides citizen input on housing and community development policy and implementation within the Urban County. The affordable housing development implemented through HCD is carried out through coordination with private developers, service providers, and lenders and other funders.

Alameda County's Office of Homeless Care and Coordination (OHCC) jointly administers the Shelter Plus Care Program with the Oakland Housing Authority, City of Alameda Housing Authority, the City of Berkeley and the Housing Authority of Alameda County and also selected nonprofit housing agencies. This program provides housing and supportive services on a long-term basis for homeless persons with disabilities and involves coordination with private housing and social services providers to find housing and services for program participants.

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%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Tax credits and Measure A1 Bond funds

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Not applicable

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Not applicable

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR

92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

City of Hayward - The HOME TBRA Project Independence, has the following eligibility requirements: fully emancipated or minimum age of 18 years, homeless or risk of homelessness, demonstration to enter into housing and signing a lease, and agreement to pay \$75 security deposit and their portion of first month's rent. Additional preferences that apply for HOME TBRA (Project Independence) include academic achievement, high school diploma, GED, GPA, vocational history including references, employers, volunteer status, and references from school personnel, social worker, CASA worker, and probation officer. Part-time employment is also encouraged

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)).
Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City of Alameda's rental housing projects have a preference for people who live or work within the City of Alameda.

The City of San Leandro's supportive housing rental project for a special needs population has a preference for people experiencing homelessness, older adults, foster youth, people fleeing domestic violence, veterans, or people with disabilities, in compliance with all applicable fair housing, civil rights, and nondiscrimination requirements.

Per Hayward's Affordable Housing Ordinance, the following preferences apply in the order listed:

1. Persons displaced by activity of the Hayward Housing Authority, Hayward Redevelopment Agency or the City, or code enforcement activities.
2. Persons who live or work in the City of Hayward
3. All other eligible households

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The CoC partners developed countywide standards to be implemented with sources including ESG funds. The standards for assistance have been updated to incorporate the use of the new assessment scoring tool and continuous prioritization. In addition, Alameda County adopted standards for the operation of emergency shelters and all shelters funded with County general funds and ESG funds are expected to comply with those standards. Those standards include accepting persons referred by coordinated entry with no sobriety or income requirements for receiving ESG assistance. Attached in Appendix.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Alameda County has a centralized coordinated assessment system that meets HUD's requirements. Households experiencing a housing crisis can request assistance through several access points. The most common will be by calling 211. Individuals and families may also be encountered by street outreach teams and/or contact their regional housing resource center. In all cases the household will be screened for safety first and referred to 911 or domestic violence (DV) services if either are more appropriate. All victims of domestic violence, stalking, sexual assault, and/or trafficking, have the option of being referred to domestic violence services and continuing to be assessed by the housing crisis response system as well. After the safety screening the access point confirms that household is a resident of Alameda County and then screens them for literal homelessness. All households are offered housing problem solving (diversion), and those who are literally homeless are then offered the opportunity to be assessed and prioritized for housing and services intervention. Coordinated Entry 2.0 was launched for Alameda County in 2021 and includes a new process and protocol for evaluating needs. The Coordinated Entry process uses specific Assessments to obtain information about both the immediate and long-term needs of persons and households seeking services. Portions of these assessments are weighted and assigned points leading to a score which is used, along with eligibility information, for placing participants on to prioritized queues for referral to crisis and housing resources.

All populations are assessed using the same customized assessment tools to ensure accuracy and that there are no discriminatory biases in the results before being utilized systemwide. Assessment data and results are part of the client's HMIS record. Prioritization is used to match people to emergency shelter, housing navigation services, Rapid Rehousing, and Permanent Supportive Housing, with all resources being offered first to those who are assessed as most vulnerable and having the highest barriers to housing. All households regardless of assessment scores will get housing problem solving assistance at the time of initial contact. They also have access to housing workshops and legal assistance to keep or obtain housing. All Continuum of Care, ESG, VASH and SSVF funded projects, as well as those funded with state and local resources, are required to report their vacancies to the coordinated entry system and fill them with households referred by coordinated entry.

As mentioned above, an in-depth evaluation of the coordinated entry system was published in January of 2023.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

HCD administers ESG funding on behalf of the Urban County jurisdictions. For FY22 HCD issued a Request for Proposals to utilize ESG funds over the next three years, subject to fund availability. First Presbyterian Church of Hayward will utilize the ESG funding to support shelter services and rapid rehousing services for people utilizing their services, as well as others in the community. It is not anticipated that units of local government will be subrecipients. A new RFP will be issued in FY26/27.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Continuum of Care created the Emerging Leaders Program in early 2022 to prepare people with lived experience of homelessness to participate meaningfully in leadership and decision-making roles that determine policies and funding priorities. The training program covers topics including racial justice and housing, group decision making, data-informed decision making, the funding landscape for housing and homeless services, and other key concepts related to the CoC and the movement to end homelessness. Recruitment for this program uses targeted outreach to ensure participants reflect the racial and geographic diversity of the community, and a variety of different forms of homelessness. All participants are compensated financially with stipends and also receive additional support, as needed, such as technology and childcare to ensure the program's accessibility. Many Emerging Leader alumni participate actively in the CoC, contributing their expertise through ongoing committee participation as well as shorter-term feedback sessions on specific topics. HCD currently has a program participant on staff.

People with lived experience made critical contributions to support the NOFO process in 2023. Of 11 members of the 2023 NOFO Committee, five members had lived experience of homelessness. In addition, a workgroup of people with lived experience was convened to contribute ideas and recommendations related to the Supplemental NOFO to Address Unsheltered Homelessness.

In addition, Emerging Leader alumni and other individuals with lived experience routinely contribute input on policies and funding opportunities during short-term initiatives.

5. Describe performance standards for evaluating ESG.

Performance Standards include:

1. Conduct initial and annual verifications of participant income and family composition for each household triaged through the Coordinated Entry System and identified for inclusion in the ESG Urban County Rapid Re-housing project.
2. Conduct regular housing search briefings and issue a Notice of Occupancy Rights and Certification Form to all participants applying for rental assistance.
3. Provide participants and case managers with materials and assistance for conducting a housing search and referrals to interested landlords or appropriate units as available.
4. Perform outreach to identify landlords with units available for the program and generally market the program to the rental housing community.
5. Conduct housing quality inspections for all units for which a valid Request for Lease Approval is received.
6. Negotiate rents for all units passing inspection. Calculate tenant rent and housing subsidy payments.
7. Approve all leases to be executed by program participants and execute Rental Assistance Payment Contracts with landlords.
8. Prepare landlord payment checks. An authorized CONTRACTOR representative must sign all checks.
9. Distribute all checks to landlords in a timely fashion, in keeping with the Rental
10. Assistance Payment Contracts, which must meet the rent subsidy payment procedures approved by COUNTY.

11. Provide COUNTY with monthly billing report for rental assistance payments in accordance with Rental Assistance Payment Contracts and rent subsidy payment procedures approved by COUNTY.
12. Utilize the COUNTY'S Coordinated Entry System (CES) for referrals and enrollment.
13. Be on an as-needed basis to consult with landlords or case managers to discuss participants' status and resolve problems, as appropriate.
14. Process tenants' Notices of Intent to Vacate and Terminations of Rental Assistance Payment Contracts.
15. Process re-certification, contract renewals and rent adjustments in accordance with HUD ESG regulations.
16. Collect and produce occupancy, rent and rental assistance data, on a monthly basis as required to draw down funds from HUD

The CoC utilizes the HUD system wide performance outcome measures for evaluating ESG-funded projects.

All providers receiving ESG funds will be contractually expected to meet or exceed performance standards.

Appendix - Alternate/Local Data Sources

1	Data Source Name
	Jan 2025 State of Ca Labor Market Information
	List the name of the organization or individual who originated the data set.
	Employment Development Department, State of California
	Provide a brief summary of the data set.
	The Labor Market Information Division (LMID) is the prime source of high quality and timely workforce and labor market information for the State of California.
What was the purpose for developing this data set?	
The LMID's mission is to help stakeholders with informed decision making by providing accurate labor market data and information. We collect, analyze, and publish statistical data and reports on California's labor force, industries, occupations, employment projections, wages and other important labor market and economic data.	
Provide the year (and optionally month, or month and day) for when the data was collected.	
Febuary, 2025	
Briefly describe the methodology for the data collection.	
Each month, the Employment Development Department cooperates with the Bureau of Labor Statistics in conducting a survey of employers to collect data on employment, payrolls, and paid hours. In general, data refer to people who worked during, or received pay for, any part of the pay period that includes the 12th of the month. The employers extract the requested data from their payroll records, which must be maintained for a variety of tax and accounting purposes. All firms with 1,000 employees or more are asked to participate in the survey, as well as a sample of smaller firms. Despite the voluntary nature of the survey, numerous establishments have reported regularly for many years.	

	<p>Describe the total population from which the sample was taken.</p> <p>All firms with 1,000 employees or more are asked to participate in the survey, as well as a sample of smaller firms.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>All firms with 1,000 employees or more are asked to participate in the survey, as well as a sample of smaller firms. Despite the voluntary nature of the survey, numerous establishments have reported regularly for many years.</p>
2	<p>Data Source Name</p> <p>2017-2021 CHAS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>N/A</p>
	<p>Provide a brief summary of the data set.</p> <p>N/A</p>
	<p>What was the purpose for developing this data set?</p> <p>N/A</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>N/A</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>N/A</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>

