

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
Staff Report
July 9, 2025

FY25-29 Consolidated Plan and FY25 Action Plan

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 July 2025, the Consortium will adopt a new five-year Consolidated Plan covering FY25 through FY29 and Action Plan which outlines FY25 activities. Both are due to the U.S. Department of Housing and Urban Development (HUD) by August 16, 2025.

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.

DISCUSSION

The FY25 – FY29 Consolidated Plan and FY25 Action Plan include information and analysis of current local market conditions, housing needs and a strategic plan on how to address these needs. It also includes information on federal, state and local funding sources for housing and community development activities; descriptions of activities to be undertaken using the federal funding sources; and descriptions of other actions that the jurisdictions will be taking to reduce barriers to affordable housing, lead-based paint hazards, and poverty. In addition, it describes efforts to improve institutional structure, public/private coordination, and public housing resident initiatives. The full report can be read here on Alameda County HCD's website:

<https://www.achcd.org/for-public-comment-fy25-fy29-consolidated-plan-fy25-action-plan/>

The HOME Consortium's Five-Year Strategic Plan will focus on 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.

Objective: Promote the production of affordable rental housing by supporting the acquisition, rehabilitation and new construction of units.

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

Objectives: A) Provide assistance to low and moderate income homeowners in order to maintain and preserve their housing stock. B) Use all resources available to promote the preservation of existing rental housing stock occupied by low and moderate income households and promote its affordability.

3. Assist low to moderate income first time homebuyers.

Objective: Provide assistance to, and increase affordability of, homeownership of first time low/mod homebuyers.

4. Reduce housing discrimination.

Objective: Reduce housing discrimination through provision of fair housing and landlord/tenant services.

PRIORITY HOMELESS NEEDS

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

Objectives: A) Reduce the inflow of households entering the homeless response system by funding prevention services and rapidly re-housing households. B) Maintain support to homeless outreach, shelters and social services for people actively experiencing homelessness C) Increase the outflow from the homeless response system by supporting the development of affordable housing and rental assistance.

PRIORITY SUPPORTIVE HOUSING NEEDS

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

Objective: A) Promote the production of affordable housing, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers. B) Provide Tenant-Based Rental Assistance (TBRA) subsidies with supportive services.

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.

The Draft FY25 – FY29 Consolidated Plan and FY25 Action Plan will be available for inspection beginning **June 20, 2025** on the websites of the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and the Alameda County Housing and Community Development Department. **The public review period will end on July 21, 2025.** A public hearing will be held to receive comments on the draft FY25 – FY29 Consolidated Plan and FY25 Action Plan on **Wednesday, July 9, 2025, 3**

p.m. The Hearing will be held at 224 W. Winton Avenue Room 160, Hayward, CA 94544. Comments received will be addressed and revisions, if necessary, will be made to the final Consolidated Plan and Action Plan.

RECOMMENDATION

Staff recommends that the HCDAC approve: the submittal of the FY25 – FY29 Consolidated Plan and FY25 Action Plan to HUD by August 16, 2025