

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

**FY2024 Consolidated Annual Performance and Evaluation Report (CAPER)
September 10, 2025**

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 July 2025, the Consortium adopted a five-year Consolidated Plan covering Fiscal Year 2025 through Fiscal Year 2029. 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 26, 2025.

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 2024 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 nearing completion. 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 Livermore completed the acquisition of Camden Commons, a condominium property providing 3 units of housing for adults with intellectual and developmental disabilities (I/DD). The City of Hayward completed 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 expected to be fully leased by end of 2025. The City of Fremont has finished construction and is nearing close-out on Bell Street Apartments, which has 5 HOME units and 11 HOME ARPA units. The City of Alameda also continues to utilize HOME ARPA funds for Dignity Village for homeless supportive services for 38 ARPA units. The City of San Leandro utilized its HOME ARPA funds to complete the Lewelling Shelter and Drop-In Center, a 29-unit interim-housing facility. The HOME program

completed three homeowner rehabilitations in Pleasanton. The 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. All projects completed construction over the summer; however many are still in lease-up phases and cannot be marked as complete in IDIS.

There is a 15-day public review period, for the draft version of the Alameda County HOME Consortium CAPER during September 5 – 20, 2025. The public hearing will be held at the Alameda County Housing and Community Development Advisory Committee meeting on September 10, 2025 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 26, 2025.

Recommendation

Staff recommends that the Housing and Community Development Advisory Committee recommend submission of the HOME Consortium FY 2024 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.