

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

Unincorporated County Neighborhood Plan
November 12, 2024

Background

The 1990 National Affordable Housing Act (Act) allows local governments to form consortia for the purpose of receiving and administering federal HOME funds. The County of Alameda Urban County and the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, and Union City have 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 January 2025, the Consortium will adopt a new five-year Consolidated Plan covering fiscal year 2025 through fiscal year 2029.

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 Plan to report on programs and activities to address affordable housing and community development needs. The Consolidated Plan is a planning document built on public participation and intergovernmental consultation. In addition, the annual Action Plan combines the applications and certification requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) formula grant programs. The Plan examines the local conditions and that guides the expenditure of Federal HOME, ESG and CDBG funds. HCD began to update the Consolidated Plan in June 2024.

The Unincorporated County Neighborhood Plan (Neighborhood Plan) provides guidance and prioritization for CDBG funds administered by HCD for use in the Unincorporated County, including the name Unincorporated areas of Ashland, Cherryland, sections of Castro Valley, San Lorenzo, Fairview and Sunol.

Process Used to Develop the 2025-2029 Neighborhood Plan

This Neighborhood Plan will mainly utilize the priorities outlined in HCD's Housing Plan and the Environmental Justice Element (EJ Element) of the County's General Plan, adopted in January 2024. The EJ Element was developed through an extensive community engagement process, which included focused meetings with partner agencies, community workshops, and bilingual (Spanish/English) community surveys provided at a variety of engagement options. The feedback gained during the community engagement, planning and public review phase were used to inform the EJ Element priorities which were used as a baseline of potential goals and objectives for developing the 2024-2029 Unincorporated County Neighborhood Plan. Community feedback, and current demographic data for the unincorporated neighborhoods were analyzed to develop goals and objectives that were possible under CDBG Program regulations. Priority areas were then determined within the framework of CDBG regulations and the goals and objectives of the community.

Priority Areas

The Plan sets forth HCD's goals, objectives and expected outcomes over the next five years, focusing on the unmet needs of lower-income neighborhoods and residents of the Unincorporated County (including Ashland, sections of Castro Valley, Cherryland, Fairview, San Lorenzo and Sunol) defined as priority areas.

For the 2025-2029 Plan period, Alameda County Unincorporated County CDBG funds will be focused on the following goals:

- Decreasing Homelessness and increasing affordable housing
- Public Facilities
- Food Security
- Actively seeking new resources for the Unincorporated County

The Unincorporated County CDBG Jurisdictional Projects Request for Proposals (RFP) was released in December 2024, and the Plan help set the priorities for that funding. The County seeks to fund programs and projects which prioritize funding in these areas, however, if there are other emerging or emergency needs, those applications will also be considered. The funding priority areas set are not necessarily mutually exclusive, and applicant collaboration and/or leveraging of CDBG funds is welcome.

Recommendation

Staff recommended that the HCDAC approve the draft Unincorporated County Neighborhood Plan for the period of 2025-2029 in substantially the form submitted. The HCDAC approved the plan on November 11, 2024.