

Alameda County Housing and Community Development
Housing and Community Development Advisory Committee Staff Report

**FY2023 Consolidated Annual Performance and Evaluation Report (CAPER)
September 12, 2024**

Background:

The 1990 National Affordable Housing Act allows local governments to form consortia for the purpose of receiving and administering federal HOME funds. The County of Alameda, lead agency for the Urban County, and the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City formed the Alameda County HOME Consortium (Consortium) in accordance with the regulations of the Act. The Urban County consists of Albany, Dublin, Emeryville, Newark, Piedmont and the Unincorporated County. In May 2020, the Consortium adopted a five-year Consolidated Plan covering Fiscal Year 2020 through Fiscal Year 2024. Each year a report on the Consortium's performance and evaluation of federal programs is due to the United States Department of Housing and Urban Development (HUD) 90 days after the close of the fiscal year. This year the report is due September 28, 2024.

Annual Update Process:

Under the Act, localities which are eligible to receive federal funding from housing and community development programs administered by HUD are required to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to report on funds spent and program activities undertaken to address affordable housing and community development needs. The CAPER combines the funding and reporting requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership (HOME), and Housing Opportunities for People with AIDS (HOPWA) formula grant programs. This year the CAPER will also report on HOME-ARPA and CARES Act funds as well.

The CAPER includes information on federal, state and local funding spent on housing and community development activities, descriptions of activities that were undertaken using the federal funding sources, and descriptions of other actions that the jurisdictions conducted to reduce barriers to affordable housing, lead-based paint hazards, and poverty. In addition, the report describes efforts to improve institutional structure, public/private coordination, and public housing resident initiatives.

The draft FY 2023 CAPER is posted to the County website: <https://www.achcd.org/reports/>.

Overall, the Alameda County HOME Consortium started to make progress in carrying out its Strategic Plan and Action Plan goals with a number of projects starting construction. The Alameda County HOME Consortium has an initiative to dedicate HOME funds to projects that are ready to go and have all other financing in place. This has worked to free up funds from jurisdictions that received an annual allocation but did not have a viable project each year.

The City of Newark completed rehabilitation of the Cedar Community Apartments with 20 HOME-ARPA units. The City of Hayward started construction on Mission Paradise, which will provide 3 HOME units and 11 CDBG units. Matsya Village is a CHDO project with 11 HOME units that is in construction and is expected to be completed in late 2024. The City of Fremont has continued construction on Bell Street Apartments, which has 5 HOME units and 11 HOME ARPA units. The City of Alameda also received HOME ARPA funds for Dignity Village that will provide an operating subsidy for 38 ARPA units. HOME Urban County funds were used for the construction of Albany Family Apartments with 13 HOME units and Timber Senior in Newark with 18 HOME units. Urban County CDBG funds were used on Ruby Street for the pre-development work on an affordable rental housing development with 11 units in Castro Valley.

The HOME program completed three homeowner rehabilitations in Pleasanton. The Alameda County Urban County CDBG Minor Home Repair program had 58 repairs completed this year. Urban County CARES Act funds launched a program that assisted low-income landlords whose tenants did not pay rent during the pandemic. This program was underutilized so the funding is being reprogrammed for CDBG eligible, COVID eligible programming.

There is a 15-day public review period, for the draft version of the Alameda County HOME Consortium CAPER during September 3 – 19, 2024. The public hearing will be held at the Alameda County Housing and Community Development Advisory Committee meeting on September 12, 2024 at 3:00 p.m. Comments received will be addressed and revisions, if necessary, will be made to the final CAPER. The final version of the Alameda County HOME Consortium CAPER will be submitted to HUD by September 28, 2024.

Recommendation

Staff recommends that the Housing and Community Development Advisory Committee recommend submission of the HOME Consortium FY 2023 CAPER in substantially the form received. Relevant comments and changes to the CAPER during the comment period will be reviewed and may be incorporated prior to submission to HUD.