

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

Staff Report
2025/2026 Urban County Capital Public Improvements Projects Recommendation
March 12, 2025

Background:

On December 11, 2024, Alameda County Housing and Community Development Department (HCD) issued a Request for Proposals (RFP) to award Community Development Block Grant (CDBG) funds for capital public improvement projects in the Unincorporated County. An estimated \$700,000 for one year was made available through this RFP. This amount is determined by taking the full Unincorporated County CDBG allocation and applying The Department of Housing and Urban Development's (HUD) 15% capital projects service cap.

Discussion

HCD sent the RFP Notice to current and previously funded agencies in the Unincorporated County, including over 2,500 individuals and organizations who had contacted HCD previously to receive such notices. Organizations were notified that the priority for the RFP was for capital public improvement projects.

HCD received four requests for funds. These requests and their budgets include Alameda County Deputy Sheriffs Activities League, \$100,726; Hope for the Heart, \$93,313; Mandela Partners, \$167,736; and Plantify, \$98,615.

These four requests represent a range of capital projects with particular attention paid to increasing access to healthy food resources for Unincorporated County residents with low incomes. All four proposed projects would expand access to food for residents; one proposes to expand its current services to operate a mobile food bank, two projects propose to educate residents on urban farming, and one is an entrepreneurship program for residents which would develop food-service opportunities.

Five HCD staff ranked the projects using the criteria published in the RFP. Applicants could receive 100 possible points. The final rankings are as follows.

Organization	Project	Score (Out of 100)	Budget
Mandela Partners	E14th Eatery + Kitchen Expanding Fresh Food Access in Unincorporated Alameda County	93	\$167,736
Alameda County Deputy Sheriffs Activities League	DSAL Community Kitchen	82.5	\$100,726
Plantify	Harvesting Hope and Wellness: A Plantify Initiative	73.75	\$98,615
Hope for the Heart	Hope for the Heart	73	\$93,313

Since there are enough CDBG funds to fund all projects, staff recommends funding all four proposals at the full amount. These projects will benefit low-income individuals in the Unincorporated County by providing access to food resources and entrepreneurship training on food service and production.

Recommendation

It is recommended that the HCDAC:

1. Recommend to the Board of Supervisors authorization to enter into contracts with CDBG FY25 funds:
 - a. Mandela Partners, \$167,736
 - b. Alameda County Deputy Sheriffs Activities League \$100,726
 - c. Plantify, \$98,615
 - d. Hope for the Heart, \$93,313.

Applicant Summaries

Mandela Partners Mandela Partners requests \$167,735 to support the growth of Healthy Food Access at the E14th Street Kitchen and to expand access to fresh, affordable produce and hot foods from locally-owned farms and businesses; and upgrade and maintain key physical and digital infrastructure to ensure efficient and safe operations of the current community space. The E14th Eatery + Kitchen was developed through a strategic planning effort led by Mandela Partners to support the growth of the original food hall as a food business incubator, Mandela Partners received CDBG funding in 2021 to launch a community kitchen onsite and subsequent funding to expand support for emerging entrepreneurs. The 14th Street Kitchen serves three primary uses for Ashland: 1) a food hub where residents can buy fresh, affordable, culturally relevant foods, 2) an economic development hub where revenue can be generated by and for local residents, and 3) a free and safe community gathering space.

Alameda County Deputy Sheriffs League Alameda County Deputy Sheriffs League requests \$100,726 to make needed improvements in the DSAL Community Kitchen. The Community Kitchen is a 3,300-square-foot, modern, fully equipped, certified commercial kitchen and small business incubator for local restaurant owners, caterers, food-truck operators, and food

entrepreneurs who need an affordable place and a supportive community to grow their food businesses.

Plantify Plantify requests \$98,615 to enable the continued implementation and expansion of educational wellness events within the Unincorporated Alameda County. The events will provide opportunities for low-income unincorporated residents to learn how to grow healthy food for food sovereignty, as well as horticulture therapy workshops aimed at building community resilience and psychological well-being, particularly for individuals experiencing homelessness or at risk of becoming homeless.

Hope for the Heart Hope for the Heart is a food bank located in and serving Unincorporated County residents, they request \$93,313 for costs needed to operate and maintain their fleet of delivery vehicles as well as their food distribution warehouse. H4H feeds approximately 16,000 individuals every month and supports with food supplies the outreach work of 50+ nonprofit organizations (such as food pantries, shelters, soup kitchens, senior centers, and after school programs). They maintain a complicated pickup and delivery network throughout the Bay Area to get donated food from companies to people. In addition to food, they also provide diapers, toiletries, and other non-perishable items to local families.