

Alameda County

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

FY25-29 CONSOLIDATED PLAN AND FY25 ACTION PLAN



Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Alameda County Housing and Community Development Department (HCD) of the Alameda County Community Development Agency is the lead agency for the Alameda County HOME Consortium, which includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the unincorporated areas of the County. HCD is also the lead agency for the Urban County.

The HOME Consortium (referred to as the Consortium in this document) has adopted a five-year consolidated planning cycle starting July 1, 2025 through June 30, 2030 and has produced this Action Plan for the first year of that cycle (July 1, 2025 – June 30, 2026) (FY25). This Consolidated Plan and Action Plan have been prepared for all jurisdictions in the Consortium. HCD coordinated the process with the assistance of community development and planning staff from each of the Consortium's jurisdictions.

The Consolidated Plan and Action Plan are important documents for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan and Action Plan focus attention on housing and community development needs and the resources available to meet these needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The HOME Consortium's Five-Year Strategic Plan 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.**

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

4. Reduce housing discrimination.

PRIORITY HOMELESS NEEDS

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

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

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.

3. Evaluation of past performance

An evaluation of FY23 activities was developed for public comment in September 2024. Accomplishments for FY23 activities were included in the FY23 CAPER that was released for public comment in early September 2024. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY24/25 will be completed in September 2025.

4. Summary of citizen participation process and consultation process

Community participation is a very important part of the Consolidated Plan and Action Plan development process. A pre-draft public hearing on the Action Plan took place on January 9, 2025 at the Alameda County Housing and Community Development Advisory Committee's (HCDAC) meeting to present an overview of the Consolidated Plan, and review and solicit input on the housing and community development needs in the HOME Consortium. The HCDAC is composed of citizens who have been appointed by members of the Alameda County Board of Supervisors, live in the County and have an interest in community development. No comments were received at this meeting.

The 30-day public comment period will take place from June 20, 2025 through July 21, 2025. A public hearing will be held to take comments on the draft HOME Consortium Consolidated Plan on Wednesday, July 9, 2025, 3 p.m. The Hearing will be held at 224 W. Winton Avenue Room 160, Hayward, CA 94544. Public Notices are placed on each jurisdiction's website. At the public hearing, HCD staff present the staff report regarding the Consolidated Plan. Committee members ask questions of staff, the public is then asked to make comments. Any comments are recorded in the meeting and will be listed below.

The draft Consolidated Plan will be distributed to all cities to be placed on their websites. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public. Distribution will be the same as mentioned above as well as any requests made to HCD for a copy of the Consolidated Plan. Materials will also be made available in alternate formats upon request.

In addition, as part of the Analysis of Impediments to Fair Housing Choice a survey was sent out to all of the cities to distribute to interested parties. 1,600 people participated in the survey. Outreach also included six community engagement meetings held in Berkeley, Oakland, Hayward, Dublin, and Union City. Responses were received from people who live or work in all of the cities in the County. Throughout the Consortium, most respondents indicated that homeless persons and lower income families had the highest level of need in the community. There is a significant need for housing and services for homeless individuals; emergency shelters for families and permanent, supportive and affordable housing are needed for homeless persons. Outreach for people living on the streets and in encampments is considered the service most needed to address the needs of homeless persons. Additionally, lower income families are also considered to have a high level of need for services in the community, and the services most needed are (1 information and referral to services, (2 crisis intervention services and (3 food and hunger-related services.

5. Summary of public comments

To-date no public comments have been received.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable

7. Summary

Not applicable

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALAMEDA COUNTY	
CDBG Administrator	ALAMEDA COUNTY	Housing and Community Development
HOPWA Administrator		
HOME Administrator	ALAMEDA COUNTY	Housing and Community Development
ESG Administrator	ALAMEDA COUNTY	Housing and Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The Consolidated Plan is an important document for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan focuses attention on housing and community development needs and the resources available to meet these needs.

The FY25-FY29 Consolidated Plan was prepared through consultation with other public and private entities. The HOME Consortium Technical Advisory Committee, composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. The Alameda County Healthy Homes Department provided valuable information on the number of households at risk of lead poisoning, and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the HOME Consortium (City of Alameda, City of Livermore, and Alameda County) were consulted to obtain current data on Public Housing and Section 8 housing needs, public housing improvements, and other activities.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

EveryOne Home is a collective impact initiative and the Oakland-Berkeley/Alameda County Continuum of Care CA-502 (CoC) founded in 2007 to facilitate the implementation of Alameda County, California's plan to end homelessness detailed by the recent Home Together 2026 Plan. The EveryOne Home Governance Charter memorializes how stakeholders govern the collective impact initiative to end homelessness and meet the federally-defined responsibilities of operating a HUD Continuum of Care as found in the Continuum of Care Program Rule at §578 and its related HUD rules, regulations and notices, direct the work of the backbone organization, and promote partnership and accountability among the various leadership bodies.

The CoC implemented a new governance structure in 2024 and seated several committees to focus on specific Home Together goals. The CoC convenes stakeholders, develops policies for the housing crisis response system, and tracks outcomes through various committee. Stakeholders include people with lived experience, community advocates, service providers, County agencies, and City departments from the fields of housing, homelessness, social services, healthcare, criminal justice and others.

In 2019-2020, Abt Associates, a HUD technical assistance provider, worked with local CoC stakeholders to model an optimal homelessness response system with specific crisis and housing inventory recommendations. Community stakeholder's have agreed to use the optimal model

developed through the system planning process to guide strategic funding decisions for existing and new federal, state, and local resources.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Stakeholders in Alameda County have been assessing the needs of persons experiencing homelessness and working to improve our response across the county since the founding of Alameda County-wide Homeless Continuum of Care Council in 1997. The collaboration includes cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services and mental health services — that share overlapping client populations.

The Home Together 2026 Plan is structured around these major goals: 1) prevent homelessness; 2) connect people to shelter and needed resources; 3) increase housing solutions; 4) strengthen coordination, communication, and capacity. As part of the Plan, a needs assessment was conducted for each special population including: transition age youth, veterans, older adults, people impacted by intimate partner violence, people with behavioral health needs and people impacted by the criminal justice system. The needs assessments pointed to certain additional needs that the Plan seeks to encompass within the overall framework of increases in housing, shelter capacity and services inventory.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated

ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY25-FY29 ESG funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Alameda County Unincorporated County Services Committee
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Unincorporated County Services Committee meeting (1/22/25)served as a consultation meeting on Housing Needs for the Unincorporated County.
2	Agency/Group/Organization	Alameda County Entitlement Jurisdictions
	Agency/Group/Organization Type	Other government - County Other government - Local Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Alameda County and all of the cities in Alameda County meet to discuss regional issues affecting all jurisdictions and to coordinate consultations. Many neighborhood group were also consulted in preparing the Analysis of Impediments to Fair Housing Choice. The group has also made decisions concerning FY25 HOME funds (CHDO and Urban County) being shifted into being used in a TBRA program for low-income people.
3	Agency/Group/Organization	ALAMEDA COUNTY HEALTHY HOMES DEPART
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings between Healthy Homes and Urban County to develop strategies for the ways that Healthy Homes programs could meet the needs of Urban County jurisdictions and residents for the Con Plan period.
4	Agency/Group/Organization	Housing Authority of Alameda County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	All Housing authorities in Alameda County (Oakland, Berkeley, City of Alameda, Livermore and Alameda County) participated in the planning and development of the Analysis of Impediments to Fair Housing Choice Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to include as broad a group of community stakeholders as possible. No agency types were excluded from participation. Broadband outreach and resiliency consultation is done with the housing developers at the time of the RFP and contracting.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Everyone Home	The Consolidated Plan was formulated with the CoC's long-term goals in consideration.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Alameda County consulted with representatives of twelve local governments within the HOME Consortium and Urban County in preparation of this plan. Additionally, all of the HOME entitlement jurisdictions (Alameda County, Berkeley and Oakland) meet to coordinate planning efforts.

The County will continue to partner with local governments and State agencies to ensure full and complete implementation of the Consolidated Plan.

Narrative

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

All aspects of programs administered by HCD are conducted with freedom of access for all interested persons. Citizens are encouraged to be involved in the development of programs offered by HCD including recommending program policies and funding, the five-year Consolidated Plan, Annual Action Plan, Substantial Amendments to the Consolidated/Action Plans, Consolidated Annual Performance and Evaluation Report, and the Community Participation Plan. Community participation is a very important part of the Consolidated Plan development process. Many organizations were contacted during the development period including homeless service providers, service clients, people-at-risk of homelessness and other special needs groups such as people with disabilities, frail elderly, or people with substance abuse disorders.

A pre-draft public hearing on the Consolidated Plan and a public hearing on the *Analysis of Impediments to Fair Housing Choice (AI)* took place on February 5, 2025 at the Housing and Community Development Advisory Committee meeting. The purpose of the meeting was to present an overview of the Consolidated Plan and AI, and review and solicit input on the housing and community development needs in the HOME Consortium. No public comments were received.

The 30-day public comment period for the Consolidated Plan took place from June 20 – July 21, 2025. A public hearing was held in person at the Housing and Community Development Advisory Committee on July 9th to take comments on the draft HOME Consortium Consolidated Plan. Public Notices are placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald and on jurisdictional websites. No comments were received.

The Consolidated Plan will be placed on jurisdictional websites. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Five local newspaper received notice of a 30-day public comment period and public hearing. Eight HOME Consortium members, one Urban County Members, and two HCD Staff	No comments were received.	N/A	
2	Public Hearing	Non-targeted/broad community	Four HCDAC members and two HCD staff	No comments were received	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Alameda County's population continues to grow. Overall increases in population require planning for new housing, as well as rehabilitation of existing housing stock and efforts to keep the existing housing stock affordable. The Alameda County HOME Consortium has conducted a Housing Needs Assessment, Housing Market Analysis and Homelessness Analysis to provide an overview of the current state of housing and homelessness within the HOME Consortium. The Housing Needs Assessment and Housing Marketing Analysis are based on information developed and compiled from the HOME Consortium members. Data was gathered on a jurisdictional level, Consortium level and County-wide level to provide a broad picture of housing and homeless needs within Alameda County with specific focus on housing development and housing needs within the Consortium jurisdictions. The Homelessness Analysis section describes the needs of the homeless population and subpopulations within it, as well as the facilities and services available within the "Continuum of Care" in Alameda County.

The Alameda County HOME Consortium is the second largest HOME entitlement jurisdiction in the San Francisco Bay Area with a current estimated population of 1,059,524 (U.S. Census estimates), comprising 67% of Alameda County's population. There are eight CDBG entitlement jurisdictions within the HOME Consortium: the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City, and the Alameda County Urban County (which includes the Unincorporated County and the cities of Albany, Dublin, Emeryville, Newark and Piedmont).

The high cost of housing has substantially increased the number of households with cost burdens and other housing problems both nationally and statewide. Rental rates are increasing rapidly in many areas of Alameda County, including within the HOME Consortium areas. An assessment of the affordable rental and owned homes for each jurisdiction was conducted based on available demographic, economic, and housing data. The assessment utilizes HUD's eCon Planning Suite, which was downloaded in the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan and are reflected in the Tables.

The Consortium's housing needs center on cost burdening, affordability, and changing demographics. The Consortium's homeless needs center on identifying homeless populations and the resources currently available. Non-homeless special needs are included in the housing needs and non-housing community development needs. Additionally, special needs populations are identified, and current resources categorized.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In 2020, there were approximately 367,180 housing units in the Alameda County HOME Consortium. Of the total number of units, 141,363 (38.5%) are renters and 225,447 (61.5%) are owners. In 2022, median income in Alameda County was \$122,488 for a household of four; up 7.9% from 2020. 131,899 households (36%) are low income households (both rental and ownership); of these 24,617 renters had a cost burden of more than 30%; 24,030 had a severe cost burden of between 30% and 50%; 9,888 had overcrowding issues. 18,652 homeowners had a cost burden of more than 30%; 20,127 had a severe cost burden of between 30% and 50%; 3,199 had overcrowding issues.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	1,059,524	1,115,945	5%
Households	354,569	367,180	4%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	44,885	36,614	50,400	36,730	198,550
Small Family Households	12,803	14,063	22,355	18,080	120,735
Large Family Households	2,895	3,905	6,784	5,244	21,474
Household contains at least one person 62-74 years of age	12,057	9,012	12,644	8,353	41,690
Household contains at least one person age 75 or older	11,174	7,398	6,572	4,108	12,325
Households with one or more children 6 years old or younger	5,605	5,803	8,642	6,946	26,485

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	944	530	445	104	2,023	150	48	179	110	487
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,579	1,449	1,685	810	5,523	68	108	382	280	838
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,705	2,230	3,470	2,483	9,888	285	554	1,220	1,140	3,199
Housing cost burden greater than 50% of income (and none of the above problems)	14,724	7,194	2,245	454	24,617	9,439	5,349	4,348	991	20,127
Housing cost burden greater than 30% of income (and none of the above problems)	2,789	6,318	10,318	4,605	24,030	2,910	3,239	7,105	5,398	18,652

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,665	0	0	0	1,665	1,300	0	0	0	1,300

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	18,974	11,419	7,820	3,864	42,077	9,934	6,078	6,133	2,535	24,680
Having none of four housing problems	7,778	8,378	17,200	13,594	46,950	8,199	10,748	19,230	16,750	54,927
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,463	8,030	7,119	22,612	3,288	3,107	5,729	12,124
Large Related	2,009	2,114	1,473	5,596	582	899	1,208	2,689
Elderly	7,444	3,042	1,632	12,118	7,256	4,193	3,856	15,305
Other	4,443	3,794	4,720	12,957	1,486	892	1,355	3,733
Total need by income	21,359	16,980	14,944	53,283	12,612	9,091	12,148	33,851

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	3,660	3,660	2,904	2,149	0	5,053
Large Related	0	0	549	549	523	525	169	1,217
Elderly	5,682	1,738	394	7,814	4,922	2,333	1,558	8,813
Other	0	4,139	2,295	6,434	1,299	0	0	1,299
Total need by income	5,682	5,877	6,898	18,457	9,648	5,007	1,727	16,382

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,860	3,349	4,334	2,758	13,301	313	571	1,161	824	2,869
Multiple, unrelated family households	418	248	704	493	1,863	49	95	500	595	1,239

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	164	138	140	74	516	25	0	0	0	25
Total need by income	3,442	3,735	5,178	3,325	15,680	387	666	1,661	1,419	4,133

Table 11 – Crowding Information - 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

Describe the number and type of single person households in need of housing assistance.

Many of the elderly households listed above can be assumed to be single person households. Of these elderly households 12,118 renters have cost burdens below 30%, an additional 7,814 have a severe cost burden over 50%. 15,305 elderly owners are cost burdened at below 30% and an additional 8,813 have a severe cost burden over 50%.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2023 American Community Survey estimates, 162,607 residents of the HOME Consortium (or 9.9% percent of the total population) were of a disabled status. The data also reflected that 2.3% (or 35,176 survey respondents) of the HOME Consortium's population had self-care limitations. Each year there are approximately 6,200 people in Alameda County who are victims of domestic violence. Eight violence shelters in the County provide approximately 229 bed nights to survivors of domestic violence, with an average stay of 25 days that means only 3,343 people can utilize the local shelters.

What are the most common housing problems?

The most common housing problem in the HOME Consortium is lack of affordable housing.

The second most common housing problem was cost burden, where residents paid more than 30 percent of their gross income on housing costs. This problem is most acute for renters and households with incomes under 30 percent of AMI. Households paying more than 50 percent of their income for housing is also an issue, again particularly for those with incomes under 30 percent of AMI.

The third most common housing problem was substandard housing. This problem also disproportionately affected renters and owner households under 30 percent of HAMFI.

Are any populations/household types more affected than others by these problems?

The housing trend is that renters and extremely low-income households are much more likely to have housing problems than homeowners and higher income groups. Current Comprehensive Housing Affordability Strategy (CHAS) data on severe housing problems indicated that 139,710 renter households and 93,155 owner households in the HOME Consortium had one or more housing problems (2017-2021 American Community Survey 5-Year Estimates). This trend holds true with overcrowding, as 4% of renter households were overcrowded households, while only 1% of owner households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens, as 46% of senior households with incomes below 30 percent AMI paid more than 30% of their monthly income on housing costs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Some of the currently housed persons most at risk of homelessness are those with a history of homelessness. The 2024 Point In Time Count showed that 43% of people experiencing sheltered or unsheltered homelessness had experienced more than one episode of homelessness in their lifetime. In federal fiscal year 2022, the Oakland-Berkeley- Alameda County Continuum of Care saw a 15% rate of returns to homelessness within two years (a total decrease of 3% from the previous 2 years). Permanent Supportive Housing (PSH) has a high retention rate in the CoC, 98% in FFY 2019. However, of those who left PSH, 9% exited to homelessness and 12% to temporary living arrangements with friends or family. Rapid Re-Housing resulted in permanent housing for 73% of people in FFY 2019. However, 8% exited the RRH program to homelessness, and another 8% exited the RRH program to temporary living arrangements with friends, family, or in a hotel. Through a series of focus groups with homeless and formerly homeless persons, it is becoming clear that homeless people are wary of accepting rapid re-housing because the high cost of housing in Alameda County puts housing stabilization out of reach for many homeless people with extremely low incomes.

Housed persons with Extremely Low Incomes (ELI)—defined as 30% or less of area median income—including formerly homeless people, are at a very high risk of homelessness. To qualify for ELI housing in

Alameda County during 2024 the annual income of a two-person household could not exceed \$37,400 and a four person household could not exceed \$46,700. These annual incomes translate into roughly \$3,117 per month for a two-person household and \$ 3,892 for a four-person household. Yet HUD fair market rent for a two bedroom in Alameda County for FY25 is \$2,682. Not surprisingly, the California Housing Partnership reports that 76% of ELI households in Alameda County are severely cost burdened, meaning that they pay more than half of their income for housing.

Finally, but not insignificantly, African Americans, Native Americans, Multi-Racial, and Pacific Islanders are at higher risk of homelessness. As examples, the 2024 Point In Time Count showed that African Americans make up 41% of the homeless population, but African Americans make up just 10% of the general population in Alameda County. Similarly, Native Americans make up 2.7% of the homeless population but make up just 1% of the general population.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

For the purpose of the EOH Strategic Plan Update we estimated those who were at immanent risk of homelessness and could have been prevented from becoming homeless by identifying the number of persons who became homeless for the first time, multiplied by the percent of persons who were experiencing homelessness for the first time in the PIT Count survey who also said they came from rental housing or living with friends and family, on the assumption that approximately 80% of those could be diverted from homelessness with assistance at the system from door. There is not currently an operational definition used CoC-wide to estimate the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

- Low or no income
- Prior experience with homelessness
- Do not hold a lease
- Exited homelessness to live with friends or family

Discussion

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to define disproportionate housing need as when the percentage of any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category of need as a whole. For the purposes of HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

Housing needs are identified in the columns stating "Has one or more of 4 housing problems". The four housing problems are defined as: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) Household is overcrowded; and 4) Household is cost burdened at greater than 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	32,750	5,808	2,844
White	10,975	2,517	962
Black / African American	4,649	738	309
Asian	8,070	1,449	1,070
American Indian, Alaska Native	211	36	24
Pacific Islander	233	0	49
Hispanic	7,195	904	316

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,523	9,263	0
White	9,546	4,814	0
Black / African American	2,729	328	0
Asian	6,234	1,998	0
American Indian, Alaska Native	65	55	0
Pacific Islander	231	68	0
Hispanic	7,758	1,831	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	26,393	15,065	0
White	8,378	6,639	0
Black / African American	3,000	1,232	0
Asian	6,448	2,919	0
American Indian, Alaska Native	103	72	0
Pacific Islander	343	97	0
Hispanic	7,168	3,654	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,763	17,010	0
White	5,556	7,534	0
Black / African American	1,232	1,369	0
Asian	5,055	3,849	0
American Indian, Alaska Native	46	111	0
Pacific Islander	156	229	0
Hispanic	4,134	3,458	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

When housing needs are looked at as a percentage of the overall Consortium population broken out by race, Blacks represent 10%, Asians 23%, Native Americans .5%, Pacific Islanders 1% and Hispanics 24%. People in all races and income levels are experiencing housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to identify disproportionate severe housing need as when the percentage of any racial or ethnic group has a disproportionately greater need in comparison to the needs of that category of need as a whole. For the purposes of HUD, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

HUD defines severe housing problems as: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) More than 1.5 persons per room; 4) Cost burden over 50%.

The "severe housing problems" category differs from the "housing problems" category by households being more overcrowded and experiencing a greater cost burden. The HUD provided CHAS data shows that populations between 0-30% AMI experience severe housing problems at a much greater rate than other populations.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,485	11,048	2,844
White	9,150	4,353	962
Black / African American	3,910	1,482	309
Asian	6,520	2,984	1,070
American Indian, Alaska Native	180	61	24
Pacific Islander	154	77	49
Hispanic	6,349	1,756	316

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,619	19,154	0
White	6,137	8,208	0
Black / African American	1,564	1,513	0
Asian	4,138	4,100	0
American Indian, Alaska Native	36	84	0
Pacific Islander	128	171	0
Hispanic	5,054	4,532	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,054	30,384	0
White	3,359	11,645	0
Black / African American	703	3,528	0
Asian	3,148	6,204	0
American Indian, Alaska Native	57	122	0
Pacific Islander	95	350	0
Hispanic	3,374	7,448	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,053	27,705	0
White	1,396	11,694	0
Black / African American	360	2,243	0
Asian	2,244	6,650	0
American Indian, Alaska Native	10	145	0
Pacific Islander	37	352	0
Hispanic	1,869	5,703	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

When housing needs are looked at as a percentage of the overall Consortium population broken out by race, Blacks represent 10%, Asians 23%, Native Americans .5%, Pacific Islanders 1% and Hispanics 24%. People in all races and income levels are experiencing severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires communities to define disproportionate housing cost burden as when the percentage of any racial or ethnic group has a disproportionately greater housing cost burden in comparison to the others of that category of need as a whole. For the purposes of HUD, disproportionately greater housing cost burden exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	238,008	70,931	52,111	3,054
White	101,914	25,213	19,928	1,028
Black / African American	12,089	6,340	6,050	309
Asian	80,285	20,448	13,208	1,170
American Indian, Alaska Native	797	220	263	24
Pacific Islander	1,772	755	298	49
Hispanic	34,773	15,513	10,375	352

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

This analysis demonstrated that housing cost burden has a number of people in all races and income levels who are experiencing housing cost burdens.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

White residents in the 0-30% income categories consistently showed up as having a greater need or cost burden. It could be speculated that this is because lenders were more willing to make this population loans in general which could not be supported at these income levels when the cost of living increased. This could also be due to an over-representation of this group due to historic census surveying shortfalls. When housing needs are looked at as a percentage of the overall Consortium population broken out by race, whites make up 37% of those with housing needs; Blacks represent 10%, Asians 23%, Native Americans .5%, Pacific Islanders 1% and Hispanics 24%. People in all races and income levels are experiencing housing problems.

If they have needs not identified above, what are those needs?

Not applicable.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The following census tracts have a concentration of low income and minority census tracts: Hayward – 4377.02 (Hispanic); Cherryland 4356.02 (Hispanic) and 4356.01 (Hispanic).

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Housing Authority of the County of Alameda (HACA) operates the Section 8 Housing Choice Voucher (HCV) program throughout Alameda County with the exception of the cities of Alameda, Berkeley, Livermore, and Oakland, each of which has its own housing authority. HACA no longer owns or operates any Public Housing. It converted 158 former Public Housing units to project-based vouchers under HUD's Section 18 program between September 2011 and November 2012 and disposed of 72 former Public Housing units under HUD's RAD program in 2016, also converting them to project-based vouchers.

HACA's ACC with HUD is for 7,100 HCVs. However, HUD funding is insufficient to lease up all Vouchers. Currently, 882 of HACA's HCVs are project-based with 25 additional project-based units onboarding by December 2025.

The Housing Authority of the City of Livermore (LHA) owns and manages 125 units of multifamily housing at Leahy Square. In addition, LHA has used HUD and City resources to acquire and rehabilitate 27 units of rental housing, including nine transitional units for households graduating from area homeless and domestic violence shelters. LHA staff provides appropriate support services to transitional housing residents, and eventually facilitates their move to permanent independent housing, a top priority among residents.

In total, 125 public housing units in the Consortium provide homes for families, the elderly and disabled individuals

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	120	325	9,477	249	9,023	57	83	64

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	10	0	1	9	0
# of Elderly Program Participants (>62)	0	17	133	2,203	91	2,083	10	17
# of Disabled Families	0	34	52	2,431	53	2,258	42	16
# of Families requesting accessibility features	0	120	325	9,477	249	9,023	57	83
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	49	165	3,165	99	2,982	21	38	24
Black/African American	0	52	60	4,570	85	4,400	31	36	18
Asian	0	7	98	1,618	58	1,532	1	6	21
American Indian/Alaska Native	0	0	0	75	3	68	3	0	1
Pacific Islander	0	12	2	49	4	41	1	3	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	23	97	1,060	24	1,008	4	19	5
Not Hispanic	0	97	228	8,417	225	8,015	53	64	59
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HACA does not own or operate any Public Housing. For Livermore tenants and applicants, LHA are finding that there is a high need for smaller units, studios to 2br because of an aging population and a high number of single-family homes that are often too large and unaffordable. There is an overall shortage of available units in all bedroom sizes but have found that the smaller units are in high demand.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The immediate needs of HCV holders are securing housing navigation services for persons with a disability and elderly persons, finding available units to rent that are affordable to voucher holders, and securing security deposit funding. On HACA's HCV waiting list there are 5,200 applicants; 516 households are elderly, 884 are disabled and 305 have indicated a need for a disabled unit. Additionally, 1,105 are homeless.

How do these needs compare to the housing needs of the population at large

The needs are similar to those of the extremely low income population although housing vouchers do pose a distinct challenge with many landlords unwilling to lease to renters in the program.

Discussion

See above.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Homelessness has risen by 17% in Alameda County over the past five years from 8,022 persons experiencing homelessness counted during the 2019 Point In Time Count to 9,450 persons counted during the 2024 the Point In Time Count. Of those counted in 2024, 3,107 persons (33%) were sheltered and 6,343 (67%) were unsheltered. This represents no change in unsheltered homelessness since the 2015 count, however, this was a decrease of 11% since its peak in 2022.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	106	593	6,612	0	5,828	210
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	11,385	306
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	384	140	0	0	0	225
Unaccompanied Child	203	195	700	0	295	19
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2024 PIT Count and local department source: https://homelessness.acgov.org/data_homeless_response.page?

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Oakland-Berkeley-Alameda County Continuum of Care uses the HUD System Performance Measures to track the number of people becoming homeless, exiting homelessness, and the number of days that persons experience homelessness in our community. During FY 2023 4,100 people became homeless for the first time in our system (System Performance Measure 5.2). During that time, 1,820 persons obtained permanent housing (System Performance Measure 7b.1). The average length of time homeless in FY 2023 was 226 days.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Oakland-Berkeley-Alameda County Continuum of care estimates that each year there are 985 households with minor children who experience homelessness each year.

While the number of veterans in need of housing assistance is known, the number of families of veterans in need of housing assistance is unknown.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Comparing the general and homeless populations of Alameda County demonstrates a pattern of inconsistency that are visible throughout the United States. Individuals identifying as Black/African American, Multi-Racial or Another Race, American Indian or Alaska Native, and Native Hawaiian or Other Pacific Islander are seen in greater numbers in the homeless population. The 2024 Point in Time Count found that 41% of persons experiencing homelessness identified as Black/African American, compared to 10% of the county's overall population. Twelve percent of persons experiencing homelessness identified as having multiple heritages or Other compared with 6% of the county's general population. Four percent of persons experiencing homelessness identified as American Indian or Alaska Native, compared with 1% of Alameda County's overall population. And 2% identified as Native Hawaiian or Other Pacific Islander compared with 1% of the general population.

The 2024 Point In Time Count found that Asian groups had a difference in demographic percentage in the homeless population than in the general population: 5% of the homeless population identified as Asian, compared with 34% of the county's general population. For White groups, this was the first time

where the percentage of the homeless population (30%) corresponded to the county's general population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 Point-in-Time Count enumerated 6,343 individuals experiencing unsheltered homelessness and 3,107 individuals residing in emergency shelter, safe haven, or transitional housing facilities. Between 2019 and 2024, there was no significant percent variation of unsheltered individuals, but there was a decrease of 12% since the peak of unsheltered homelessness in 2022. Over half (54%) of the population were residing in vehicles. An additional 21% were residing in tents or makeshift shelters and 17% were sleeping on the streets and in other outdoor locations.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Special Needs Housing is defined as developments that provide permanent supportive housing and integrated housing for persons with special needs. Persons with special needs are those who are elderly, who are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, HIV/AIDS and their families, and victims of domestic violence.

There are consistent patterns between the special need population and the increased risk for homelessness because of lack of adequate housing facilities and services available. These populations not only need permanent housing, but also integrated services to decrease their risk for homelessness.

This section provides an overview of the housing and supportive service needs of non-homeless special needs populations in the Consortium.

Describe the characteristics of special needs populations in your community:

HUD defines elderly as age 62 and older, and frail elderly as those persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework. The U.S. Census commonly defines elderly as age 65 and older. According to the 2023 American Community Survey (ACS) 5-Year Estimates, 14.7% of individuals (almost 154,000 persons) in the Consortium are 65 years and older. In addition, 13% of elderly householders aged 65 or older live alone (18,667 individuals).

Elderly households are more likely to be low-income, with 51.5% of households containing at least one person age 65 or older being extremely low-income, very low-income or low-income, with incomes ranging from 0-80% AMI, compared to 33.2% of the households in the general population of the Consortium.

There is a wide range of disability types and needs including mobility limitations or more acute physical disability, mental disability, substance abuse problems (alcohol or drug - AOD) and/or HIV/AIDS. The American Community Survey categorizes disabilities using six disability types or “difficulties.” There are 88,695 people with physical disabilities, or 8.6% of the population of the Alameda County HOME Consortium. In these calculations, people are considered disabled if they have one or more of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Of these 88,695 individuals with difficulties in the Consortium, 4,845 have hearing difficulties, 3,725 have vision difficulties, 5,435 have cognitive difficulties, 7,634 have ambulatory difficulties, 4,446 have self-care difficulties, and 5,973 have independent living difficulties.

The Alameda County Department of Behavioral Health Care Services provides estimates on the number of people with mental disabilities in the County. The Department serves approximately 40,000 adults a year who have serious emotional disturbance and serious mental illness which include the need for periodic psychiatric hospitalization and other types of 24-hour care.

The majority of non-homeless mentally disabled people are consistently threatened with homelessness. Studies show that many mentally disabled people can live successfully in supported housing with adequate access to treatment and peer supports.

What are the housing and supportive service needs of these populations and how are these needs determined?

In 2014, the Housing Consortium of the East Bay (a nonprofit organization that promotes affordable, accessible housing options for persons with developmental disabilities) found that there are 14,998 adults within the HOME Consortium area who have developmental disabilities and are clients of the Regional Center of the East Bay (RCEB). Of this total, 1409 live in their own home. A total of 2,074 people with physical disabilities live in various types of facilities such as Community Care Facilities (CCF) and Skilled Nursing Facilities (SNF). Some of these adults are requesting to live in their own places with support funded by the RCEB. A total of 11,515 live with a parent or legal guardian and an increasing number of people within this group are also requesting to live on their own with support.

Adults with developmental disabilities have very low incomes, most of them only receiving only SSI benefits (\$1,097/month in 2025). Finding an apartment for 30% of their income in the Consortium area is extremely difficult. Over the last several years the Regional Center of the East Bay has facilitated the move of adults with developmental disabilities from facilities and from living with aging parents to independent supported living by purchasing support services from various community agencies. For people with developmental disabilities the biggest obstacle to living in their own place is the scarcity of affordable housing.

Individuals with physical disabilities require housing which is both affordable and adapted to their physical needs. There is a significant need for supportive services in addition to housing, such as assistance with daily life activities, in-home assistance, and social services such as employment training, counseling, benefits advocacy, and independent living skills.

The California Community Transitions (CCT) program identifies eligible MediCal beneficiaries who have continuously resided in state-licensed health care facilities for a period of 90 consecutive days or longer. Transition coordinators work directly with eligible individuals, support networks, and providers to facilitate and monitor transition from facilities to community settings. Eligible individuals of all ages with physical and mental disabilities have an opportunity to participate in CCT. CCT participants live in their own homes, apartments, or in approved community care facilities, and receive long-term services and supports which are identified in their individual comprehensive service plans.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Alameda County Comprehensive HIV Prevention Plan, as of the end of 2022, the total number of people living with HIV in the County was 6,216. Of these, 31% were African American or Black, 17% were White or Caucasian, 38% were Latino, 6.6% were Asian or Pacific Islander, and 2.8% self-identified as multi-ethnic or “other”. In terms of gender, 85% of the individuals living with HIV were male, 13 % were female. Individuals aged 50 and older comprised 47.4% of the population living with HIV, followed by 30.3% who were 40-49 years old, 14.4% who were 30-39 years old, 4.5% who were 25-29 years old, 3.0% who were 18-24 years old and 0.2% who were 17 or less years of age.

Additionally, the Alameda County Comprehensive HIV Prevention Plan provides information on mode of transmission of HIV. The most prevalent mode of transmission was men who have sex with men (MSM), which accounted for 64% of the individuals living with AIDS, or 3,729 individuals. Heterosexual contact with individuals who were HIV+ was the mode of transmission for 19% of individuals. Injection drug use (IDU) was the mode of transmission for 12% of individuals living with HIV. A combination of MSM and IDU was the mode of transmission for 10% of individuals living with HIV, and pediatric exposure accounted for 0.8% of the individuals living with HIV. An additional 6.7% of the individuals living with HIV either did not report their mode of transmission nor had a mode of transmission categorized as “other”.

Alameda County HCD administers the HOPWA Program on behalf of the City of Oakland. The HOPWA Program provides funding to build and rehabilitate housing for people with HIV/AIDS; supportive services and case management. The Alameda County AIDS Housing Needs Assessment Plan (2014) findings call for: 1) increase the percentage of low income HIV+ primary care clients with permanent housing; 2) consider additional efforts to support housing assistance and other services that enable clients to obtain and adhere to HIV treatment; and 3) support case management and clinical services that work toward increasing access to non-medical supportive services (e.g. housing).

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

HOME Consortium will not have preferences for a specific category of disabilities.

Discussion:

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

With declining fiscal resources and aging public facilities, public facility improvements are a priority need in the Urban County. Public Facilities (which may include neighborhood facilities, firehouses, public schools, libraries, shelters for persons having special needs) are also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing public facilities improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required, and the projects are phased over time.

The public facilities identified include: senior centers, childcare centers, drop-in resource centers, job training centers, health centers and community centers.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized Transportation Plans, Housing Elements and Neighborhood Plans to identify these needs.

Describe the jurisdiction's need for Public Improvements:

With declining fiscal resources and aging infrastructure, infrastructure improvements are a priority need in the Urban County. Infrastructure improvements, which may include road and sidewalk repairs, water and sewage system upgrades, flood drain improvements, or undergrounding utilities, are also considered a main component of commercial and residential area revitalization. The greatest obstacles to implementing infrastructure improvements are high construction costs and the time required to construct improvements. Multiple funding sources are usually required, and the projects are phased over time.

The public Improvements identified include: ADA access to parks, curb ramps, well maintained sidewalks near facilities that serve seniors and children.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized ADA Accessibility Plans, Pedestrian and Bicycle Master Plans, Transportation Plans, Housing Elements and Neighborhood Plans to identify these needs.

Describe the jurisdiction's need for Public Services:

Public Service is an important need in areas of the Urban County with higher concentrations of moderate and lower income people. It provides a safety net for families and individuals who are in crisis or vulnerable via funding for social service agencies. The Urban County allocates up to 15% of its annual CDBG funds to support public services. Application requirements and priority funding areas vary among the jurisdictions. Please see the individual jurisdictional websites for more information.

Public Services identified include: fair housing counseling services, senior and low income children's meals, homeless outreach and other services, 211 Line, jurisdictional share funding for EveryOne Home and HMIS, mental health services, case management services, and job training.

How were these needs determined?

This information was gathered through requested data from the Urban County jurisdictions on the use of CDBG funds which address eligible community development needs. The jurisdictions utilized Housing Elements and Neighborhood Plans to identify these needs, along with input from citizen committee and other organizations.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis examines current and projected population figures, income levels, demographics, and age composition to obtain a profile of the residents who make up the Consortium's housing market. It also describes characteristics of the housing stock, including general supply, condition, and housing available to people with different needs. The Housing Market Analysis also includes a profile of public and other assisted housing available, and the supportive housing, services, and facilities available for special needs populations.

The Alameda County 2024 *Analysis of Impediments to Fair Housing* found that the lack of affordable housing results in significant hardships for low-income households, preventing them from meeting other basic needs. Moderate income households are also increasingly being affected by the raising costs of housing and associated costs (taxes, insurance, homeowners' association fees, and home maintenance and repairs). Because home ownership is out of reach for many residents, low- and moderate-income households generally rent their homes as opposed to purchasing one. Of the 374,682 occupied housing units located in the Consortium, 59% are owner-occupied and the other 41% of homes are occupied by tenants.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	220,594	58%
1-unit, attached structure	44,116	12%
2-4 units	20,476	5%
5-19 units	27,494	7%
20 or more units	61,374	16%
Mobile Home, boat, RV, van, etc	6,570	2%
Total	380,624	100%

Table 27 – Residential Properties by Unit Number

Data 2019-2023 ACS

Source <https://data.census.gov/table/ACSDP1Y2023.DP04?q=Alameda%20County,%20California&t=Housing%20Units:Units%20and%20Stories%20in%20Str>

Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,104	0%	9,041	6%
1 bedroom	4,595	2%	37,045	26%
2 bedrooms	161,939	63%	88,157	61%
3 or more bedrooms	90,580	35%	10,715	7%
Total	258,218	100%	144,958	100%

Table 28 – Unit Size by Tenure

Data 2019-2023 ACS

Source <https://data.census.gov/table/ACSDP1Y2023.DP04?q=Alameda%20County,%20California&t=Housing%20Units:Units%20and%20Stories%20in%20Str>

Comments:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Alameda County has assisted in the development of over 6,466 Housing Units in 131 completed projects, having restricted 3,547 of those units with HOME, HOPWA, CDBG or other local funding requirements.

Alameda County HOME Consortium's 2024 *Analysis of Impediments to Fair Housing Choice* found that 3.62% of Alameda County's population was living in subsidized housing – this is a –0.14% decline from

2018. Comparatively, it is estimated that 2.34% of the State of California's population was living in subsidized housing in 2023.). These units have been assisted by a variety of federal, state and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

A number of the subsidized units face conversion to market-rate rents in the near future. According to the California Housing Partnership Corporation's Affordable Homes At-Risk 2024 Report, there are 1,027 rental units that face risk of conversion to market-rate rents in the next ten years within the County. Unless action is taken to preserve the affordability of these units, they will convert to market-rate housing.

Does the availability of housing units meet the needs of the population?

There is a severe shortfall of affordable homes for extremely low and very low income people in the HOME Consortium. Additionally, a large portion of low income residents also do not have access to an affordable home. Median rents have increased while median income decreased or was stagnant, significantly increasing the percentage of income that a household must spend on rent.

Describe the need for specific types of housing:

In 2022, to afford the median rent, a household in Alameda County had to earn 72% of the County's median income. This means 150,000 Alameda County renter households would struggle to afford their rent if they had to move today. In addition, 75,000 Very-Low and Extremely-Low income households have severe rent burdens in Alameda County, which represents 83% of all renter households. The goals are to increase the availability of affordable rental housing for Low, Very Low and Extremely Low income households. This will be done with both New Construction activities and Acquisition and Rehabilitation of both existing and new buildings that can either be made more affordable or extend the terms of affordability. Preserving existing affordable housing is a cost effective way to maximize our resources. Additionally, providing tenant-based rental assistance allow many households to complete educational opportunities that in turn produce higher income leading to greater housing affordability.

To assist those who are ready to become homeowners, information is shared about homeownership, creating opportunities where appropriate, and directing them to resources that will assist them.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

The Housing Market Analysis examines current and projected population figures, income levels, demographic composition, and age composition to obtain a profile of the residents who make up the Consortium's housing market. It also describes characteristics of the housing stock, including general supply, condition, and housing available to people with different needs. The Housing Market Analysis also includes a profile of public and other assisted housing available, and the supportive housing, services, and facilities available for different needs populations.

Cost of Housing

	Base Year: 2019	Most Recent Year: 2023	% Change
Median Home Value	910,500	1,235,000	36%
Median Contract Rent	2,595	2,736	5%

Table 29 – Cost of Housing

Data Source: <https://labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfileQSMOREResult.asp?menuChoice=localAreaPro&criteria=property+values&cate>
Comments:

Rent Paid	Number	%
Less than \$500	3,508	0.0%
\$500-999	5,909	0.0%
\$1,000-1,499	10,116	0.0%
\$1,500-1,999	29,214	0.0%
\$2,000 or more	99,260	0.0%
Total	148,007	0.0%

Table 30 - Rent Paid

Data Source: 2019-2023
Comments: ACS <https://data.census.gov/table/ACSDT1Y2023.B25056?q=Alameda%20County,%20California&t=Renter%20Costs&y=2023>

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	145,025	No Data
50% HAMFI	48,915	58,520
80% HAMFI	34,570	60,460
100% HAMFI	No Data	No Data
Total	228,510	118,980

Table 31 – Housing Affordability

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,825	2,131	2,590	3,342	3,954
High HOME Rent	1,699	1,821	2,187	2,519	2,790
Low HOME Rent	1,362	1,460	1,752	2,024	2,258

Table 32 – Monthly Rent

Data https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn?fips=0600199999&year=2025&selection_type=county&fmrty
Source
Comments:

Is there sufficient housing for households at all income levels?

No, there is a serious housing shortage in the HOME Consortium. The supply of affordable housing lags far behind the increasing need among lower income residents.

How is affordability of housing likely to change considering changes to home values and/or rents?

There are going to be fewer affordable housing units available as the demand for housing increases.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME Consortium rents are lower than (2024) Fair Market Rents. Many programs are experiencing difficulties identifying landlords who will accept rental assistance payments on behalf of low-income tenants; the landlords no longer want to take Section 8 vouchers because they can receive more for the unit on the market. In 2013 and in 2018, the HOME Consortium had to pay for a rent study to increase the Fair Market rents above what HUD had estimated them to be for the area. This resulted in a slight increase in FMR's.

Discussion

Rental rates across the Consortium jurisdictions have risen significantly since 2020. Increases in rent over the past six years have averaged 49% while the median income for renters has increased just 18%.

As of June 2024, the average monthly rent across all Consortium jurisdictions is \$2,303 up from \$1,547 in 2017. The absolute number of cost-burdened households has increased substantially since 2000, by 1/3 among lower income households.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

According to American Community Survey 2019-2023 data, 40% of the HOME Consortium's housing stock was built since 1980. The HOME Consortium contains 225,614 houses that were built prior to 1980 (59% of the housing stock). Pre-1978 housing is identified as most likely to contain lead-based paint is most often found. Lead-based paint may have been subsequently covered by latex or oil-based paint. (Lead-based paint became less available in the 1950's and 1960's. It was prohibited to be sold in 1972. 1978 is used as a cut-off date because it is assumed that lead-based paint was no longer being used after that year.) Older homes are also more likely to need rehabilitation than newer homes.

American Community Survey 2019-2023 data indicates that 812 homes in the HOME Consortium lacked complete plumbing facilities or kitchen facilities. Many low income homeowners cannot afford the substantial costs involved in rehabilitating their homes.

Extremely low and low income households are likely to inhabit homes with extensive deferred maintenance. In Alameda County's Owner-occupied Housing Rehabilitation program, Renew AC, loans ranging from \$15,000 to \$200,000 are made to qualified home owners. The program has seen a steady increase in costs in recent years as the costs of building materials and labor increases.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The Table displays the number of housing units, by tenure, based on the number of "conditions" the units has. Selected conditions are similar to housing problems in the Needs Assessment and are: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden greater than 30%. Eligible and qualified rehabilitation project work includes correction of health, safety and code violations, hazard mitigation, removal of architectural barriers for mobility access of disabled persons, and correction of structural failures.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	46,190	14%	89,850	32%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	220,255	67%	128,565	46%
Total	266,445	81%	218,415	78%

Table 33 - Condition of Units

Alternate Data Source Name:
2017-2021 CHAS

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	45,555	14%	50,754	18%
1980-1999	62,530	19%	50,613	18%
1950-1979	128,999	39%	111,214	40%
Before 1950	91,082	28%	67,787	24%
Total	328,166	100%	280,368	100%

Table 34 – Year Unit Built

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	220,081	67%	179,001	64%
Housing Units build before 1980 with children present	50,618	15%	41,170	15%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

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Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

45% of the housing stock built prior to 1980 is at risk of having a lead-based paint hazard. There are 102,415 total housing units that are estimated to contain lead-based paint hazards in Alameda County based on EPA's estimates of lead based risk.

Discussion

A large portion of the housing stock is at risk of lead-based paint hazards due to the older nature of the buildings. Rehab is important to mitigate this data.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

In the HOME Consortium, The Housing Authority of the County of Alameda (HACA) operates the Section 8 Housing Choice Voucher (HCV) program throughout Alameda County with the exception of the cities of Alameda, Berkeley, Livermore and Oakland, each of which has its own housing authority. HACA no longer owns or operates any Public Housing. It converted 158 former Public Housing units to project-based vouchers under HUD's Section 18 program between September 2011 and November 2012, and disposed of 72 former Public Housing units under HUD's RAD program in 2016, also converting them to project-based vouchers. HACA's ACC with HUD is for over 7,100 HCVs. However, HUD funding is insufficient to lease up all Vouchers. Currently, 882 of HACA's HCVs are project-based.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	123	355	8,315	251	8,064	117	0	38
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Alameda Housing Authority and the Alameda County Housing Authority do not operate any Public Housing Units.

The Housing Authority of the City of Livermore (LHA) owns and manages 125 units of multifamily housing at Leahy Square. LHA is preparing to open their PBV waiting lists in the coming months, and their HCV list has 347 active applicants on it.

In total, 125 public housing units in the Consortium provide homes for families, the elderly and disabled individuals.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Not applicable.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The goal of Alameda County's Home Together Plan is to provide a coordinated and comprehensive system of housing and supportive services to prevent and end homelessness. Since the 2019 Homeless Point-In-Time Count homelessness has risen in Alameda County going from 8,022 to 9,450 persons in January 2024's Count, and more than doubled since 2015. The capacity of the homeless housing and services system expanded modestly during that same period. For example, Systems, including programs that have historically been difficult for homeless people to access, must be coordinated at every level and resources allocated to ensure that services and housing, along the entire continuum, are available and are appropriate for the population that needs them. Efforts to promote awareness of the issue of homelessness and improve public perceptions of homeless and affordable housing projects will help reduce impediments and create an environment where program success is enhanced.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	282	0	73	1,247	0
Households with Only Adults	359	125	67	2,103	0
Chronically Homeless Households	0	0	0	514	0
Veterans	3	0	0	793	0
Unaccompanied Youth	6	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments: HMIS (2024)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Transitional and ongoing mental health care is provided through Community Support Centers and through transitional programs, multi-service centers and local health centers. There are limited Community Support Centers in Alameda County, several of them are in North County, one is in South County and one in East County.

Alameda County Health Care for the Homeless (ACHCH) is a federally funded 330(h) Health Care for the Homeless program that has been providing health care and case management services to homeless persons throughout Alameda County since 1988. Current services include comprehensive primary care with integrated behavioral health at sites throughout Alameda County, urgent care and street medicine at shelters and on the streets, substance use outreach and treatment, specialty medical care, dental and optical care, and case management

The Trust Clinic provides mental health and case management services to Alameda County residents who are homeless or at risk of homelessness. A mental health team meets with clients on a limited-time basis, primarily to assist in clarifying and documenting disabilities. A case management team aids client with housing referrals and resources: transportation; food vouchers and referrals; referrals to medical, dental and optometry care, and alcohol and drug counseling; employment assistance; and financial benefits assistance. The Trust Clinic is also a medical-legal partnership and includes primary care services provided by a community clinic onsite.

Downtown Streets Team Hayward is a transitional employment program that offers case management service, employment opportunities, and a stable community. Homeless people encounter multiple barriers to getting and retaining employment – many of them that most job seekers do not share – including the need for both interim and permanent housing, food, child care, transportation, access to telephone and message services, clothing appropriate for employment, health care, substance abuse and mental health treatment, job training and financial planning and assistance. Childcare is the greatest barrier to employment for homeless families, particularly for single women with children.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The primary source of county-wide information and referral is Eden I&R Alameda County's 211 provider. Many homeless service providers in Alameda County provide 24-hour hotlines that provide information about their own services and referrals.

Five organizations provide regular street outreach to homeless people, including two mobile health and mental health teams (Health Care for the Homeless (HCFH) and the Community Crisis Response Team). These programs focus on homeless people living on the streets or other places unsuited for habitation,

and seek to provide immediate services and link them with ongoing services and shelter/housing. HCFH provides support including food assistance, financial benefits counseling, transportation, and employment assistance and referrals for medical and dental services, housing or food assistance.

Two primary sources of emergency services are food programs and drop-in centers. Food programs provide meals to homeless people and to housed people who are hungry. Some food programs provide hot meals at the site. Others provide grocery bags of food or vouchers to purchase food. There are over 150 sites in Alameda County that provide food for homeless people. Multi-Service Centers (drop-in centers) provide places for homeless people during the day providing on-site services, including homeless people with an address, access to phones, shower, clothing and assistance with other basic needs, as well as referrals to other agencies. There are 36 emergency shelters in the County. Stays in shelters average 45 days and range from 30 days to 6 months. Additional beds are available in the cold weather months at the three winter shelters.

Exiting homelessness requires addressing chronic life issues, such as alcohol and drug (AOD) problems, domestic violence, and saving money to obtain permanent housing. Transitional housing with services such as job training, financial planning assistance and counseling for AOD or mental health issues can provide steps for many to recover from homelessness and to develop life skills that will enable them to move to permanent housing with lower risk of repeated homelessness.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

The following section describes the housing, facilities and services available to groups with specific needs, including the elderly, frail elderly, persons with disabilities, and persons with AIDS. The need for supportive housing and services by these special needs populations exceeds what is currently available.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Consortium residents are experiencing escalating rents and home sale prices, resulting in displacement and a reduction in the availability of affordable housing for special needs populations. Elderly residents have a unique set of housing needs, due to physical limitations, fixed incomes, health care costs, and limited mobility. Unit sizes and accessibility to transit, health care, and other services are important for elderly residents. Housing affordability also represents a key issue for seniors, many of whom are living on fixed incomes.

According to the Alameda County Plan for Older Adults (FY20/24), there are 3,543 subsidized senior housing units in the Consortium area. There are 40,807 senior households in Consortium jurisdictions that are classified as extremely low households making below 30% of AMI. In addition to housing affordability, seniors face challenges in securing adequate housing units that can accommodate mobility and physical limitations.

Persons with disabilities, both physical handicaps and developmental disabilities, have a wide range of housing needs and have significant challenges in securing adequate housing. Some persons with disabilities require homes that are wheelchair-accessible or have grab bars or other accessibility features. Some individuals with disabilities may reside in licensed board and care homes that provide support 24 hours a day, 7 days a week, while others may prefer to receive full-time in-home care in their residence.

For individuals with disabilities who do not earn enough income to pay for market-rate housing costs, housing affordability is a key issue. Those that have Supplemental Security Income (SSI) as their primary or only income source need deeply affordable units in order to afford housing.

According to the 2024 Regional Analysis of Impediments to Fair Housing, disability was amongst one of the top filed complaints of discrimination in the County.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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PLAN_SECTION_ID=[1350402000]>

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Affordable housing development in the form of rental housing and rehabilitation, as well as tenant-based rental assistance and homeowner rehabilitation assistance.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Affordable housing development in the form of rental housing and rehabilitation, as well as tenant-based rental assistance and homeowner rehabilitation assistance.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The barriers to providing affordable housing are based on real estate market and other factors. Affordable housing projects are difficult to build due to the high costs of building materials and even more so now with the effects of the Build America Buy America preference. The cost and limited availability of land in the Consortium contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources.

In March 2025, the Alameda County HOME Consortium updated its *Analysis of Impediments to Fair Housing (AI)*. According to AI, there is great need for affordable housing for families, individuals, and households with special needs within the Consortium; yet, developers of affordable housing and governmental agencies still encounter neighborhood opposition. Neighborhood support and consultation is sought early in the development process so questions about proposed development can be addressed. Neighborhood opposition is often raised on the basis of local land use codes and ordinances, such as what is allowed through local zoning codes and ordinances, parking needs, environmental review, or the loss of property tax due to the property tax exemption, making it difficult to raise a charge of discrimination under the Fair Housing Act.

To work towards community acceptance, developers and jurisdictions have sought to involve the public early on in the development process, through neighborhood meetings, information sessions on housing needs in the community, and field trips to exemplary housing developments. The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing. Several jurisdictions in the Consortium fund an affordable housing campaign by East Bay Housing Organizations which sponsors Affordable Housing Week, held annually in May, offering tours, open houses, media presentations, and information regarding affordable housing.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section is a description of the non-housing community development needs in the HOME Consortium, specifically an economic development market analysis. Some of the areas described are eligible uses of Community Development Block Grant (CDBG) funding as long as they are providing jobs to low-income persons. Each jurisdiction within the Consortium will address this section within their own Consolidated Plan as well.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,545	300	2	0	-2
Arts, Entertainment, Accommodations	14,876	1,200	11	2	-9
Construction	7,842	5,643	6	8	2
Education and Health Care Services	29,530	14,144	22	19	-3
Finance, Insurance, and Real Estate	8,736	4,330	6	6	0
Information	6,809	4,331	5	6	1
Manufacturing	13,933	7,705	10	10	0
Other Services	5,223	3,209	4	4	0
Professional, Scientific, Management Services	19,733	15,871	15	21	6
Public Administration	0	0	0	0	0
Retail Trade	13,559	11,100	10	15	5
Transportation and Warehousing	5,037	1,870	4	3	-1
Wholesale Trade	6,625	4,400	5	6	1
Total	134,448	74,103	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	208,116
Civilian Employed Population 16 years and over	184,931
Unemployment Rate	4.50
Unemployment Rate for Ages 16-24	9.50
Unemployment Rate for Ages 25-65	4.50

Table 41 - Labor Force

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	55,154
Farming, fisheries and forestry occupations	7,376
Service	12,384
Sales and office	39,049
Construction, extraction, maintenance and repair	11,406
Production, transportation and material moving	7,259

Table 42 – Occupations by Sector

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	70,006	52%
30-59 Minutes	45,424	34%
60 or More Minutes	18,265	14%
Total	133,695	100%

Table 43 - Travel Time

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,923	950	6,421

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	23,874	2,835	9,844
Some college or Associate's degree	37,043	2,987	10,965
Bachelor's degree or higher	58,738	2,875	10,872

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	334	1,824	2,424	4,401	4,966
9th to 12th grade, no diploma	2,644	1,907	2,321	4,649	3,231
High school graduate, GED, or alternative	6,416	8,731	7,877	17,964	8,773
Some college, no degree	8,992	9,909	7,119	17,758	6,899
Associate's degree	914	3,867	3,421	6,905	2,433
Bachelor's degree	2,939	14,229	12,861	18,787	6,110
Graduate or professional degree	152	6,868	9,690	13,461	4,431

Table 45 - Educational Attainment by Age

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,000
High school graduate (includes equivalency)	40,000
Some college or Associate's degree	55,000
Bachelor's degree	70,000
Graduate or professional degree	90,000

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

Jan 2025 State of Ca Labor Market Information

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Many of Alameda County's largest employers are located in the cities of Berkeley and Oakland, with the University of California, Kaiser Hospital and Alameda County being the primary employers. This includes the Professional, scientific and Management Services Sector as well as the Education and Health Care Sector. Many of the low income jobs are found in the retail trade sector.

Describe the workforce and infrastructure needs of the business community:

The Association of Bay Area Governments estimates there were approximately 1,103,670 jobs in Alameda County in 2024. Consistent with information on the County's largest employers, Oakland, Fremont, and Hayward comprised the top three job centers in 2024. Oakland accounted for 28% of all employment countywide, while Fremont and Hayward contained 14% and 9% of the County total, respectively.

Employment in Alameda County is projected to increase by 18% between 2020 and 2040, to 2,092,370 jobs. The Consortium is expected to grow slightly less with a projected increase of 15% during the same time period. High job growth, in terms of percentages, is projected for Dublin, but it had small job base in 2024. Nevertheless, Oakland, Fremont, and Berkeley will remain major employment centers within the County. Importantly, 24 of the County's 25 largest employers are within one-quarter mile of a transit station or bus stop.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The East Bay Economic Outlook 2020-24 Report found that the major economic indicators point towards steady growth for Alameda County in the short term. With employment and wages on the rise, consumer confidence is expected to drive up further business activity. While there was a slowdown in the pace of growth, total nonfarm employment and the labor force still increased at a moderate pace, and the region has consistently experienced low levels of unemployment. However, there are significant factors that affect economic growth, including the region's ongoing labor shortages and the lack of housing supply. Home and rent valuations have been on the rise as a result of constrained supply—and with increases in population, this problem will linger unless the rate of supply is changed. Alameda County will continue to grow in the near future due in part to ongoing in-migration and a growing labor market, but eventually the issues of labor scarcity and housing supply will need to be resolved in order to keep the region's economy growing at a healthy pace.

The Deputy Sheriff's Activity League's Food Hub and Mandela Partners will serve the area's food-related start-ups. The Food Hubs will rent out blocks of production time to individual food producers. But,

setting up a retail and/or tech-focused incubator would require public subsidies, including start-up funds for equipment and marketing and on-going funding for rent and operations.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The education levels of the population of the Consortium are varied. An equal number of residents possess a college degree as hold a high school diploma, though more individuals with only a high school degree are unemployed than those with a college degree. The sectors employing the most individuals in the Consortium are “management, business and financial” and “sales and office”. Therefore, more jobs available to individuals who are not college graduates are needed in the Consortium. These jobs need to pay above minimum wage.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The initiatives listed below support the Consortium’s Consolidated Plan by providing the employment training and support to align the Consortium’s residents with its employment opportunities.

Cal Fresh and Supplemental Nutrition Assistance Program Employment and Training (SNAP E&T) provides monthly food benefits to low-income families and individuals.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The most common housing problem for low to moderate-income households in the Consortium is cost burden. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. With 37% of total households in the Consortium are cost burdened or severely cost burdened, this is a pervasive problem throughout the Consortium

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Consortium has a diverse population with no one race comprising a majority in 2014. White persons account for 31.6% of the population, Asian persons represent 23.6% and Hispanics and Latinos represent 30.5% of the population Consortium-wide. Black or African American persons represent 9.2% of the population, followed by a 4.7% who are two or more races, and a very small percent (less than 1% each) made up of a combination of the remaining categories including some other race alone, Native American and Native Hawaiian / Pacific Islander alone.

There are several methods recognized by HUD for defining areas of minority concentration. One method defines areas of minority concentration as census tracts where more than 50% of the population is comprised of a single ethnic or racial group. Under this definition, with regard to racial or ethnic minorities, portions of San Leandro, Hayward, Union City, and Fremont and portions of Dublin, Livermore, and the unincorporated areas have a majority Asian population. Additionally, San Lorenzo, Hayward, Union City, and Livermore have concentrations of Hispanic population under this definition.

Another way to define minority concentration is an area where the percentage of all minorities is at least 20% above the overall percentage for the Consortium-wide minority population percentage.

There are several cities or census designated places in the Consortium where racial or ethnic minorities are considered concentrated within the Consortium. With an Asian population in the Consortium of 23.6% overall, the jurisdictions of Fremont (52.6%) and Union City (51%) have concentrations of this population of more than 20% of the overall Consortium.

The census designated place of Cherryland has a Hispanic/Latino population of 55%, more than double the 23.9% population of the Consortium as a whole. Additionally, the census designated place of Ashland has a Hispanic/Latino population of 45%.

With regard to income, if concentration is similarly defined as 20% above the overall Consortium-wide percentage, only Ashland (57.8%) and Cherryland (56.2%) have low-income populations 20% higher than the Consortium-wide percentage of 33.2%.

What are the characteristics of the market in these areas/neighborhoods?

The market characteristics in these neighborhoods are in many ways similar to the market characteristics of the Consortium as a whole. In the past few years, there has been a sharp increase in home values reflected throughout the County to varying degrees. While rising home values are good news for those who are already homeowners, it often makes housing more expensive for renters and, of course, for those seeking to attain homeownership. Recent data from the California Association of Realtors indicates that more investors are purchasing properties (as opposed to purchasers who intend to reside in the property). Increasing home values will tend place upward pressure on rents. Rent have increased at a faster pace than home values, creating a migration of lower income people to seek more affordable areas, often in other counties.

Are there any community assets in these areas/neighborhoods?

These areas do have community assets, including community centers, parks, and other public facilities.

Are there other strategic opportunities in any of these areas?

The strategic opportunities in these areas align with the strategies of the Consolidated Plan as a whole.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

High speed internet connection providers provide user access to on-line content including websites, tv shows, video conferencing, cloud services and voice conversations. The majority of internet access devices include personal computers, smart phones, or tablets. The City of San Leandro's Fiber Master Plan 2017 found that 30% of their residents with incomes of less than \$10,000 had internet access, 45% at incomes of \$10,000-\$19,000, 65% at incomes of \$20,000-\$34,999 and 75% of the residents with incomes between \$35,000-\$50,000 had internet access. These numbers are similar throughout the HOME Consortium. Approximately 104,000 people in Alameda County do not have access to any wireless internet. All new construction of housing units in California require hardwired internet connections in the units. Additionally, there are personnel computers with internet access located in area library's, senior center and community centers.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are 289 internet providers in California. Approximately 95% of Alameda County residents are served by multiple wireless providers with broadband speed. This is not an issue in Alameda County.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to the Climate Change and Health Profile – Alameda County (Feb 2017). The temperature will increase by 2°F; there will be a moderate decline in annual rainfall, sea level/Bay level will raise; fire hazard zones will increase, and wildlife will decrease.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The temperature increase will lead to greater emissions which will lead to greater asthma risk. The cost of housing will increase to mitigate all risks. Fire hazards zones expanding and bay levels raising will compress the land available to build housing increasing the costs and lowering the supply. Extreme weather events lead to greater exposure to toxic materials and widespread social and economic disruption including disruption to the infrastructure supporting health services and general economic well-being. Economic disruption can lead to income loss, income insecurity, food insecurity, housing insecurity and mental health problems.

The COVID-19 pandemic has caused loss of life, economic disruption, income loss, income insecurity, food insecurity, housing insecurity and health problems.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The HOME Consortium's Strategic Plan will identify the priority needs of the Consortium and describe strategies that the Consortium will undertake to serve the priority needs. The priorities were developed from the analysis in the Needs Assessment and Market Analysis, in addition to community input.

The Consortium updated its Analysis of Impediments to Fair Housing Choice (AI) in January 2024. The AI identified strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing. Policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The housing needs strategy was developed by analyzing the characteristics of the housing market; particularly how the Consortium could use HOME and CDBG funds for rental assistance, production of new units, rehabilitation of existing units, and acquisition of existing units. The three Public Housing Agencies in the Consortium (Alameda County, City of Alameda and City of Livermore Housing Authorities) were consulted to develop the plan to meet the needs of public housing residents and public housing developments. The Alameda County Healthy Homes Department was consulted for strategies to evaluate and reduce lead-based paint hazards. The Alameda County' Continuum of Care, was consulted for assistance in developing the plan for reducing and ending homelessness. These activities will primarily be funded with Emergency Solutions Grant, HOME Tenant-Based Rental Assistance and CDBG Funds.

The Consortium's Strategic Plan will estimate the HOME, CDBG and ESG resources that will be available to address the Consortium's priority needs. HOME and ESG resources are reported on a Consortium level.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Consortium-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Urban County-wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
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General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Describe the basis for allocating investments geographically within the state

For many programs using CDBG funds, such as residential or business rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the CDBG Program Final Rule in these instances, the Consolidated Plan must identify who may apply for assistance, the process by which the grantee will select those to receive assistance, and how much and under what terms the assistance will be given.

Alameda County HCD administers a Minor Home Program using CDBG funds for several jurisdictions in the Urban County. This program is delivered by the Alameda County Community Development Agency Healthy Homes Department. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods of low and moderate income people living in the Urban County. To that end, the program provides grants to qualifying properties and owners to provide a variety of minor home repairs, mobile home repairs, and accessibility improvements.

The Emergency Solutions Grant (ESG) is allocated to the Urban County on a formula basis. All activities to be undertaken are intended and open to serve eligible homeless individual and families living in the Urban County area. COVID-19 CARE funds will focus on providing motel vouchers to homeless individuals who need a safe place to isolate and rental assistance to people to keep them from becoming homeless.

HOME Investment Partnership funding is allocated to the jurisdictions within the Alameda County HOME Consortium on a formula basis. HOME funds are distributed throughout all parts of the HOME Consortium. All activities to be undertaken are intended and open to serve eligible households living in the Consortium. The COVID-19 response is to continue to provide rental assistance with FY24 CHDO and Urban County HOME funds through a Consortium-wide TBRA program.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	Consortium-wide Urban County-wide
	Associated Goals	Housing Rental Assistance
	Description	Goal 1: Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair. Goal 2: Reduction of Housing Discrimination through provision of fair housing and landlord/tenant services.

	Basis for Relative Priority	<p>Goal 1: Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair.</p> <p>Goal 2: Reduction of Housing Discrimination through provision of fair housing and landlord/tenant services.</p>
2	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Consortium-wide Urban County-wide
	Associated Goals	Housing Homeless
	Description	Goal 1: Use resources to end homelessness by funding and supporting homeless services programs.
	Basis for Relative Priority	Reducing homelessness is a high priority for the Consortium and is based on the EveryOne Home Plan (CofC) to end Homelessness.
3	Priority Need Name	Supportive Housing
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Consortium-wide Urban County-wide
	Associated Goals	Housing Rental Assistance Supportive Housing Homeless
	Description	Goal 1: Increase the availability of services enriched housing for persons with special needs by supporting acquisition and new construction of housing units.
	Basis for Relative Priority	Many of the homeless population also have supportive housing needs.
4	Priority Need Name	Community Development
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Consortium-wide Urban County-wide
	Associated Goals	Community Development Public Services
	Description	<p>Goal 1: Make improvements, including ADA accessibility and rehabilitation to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.</p> <p>Goal 2: Fund economic development, micro-enterprise and on-the-job training.</p> <p>Goal 3: Support the public services program for low-income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis."</p>
	Basis for Relative Priority	Many priorities are identified as a quality of life issues for neighborhoods residents.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant Based Rental Assistance is a potential avenue for funding and a priority based on the significant number of extremely low, low and moderate income households in the HOME Consortium that experience cost burden and severe cost burden.
TBRA for Non-Homeless Special Needs	Tenant Based Rental Assistance is an option to address non-homeless special needs.
New Unit Production	New unit development will be prioritized in low-to moderate-income areas and areas already served by infrastructure, like water, sewer, and transportation services and facilities.
Rehabilitation	Rehabilitation is a priority because more than 138,000 housing units in the Consortium have one of the conditions defined as a Housing Problem
Acquisition, including preservation	Acquisition and preservation remain a priority to encourage affordable home ownership.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Consortium will primarily use CDBG, HOME Investment Partnership, and ESG program funds to accomplish specific objectives in the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,998,590	152,539	0	2,151,129	7,994,000	CDBG funds will be used in accordance with the priority needs adopted by the Consolidated Plan

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,518,220	349,402	0	2,867,623	10,072,881	HOME funds will be used in accordance with the priority needs adopted by the Consolidated Plan
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	188,410	0	0	188,410	751,590	ESG funds will be used in accordance with the priority needs adopted by the Consolidated Plan

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the County plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage County funds.
- Include leveraging as a goal to the maximum extent possible in County funding application review process.
- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation with the Minor Home Repair Program.
- Continue participation in programs to support affordable homeownership.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

Matching requirements must be satisfied in the following federal entitlement housing programs: the HOME Program and the Emergency Solutions Grant Program. A variety of non-federal sources may be used for the HOME match requirements, which requires that \$0.25 be “permanently contributed” to the HOME Program or to HOME-assisted projects for every HOME dollar spent. This requirement applies to the program as a whole, not to individual projects. The liability for matching funds occurs when the HOME Consortium actually draws down HOME funds from HUD. Sources of HOME match include cash or cash equivalents from a non-federal source, value of waived taxes or fees, value of donated land or real property, a portion of housing bond proceeds, and the cost of infrastructure improvements, among others.

The Emergency Solutions Grant Program (ESG) requires a dollar-for-dollar match with locally generated funds. The local funds may come from HCD, other federal, state and local grants and from in-kind contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

The County will evaluate match requirements for each program requiring match and determine potential match sources. Some match sources may come from local affordable housing trust funds, housing bond proceeds, the value of waived local fees or permits, foregone property tax

revenue, local road funds, private donations, services funded by service providers, the State, County, or foundations, other local agency funds, and publicly owned land.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

According to ABAG's *Projections 2009* the total area of Alameda County is 525,338 acres. Twenty-six percent (120,800 acres) of the total area is currently developed; 74,074 acres in residential use, 20,213 acres in commercial, 14,808 acres in industrial use and 1,461 acres in mixed-use. Of this amount only 34,900 acres (7%) are available for development; 23,000 acres are zoned for residential; 11,900 for Commercial/Industrial. ABAG is projecting that in the future 362 acres per year will be developed for Greenfield remediation.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ALAMEDA COUNTY HOUSING & COMMUNITY DEVELOPMENT	Government	Economic Development Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between service providers, particularly those addressing housing needs of the homeless, special needs populations, and housing providers. The Urban County Technical Advisory Committee (TAC) comprised of staff from the individual jurisdictions in the Urban County, meets bi-monthly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X		
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Key stakeholders include Alameda Health System (public hospital and clinics), Highland Hospital, Alameda County Health Care Services Agency (Health Care for the Homeless Program, Public Health and Office of AIDS Administration), Alameda Alliance for Health (managed Medicaid plan), Alameda County Social Services Agency (SSA), Lifelong Medical Care (and other FQHCs), Sutter Hospitals, East Oakland Community Project (medical respite), Berkeley Food and Housing Project (medical respite), and Bay Area Community Services (medical respite).

Health care, social services, probation and corrections work to ensure clients are not discharged into homelessness. Behavioral health care, social services, and probation have rapid re-housing programs which assist their participants to exit to and/or maintain stable housing. ESG funds are used for rapid re-housing and a small portion is used for shelter diversion, providing resources at the front door to shelter to avoid an entry whenever possible. Housing specialists are used in conjunction with rental assistance to support vulnerable households in overcoming these barriers through advocacy with landlords on income amounts and sources as well as ensuring accessibility through reasonable accommodation. TANF funds assist families to keep or obtain permanent housing.

Alameda County has used Mental Health Services Act funding to develop hundreds of PSH units and spends \$5 million annually to provide short and long-term housing subsidies for homeless individuals with serious mental health issues. The Trust Clinic (Oakland) is designed to fast track eligible disabled General Assistance recipients to SSI incomes. It is a partnership of Health Care for the Homeless (which provides housing services assistance, health care and disability verification), Behavioral Health Care Services, Social Services Agency, and the Homeless Action Center (which provides the SSI advocacy). Homeless Action Center helps participants obtain/maintain General Assistance as well as gain SSI. Rubicon Programs provides employment services in Berkeley and Hayward.

Health Care Services Agency ensures that all eligible participants are enrolled in Medicaid or Medicare. Alameda County “pre-enrolled” over 41,000 of estimated 55,000 eligible individuals in Medicaid, hundreds who experienced homelessness through a state and federally-sponsored Low Income Health Program designed to prepare county health systems for Affordable Care Act changes. They were provided with information and resources related to the expansion of health insurance coverage and organizations are now health insurance enrollment sites. The Health Care Services Agency has applied for funds for additional outreach and enrollment resources for homeless persons. Case managers will continue to assist participants to secure SNAP and other non-cash benefits.

Persons are not routinely discharged from health care facilities into homelessness; a variety of health care institutions work to reduce discharges into homelessness. The County has established two medical respite programs for individuals being discharged from local hospitals. Care transition initiatives with two of the area’s major hospitals have resulted in improved discharge planning efforts.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The service delivery system for persons experiencing homelessness is strong in the areas of helping persons to access mainstream benefits, both cash and non-cash assistance, and the provision of short term rental assistance. For example, the County has applied for assistance in enrolling newly qualified homeless persons for Medicaid and has been using emergency shelter and drop-in center staff to assist clients in applying for SSI, TANF and SNAPs. Recently, the resources to assist persons to move into scattered-site permanent housing with Rapid Rehousing rental assistance have increased by \$5 Million using County General Funds and Support Services for Veteran Family funds. The rapidly tightening rental market has made this assistance harder to use and work with private landlords is a constant need. Alameda County has two employment programs targeted directly to homeless persons which serve up to 400 people annually. Discharge planning is an emerging strength with housing assistance starting much more in advance of release dates. Agreements with the County jail, the foster care system and several local hospitals have housing specialists working with people at risk of homelessness months or even years (in the case of foster youth) ahead of their scheduled exit from those systems of care. Street outreach and shelter diversion are the largest gaps in our system. The county does have street outreach programs, but with an unsheltered point-in-time count of over 2,000, the resources are inadequate. The Alameda County Health Care Services Agency is working to expand street outreach over the next two years. This county has not historically had strong shelter diversion but is working to expand and put additional programs in place over the next several years. Analysis of the homeless population indicates that approximately 25% of persons enter the system from housing with family and friends and the same proportion exit homelessness to that same resource. Our continuum is exploring strategies that could assist those households to stabilize housing with family and friends and thus reduce entry into homelessness altogether.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between housing providers and service providers, particularly those addressing housing needs of the homeless and special needs populations. The Urban County Technical Advisory Committee (TAC) comprised of staff from the individual jurisdictions in the Urban County, meets bi-monthly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

The primary gaps facing the Urban County jurisdictions in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are also limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Urban County jurisdictions will continue efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies. The Urban County has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs. In addition, Urban County jurisdictions have participated in the larger homeless and special needs housing initiatives (the EveryOne Home Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2029	Affordable Housing	Consortium-wide	Housing Homelessness Supportive Housing	CDBG: \$1,600,000 HOME: \$7,300,000	Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 350 Household Housing Unit
2	Rental Assistance	2025	2029	Affordable Housing	Consortium-wide	Housing Supportive Housing	HOME: \$3,960,000	Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted
3	Supportive Housing	2025	2029	Affordable Housing Homeless	Consortium-wide	Supportive Housing	HOME: \$825,000	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted
4	Homeless	2025	2029	Homeless	Urban County-wide	Homelessness Supportive Housing	ESG: \$940,000	Homeless Person Overnight Shelter: 750 Persons Assisted
5	Community Development	2025	2029	Non-Housing Community Development	Urban County-wide	Community Development	CDBG: \$6,394,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services	2025	2029	Non-Housing Community Development	Urban County-wide	Community Development	CDBG: \$1,998,500	Public service activities other than Low/Moderate Income Housing Benefit: 7850 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	Funds will be used to construct affordable rental housing; rehabilitate affordable rental housing and homeownership minor home repair.
2	Goal Name	Rental Assistance
	Goal Description	HOME funds are used for tenant-based rental assistance programs and rapid rehousing programs for low-income HOME Consortium residents.
3	Goal Name	Supportive Housing
	Goal Description	Provides tenant-based rental assistance to individuals and families transitioning out of homelessness.
4	Goal Name	Homeless
	Goal Description	ESG funds will be used to provide emergency shelter services to homeless individuals in the Urban County.
5	Goal Name	Community Development
	Goal Description	CDBG funds will be used capital projects in the Urban County

6	Goal Name	Public Services
	Goal Description	Public Services for the Urban County

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

300 units of new housing will be constructed; 100 units of rental units will be rehabilitated; 1,000 families will receive tenant-based rental assistance and 10 homeowners will receive housing rehabilitation assistance. All will be low or extremely low income.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

None of the three public housing authorities (Alameda County, City of Alameda and City of Livermore) in the Consortium area have a Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The barriers to providing affordable housing are based on real estate market and other factors. Affordable housing projects are difficult to build due to the high costs of building materials and even more so now with the effects of the Build America Buy America preference. The cost and limited availability of land in the Consortium contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources.

In March 2025, the Alameda County HOME Consortium updated its *Analysis of Impediments to Fair Housing (AI)*. According to AI, there is great need for affordable housing for families, individuals, and households with special needs within the Consortium; yet, developers of affordable housing and governmental agencies still encounter neighborhood opposition. Neighborhood support and consultation is sought early in the development process so questions about proposed development can be addressed. Neighborhood opposition is often raised on the basis of local land use codes and ordinances, such as what is allowed through local zoning codes and ordinances, parking needs, environmental review, or the loss of property tax due to the property tax exemption, making it difficult to raise a charge of discrimination under the Fair Housing Act.

To work towards community acceptance, developers and jurisdictions have sought to involve the public early on in the development process, through neighborhood meetings, information sessions on housing needs in the community, and field trips to exemplary housing developments. The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing. Several jurisdictions in the Consortium fund an affordable housing campaign by East Bay Housing Organizations which sponsors Affordable Housing Week, held annually in May, offering tours, open houses, media presentations, and information regarding affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

HOME Consortium jurisdictions impose development fees or in-lieu fees on residential development. To facilitate the development of affordable housing in the jurisdictions, some cities will waive their development fees on affordable units and some cities will impose in-lieu fees on market-rate developments, which can create affordable housing funds. Cities will allow for modifications in the project plans, such as reduced parking requirements for affordable housing projects. The partial or total waiver of development fees and the ability to reduce such requirements as parking provide an incentive for developers to build affordable housing by decreasing per unit costs. To encourage the development of affordable housing, jurisdictions have adopted or revised various local ordinances that impact the development or maintenance of affordable housing including inclusionary housing zoning, density bonus, secondary unit, condominium conversion, and mobile home ordinances. The process of revising General Plans, including the Housing and Land Use Elements, and Area-Specific Plans, allows for reduction of policies that negatively impact the provision of affordable housing and encourage other

policies that promote development which is both high-quality and cost-effective. Some jurisdictions' Housing Elements have policies to encourage rezoning of non-residential land to residential uses, which increases the supply of land. This is particularly beneficial in areas which are built-out. Other local planning policies which allow flexibility in design and densities create additional incentives for developers to build affordable housing that is cost-effective.

Legislation allowing waiver of property taxes for low income housing increases the economic viability by reducing operating expenses. California Welfare Exemption applies to housing serving lower income households owned by nonprofit corporations. It applies to housing in which at least 20% of the occupants earn incomes which do not exceed 80% of the area median income and rents are no more than 30% of this income level, housing financed with tax-exempt mortgage revenue bonds or other public loans or grants, and housing utilizing the low income housing tax credit. Local permitting processes can delay the production of housing and increase the overall costs of development, creating a disincentive to produce affordable housing. Some jurisdictions are making an effort to streamline and simplify the permitting processes so that development schedules and costs may be decreased. Jurisdictions also periodically review the fee structures to ensure that it meets State requirements but are not unnecessarily increasing the cost of housing production.

Developers of affordable housing and government agencies involved in supporting affordable housing encounter neighborhood opposition to low income housing which can stall implementation and impede the provision of affordable housing to needy families and individuals. In response to concerned neighbors, developers and cities seek to involve the public early in the development process, through neighborhood meetings, information sessions on housing needs in the community, and/or field trips to exemplary affordable housing developments.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Eden I&R continues to provide county-wide information and referral for people experiencing housing instability and homelessness through Alameda County's 2-1-1 system. Housing Resource Centers distributed throughout the county have regular telephone and drop-in hours where people experiencing homelessness can obtain housing problem solving and assessment services. As well, domestic violence service providers offer 24-hour hotline support for homeless households that are fleeing domestic violence.

Fourteen organizations provide regular street outreach to homeless people, including specialized outreach to homeless youth and veterans as well as mobile health and mental health services. Street outreach programs focus on serving unsheltered people living on the streets, encampments, or other places not meant for human habitation. Outreach provides immediate services to meet basic needs for hygiene and food assistance as well as links to ongoing services and shelter/housing. Outreach teams are knowledgeable of mainstream resources and make connections to financial benefits, transportation employment assistance, and medical and dental services.

Addressing the emergency and transitional housing needs of homeless persons

Currently, stays in crisis shelter programs averages 95 days for program leavers. This means that on average shelter beds serve a maximum of 4 people each year. The Consortium has focused on increasing the amount of permanent supportive housing as well as transitional housing available through the use of HOMEKey funds and HOME-ARPA.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Alameda County's Homelessness and Housing division collaborate with the local veteran's administration to streamline the referral and assessment process for chronically homeless veterans to access VASH vouchers. The 2024 Housing Inventory Count shows 415 VASH units in Alameda County. The SSVF program provides rapid re-housing and shallow subsidies to veteran families.

HCD and the CoC collaborate to expand housing opportunities by working to ensure that each community contributes to the creation of permanent housing that is affordable and accessible. Collaboration will continue with local housing authorities to increase the number of vouchers available to homeless households.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Strategies for preventing homelessness include:

- Housing problem solving with flexible financial resources that can be accessed as needed (not once in a lifetime).
- Shallow subsidies that are renewable based on the household's income.

Alameda County will continue to implement a program using State funds at the County level that uses rapid rehousing strategies to assist homeless individuals leaving State correctional facilities to avoid homelessness.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Alameda County Community Development Agency's Healthy Homes Department will continue to make low-income housing with young children lead-safe by providing technical assistance to renters and property owners, training and completing lead safe repairs. The Department will continue to coordinate with agencies and community-based organizations to bring additional health and safety resources and healthy housing principles. No new programs are being considered for the five-year period to reduce lead-based paint hazards in as much as the City's housing stock is generally young (post-1978) and in good condition. Mitigations are currently implemented on an as needed basis in conjunction with County administered Minor Home Repair Program activities. Efforts will be made to continue collaboration with the cities and the Alameda County Lead Hazard Prevention Program on marketing and outreach in the Tri-Valley area.

How are the actions listed above related to the extent of lead poisoning and hazards?

Older properties have a higher likelihood of containing lead-based paint, and low-income households occupied by children under six are at highest risk of exposure. The Healthy Homes Department has over 30 years of experience in case management lead-poisoned children and has processes in place to enroll eligible properties associated with lead exposed children. The Healthy Homes Department will work with partners and city rehabilitation programs to bring additional resources to these families, promote enrollment in the lead hazard control grant, and provide information on lead safety and healthy housing. Newer housing stock (post-1978) is relatively new and lead poisoning and hazards needing mitigations occur in very rare occasions.

How are the actions listed above integrated into housing policies and procedures?

The Healthy Homes Department continues to provide trainings and presentations on lead safety and healthy housing to property owners, property managers, health professionals and contractors in Alameda County. The Department also provides education to parents of lead poisoned children, medical providers, building officials and social service agencies to incorporate healthy housing principles. Additionally, actions to address lead poisoning and lead-based paint hazards are addressed routinely through ongoing application of the Uniform Building Code and by specific policies and procedures within the City's Housing Rehabilitation Program (HRP). Habitat for Humanity, the City's HRP administrator, is lead certified and includes lead inspection for any properties where lead poisoning is a potential hazard.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Low income families have difficulty securing housing without income supports and/or housing assistance. Many times, they also do not have additional income to pay for other needs such as food, childcare, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2010 Census, 16% (14,092) of the Urban County's population was low income; 8,967 households (10%) were very low income (50% or below median household income) and 15,025 households (17%) were extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was \$55,946. In 2019, it was \$111,700. This is over a 100% increase in 19 years. Many lower income families are not keeping pace when incomes rise.

Many low or no-income families or individuals that are living in poverty critically need income supports. Income supports include a number of federal, state and locally funded programs to provide these families or individuals with income to live on. The largest program nationally, Temporary Assistance to Needy Families (TANF), provides income to poor families. The amount of assistance depends on the size of the family; however, it is still not enough to move the family out of very low income levels. An income program that provides support for disabled people unable to work is Supplemental Security Income (SSI). Low or no-income adults who are not eligible for TANF or SSI may receive locally funded General Assistance (GA).

Some of the public services programs provided in the Consortium through the CDBG program are intended to support the service needs of very low income families and individuals, such as the City of Dublin program which provides weekend lunches for families with children who participate in the school lunch program during the weekday, and the Meals on Wheels program that is funded in several jurisdictions which provides meals to low income seniors.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and groups overseeing these efforts on an inter-jurisdictional basis. These groups, including the HOME Consortium and Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the HOME Consortium. Non-housing community development programs within the Consortium have focused coordination on community development including infrastructure improvements, economic development, accessibility improvements or childcare.

The Shelter Plus Care and the Supportive Housing Program serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Consortium jurisdictions are working to implement the EveryOne Home Plan, which includes representatives from local jurisdictions, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business and labor representatives, education and health care professionals.

The Workforce Investment Board emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. It complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The Self-Sufficiency Centers provide employment services, transportation, childcare, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans. The program encourages community partnerships to leverage and maximize funds, prevent duplication of service delivery, and develop the capacity of the community to sustain a safety-net for an expanding population.

The HOME Program provides rental housing projects to assist households earning 60% or less of area median income. Priority considerations are given to proposals that include income targeting to households earning less than 30% of area median income, a target group that includes households living in poverty. Housing developments targeted to families and individuals in this income group often have a social services component to assist the households with other needs such as job training, skill building, case management, and subsidized childcare.

Compliance with Section 3 of the Housing Act of 1968 is required in connection with many Alameda County HCD and Urban County contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing. HCD has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

HCD monitors subrecipient jurisdictions in the HOME Consortium for compliance with HOME regulations and in the Urban County for compliance with CDBG regulations. Jurisdictions are monitored every 3 years, with the next monitorings scheduled for FY 25/26.

HCD's Asset Management Team conducts project monitorings. The first step involves a desk review of the property's annual occupancy, compliance, and financial reports, financial audit and supporting property management documents. The second step is a one-hour conference call with the Property Manager and/or Property Supervisor to review the property's practices in regard to annual inspections, maintenance, annual re-certifications, and other relevant topics. The third step is a review of a sample of HCD-restricted unit files at the project. After the review is finished, a Monitoring Report is written, and Project staff upload responses to the report for approval by County staff. A close-out letter is sent to the project after all responses are approved by County staff.

Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. The HOME Consortium utilizes local Building Inspectors for on-site inspection to determine whether the property and HOME units are properly constructed at project completion. These projects are then re-inspected after one year to see if the property continues to meet local building habitability standards. For each inspection visit, the jurisdiction must determine how many HOME-assisted units must be inspected in the project (on-site items to be inspected include: site, building exterior, building systems, and common areas).

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Consortium will primarily use CDBG, HOME Investment Partnership, and ESG program funds to accomplish specific objectives in the next five years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,998,590.00	152,538.69	0.00	2,151,128.69	7,994,000.00	CDBG funds will be used in accordance with the priority needs adopted by the Consolidated Plan

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,518,220.25	349,402.25	0.00	2,867,622.50	10,072,881.00	HOME funds will be used in accordance with the priority needs adopted by the Consolidated Plan
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	188,410.00	0.00	0.00	188,410.00	751,590.00	ESG funds will be used in accordance with the priority needs adopted by the Consolidated Plan

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the County plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage County funds.
- Include leveraging as a goal to the maximum extent possible in County funding application review process.
- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation with the Minor Home Repair Program.
- Continue participation in programs to support affordable homeownership.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

Matching requirements must be satisfied in the following federal entitlement housing programs: the HOME Program and the Emergency Solutions Grant Program. A variety of non-federal sources may be used for the HOME match requirements, which requires that \$0.25 be “permanently contributed” to the HOME Program or to HOME-assisted projects for every HOME dollar spent. This requirement applies to the program as a whole, not to individual projects. The liability for matching funds occurs when the HOME Consortium actually draws down HOME funds from HUD. Sources of HOME match include cash or cash equivalents from a non-federal source, value of waived taxes or fees, value of donated land or real property, a portion of housing bond proceeds, and the cost of infrastructure improvements, among others.

The Emergency Solutions Grant Program (ESG) requires a dollar-for-dollar match with locally generated funds. The local funds may come from HCD, other federal, state and local grants and from in-kind contributions such as the value of a donated building, supplies and equipment, new staff services, and volunteer time.

The County will evaluate match requirements for each program requiring match and determine potential match sources. Some match sources may come from local affordable housing trust funds, housing bond proceeds, the value of waived local fees or permits, foregone property tax

revenue, local road funds, private donations, services funded by service providers, the State, County, or foundations, other local agency funds, and publicly owned land.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

According to ABAG's *Projections 2009* the total area of Alameda County is 525,338 acres. Twenty-six percent (120,800 acres) of the total area is currently developed; 74,074 acres in residential use, 20,213 acres in commercial, 14,808 acres in industrial use and 1,461 acres in mixed-use. Of this amount only 34,900 acres (7%) are available for development; 23,000 acres are zoned for residential; 11,900 for Commercial/Industrial. ABAG is projecting that in the future 362 acres per year will be developed for Greenfield remediation.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing	2025	2029	Affordable Housing	Consortium-wide Urban County-wide	Housing	CDBG: \$319,774.00 HOME: \$1,463,590.00	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 80 Household Housing Unit
2	Rental Assistance	2025	2029	Affordable Housing	Consortium-wide	Housing	HOME: \$791,896.00	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
3	Supportive Housing	2025	2029	Affordable Housing Homeless	Consortium-wide	Housing	HOME: \$165,363.00	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
4	Homeless	2025	2029	Homeless	Urban County-wide	Housing	ESG: \$188,410.00	Homeless Person Overnight Shelter: 150 Persons Assisted
5	Community Development	2025	2029	Non-Housing Community Development	Urban County-wide	Community Development	CDBG: \$1,752,936.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 617 Persons Assisted
6	Public Services	2025	2029	Non-Housing Community Development	Urban County-wide	Community Development	CDBG: \$245,654.00	Public service activities other than Low/Moderate Income Housing Benefit: 1570 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	Funds will be used to construct affordable rental housing; rehabilitate affordable rental housing and homeowner minor home repair.
2	Goal Name	Rental Assistance
	Goal Description	HOME funds will be used for tenant-based rental assistance programs and rapid rehousing programs for low-income HOME Consortium residents.
3	Goal Name	Supportive Housing
	Goal Description	Programs will provide tenant-based rental assistance to individuals and families transitioning out of homelessness.
4	Goal Name	Homeless
	Goal Description	ESG funds will be used to provide emergency shelter services to homeless individuals in the Urban County.
5	Goal Name	Community Development
	Goal Description	CDBG funds will be used for capital projects in the Urban County.
6	Goal Name	Public Services
	Goal Description	Public services for the Urban County.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This section describes individual activities to be funded with FY2025/2026 Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME funding. This section also includes a description of how the jurisdiction will ensure geographic distribution of its resources, the process by which assistance will be distributed in the case that an activity location is currently unknown (e.g., residential rehabilitation programs), activities benefiting homeless and other special needs populations, and other local or state programs being used to further the jurisdiction's housing and community development goals.

The Consortium's HOME funds will be used for a variety of purposes including acquisition, rehabilitation, and new construction of housing, tenant-based rental assistance, and administration. Fifteen percent of the FY25 HOME allocations will be set aside for community housing development organizations (CHDOs) per HUD requirements. The majority of HOME funds will support projects developed by a variety of types of nonprofit housing developers.

#	Project Name
1	HOME Project Admin
2	HOME Tenant-Based Rental Assistance
3	HOME Rental Housing Production
4	HESG Admin and Projects
5	CDBG Admin
6	CDBG Public Services
7	CDBG Community Development
8	CDBG Economic Development
9	Single Family Rehabilitation
10	Single Family Rehab Project Delivery

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are based on the Consolidated Plan. There are a number of barriers to providing affordable housing in the Urban County, based on real estate market and non-market factors.

Affordable housing projects are difficult to build due to the high cost of building materials. The cost and limited availability of land in many parts of the Urban County contribute to high development costs.

Affordable housing developments generally require multiple funding sources from public and private sources. HUD's cap of 15% of the allocation for public services is an obstacle for providing supportive services to homeless population, especially in the smaller Urban County cities.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME Project Admin
	Target Area	Consortium-wide
	Goals Supported	Housing Rental Assistance Supportive Housing
	Needs Addressed	Housing Homelessness Supportive Housing
	Funding	HOME: \$251,822.00
	Description	General program admin for the HOME Consortium; National Objectives: Low/Mod Housing
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 people
	Location Description	HOME Consortium
	Planned Activities	Administrating HOME program for FY25
2	Project Name	HOME Tenant-Based Rental Assistance
	Target Area	Consortium-wide
	Goals Supported	Rental Assistance Supportive Housing Homeless
	Needs Addressed	Housing
	Funding	HOME: \$885,020.00
	Description	Tenant-Based Rental Assistance (TBRA) payments for low-income families. Matrix Code: 05S; National Objectives: LMH, URG
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	15 extremely low-income youth, 58 extremely low-income households, 35 low-income households, 4 moderate income household.

	Location Description	County-wide
	Planned Activities	Tenant-Based Rental Assistance (TBRA) payments for low-income families.
3	Project Name	HOME Rental Housing Production
	Target Area	Consortium-wide
	Goals Supported	Housing Supportive Housing Homeless
	Needs Addressed	Housing
	Funding	HOME: \$1,422,509.00
	Description	Promote the production of affordable rental housing. Matrix Code: 12; National Objectives: LMH, URG
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 families for new construction and 20 families for rental rehab
	Location Description	Consortium-wide
	Planned Activities	
4	Project Name	HESG Admin and Projects
	Target Area	Urban County-wide
	Goals Supported	Housing Homeless
	Needs Addressed	Homelessness
	Funding	ESG: \$188,410.00
	Description	Administrative funds: \$14,130 (7.5%), and project funds for Rapid Rehousing services \$61,280 and Shelter services \$113,00 (59.98%). Matrix Code(s): 06- Rapid Rehousing, 03T - Shelter Services; National Objectives: LMA, LMC, URG
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	150 shelter beds
	Location Description	Urban County-wide
	Planned Activities	Administrative funds: \$14,130 (7.5%), and project funds for Rapid Rehousing services \$61,280 and Shelter services \$113,00 (59.98%) Rapid rehousing and support for shelter services at First PResbyterian Church of Hayward Shelter located at 2490 Grove Way, Castro Valley, CA 94546.
5	Project Name	CDBG Admin
	Target Area	Urban County-wide
	Goals Supported	Community Development Public Services
	Needs Addressed	Community Development
	Funding	CDBG: \$399,700.00
	Description	FY25 Admin for Alameda County and Urban County Cities; Matrix Code: 21A; No national objectives
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 low-income families
	Location Description	Urban County-wide
	Planned Activities	FY25 Admin for Alameda County and Urban County Cities
6	Project Name	CDBG Public Services
	Target Area	Urban County-wide
	Goals Supported	Public Services
	Needs Addressed	Community Development
	Funding	CDBG: \$245,582.00

	Description	Programs for low-income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis". Matrix Code: 05A-05Y (upon selection of programs through competitive process); National Objectives: LMC, URG
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1,570 low income people
	Location Description	Urban County-wide
	Planned Activities	Programs for low-income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis".
7	Project Name	CDBG Community Development
	Target Area	Urban County-wide
	Goals Supported	Community Development
	Needs Addressed	Community Development
	Funding	CDBG: \$1,033,444.00
	Description	Improvements, including ADA accessibility and rehabilitation to public facilities, such as curb cuts and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers. Matrix Code: 03A-03Z (pending applications from competitive process; National Objectives: LMA, LMC, URG
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	617 low-income families
	Location Description	Urban County-wide
	Planned Activities	Improvements, including ADA accessibility and rehabilitation to public facilities, such as curb cuts and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers.

8	Project Name	CDBG Economic Development
	Target Area	Urban County-wide
	Goals Supported	Community Development
	Needs Addressed	Community Development
	Funding	:
	Description	Economic development, micro-enterprise and on-the-job training. This activity is not being funded in FY25/26. Matrix Code: 18C; National Objective: LMA, LMC, LMCMC, LMJ, URG
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	Unincorporated County
	Planned Activities	Economic development, micro-enterprise and on-the-job training.
9	Project Name	Single Family Rehabilitation
	Target Area	Consortium-wide Urban County-wide
	Goals Supported	Housing Supportive Housing
	Needs Addressed	Housing
	Funding	CDBG: \$255,819.00 HOME: \$41,131.00
	Description	Minor Home Repair Program for CDBG and homeowner rehabilitation for HOME; Matrix Code: 14A; National Objective: LMH, URG
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	82 low-income families
	Location Description	City of Pleasanton for HOME funds and Urban County-wide for CDBG funds.

	Planned Activities	Minor Home Repair Program for CDBG and homeowner rehabilitation for HOME
10	Project Name	Single Family Rehab Project Delivery
	Target Area	Urban County-wide
	Goals Supported	Housing
	Needs Addressed	Housing
	Funding	CDBG: \$63,955.00
	Description	Project delivery costs associated with single family rehabilitation; Matrix Code: 14A; National Objective: LMH, URG
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 low-income families
	Location Description	Urban County
	Planned Activities	Project delivery costs associated with single family rehabilitation

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Urban County consists of the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the Unincorporated County. Each jurisdiction in the Urban County receives an allocation of Community Development Block Grant (CDBG) funds, which may be used for eligible activities, eligible households, and/or eligible areas within that jurisdiction. The CDBG funds are allocated according to a formula based on population data from the 2020 Census and the number of substandard units in each jurisdiction. All projects listed in the "Proposed Projects" tables are intended and open to serve eligible households within the Urban County jurisdiction. Census tracts for identified projects are as follows: Albany 4201-4206; Dublin 4501-4505; Emeryville 4251; Newark 4441& 4443; Piedmont 4262. Unincorporated County areas: Ashland CPD 43379 - 4340; Cherryland 4356-4357; 4362 & 4363, Castro Valley 4309-4312; Fairview 4353; and San Lorenzo 4360 &4361. Areas of racial concentration (based on the 2020 Census information) within the Urban County are listed by census tract as follows: Dublin 4507.51 and 4507.52; Ashland 4339; Cherryland 4356.01 & .4356.02; Cherryland/San Lorenzo 4362; Newark 4443.02; 4444 and 4446.02.

Geographic Distribution

Target Area	Percentage of Funds
Consortium-wide	54
Urban County-wide	38

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For many programs using CDBG funds, such as residential or business rehabilitation, the exact location of the activity is not determined prior to funding the program as a whole. Pursuant to the CDBG Program Final Rule in these instances, the Action Plan must identify who may apply for assistance, the process by which the grantee will select those to receive assistance, and how much and under what terms the assistance will be given.

Projects in the Ashland and Cherryland areas of the Unincorporated County are funded through a competitive RFP process which prioritizes projects meeting the County's 5-Year Neighborhood Plan Goals: homelessness, housing, employment and infrastructure.

Alameda County HCD administers a Minor Home Repair Program using CDBG funds for of the

jurisdictions in the Urban County. This program is delivered by the Alameda County Community Development Agency Healthy Homes Department. The level of repair services varies among cities. The goal of the program is to conserve, preserve, and improve the housing and neighborhoods of low- and moderate-income people living in the Urban County. To that end, the program provides grants to qualifying properties and owners to provide a variety of minor home repairs, mobile home repairs, exterior paint or clean-up assistance, and accessibility repairs.

HOME Investment Partnership funding is allocated to the jurisdictions within the Alameda County HOME Consortium on a formula basis. HOME funds are distributed throughout all parts of the HOME Consortium. All activities to be undertaken are intended and open to serve eligible households living in the Consortium.

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Affordable housing units will be constructed with HOME funds; rehabilitated with HOME and CDBG funds and have supportive services provided by ESG and CDBG funds.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	108
Special-Needs	40
Total	148

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	108
The Production of New Units	20
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	148

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

N/A

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

In the Consortium, the Housing Authority of the County of Alameda (HACA) converted its remaining 72 units of public housing to HUD's Rental Assistance Demonstration (RAD) program in March 2016 and thus has no more public housing. Conversion to RAD programs results in a more stabilized income stream that will provide funds for repairs as well as a replacement reserve. The City of Alameda's Housing Authority (AHA) does not own any public housing. The Housing Authority of the City of Livermore (LHA), designated as a high performer, owns and manages 125 units of public housing at Leahy Square.

Actions planned during the next year to address the needs to public housing

LHA owns and manages 27 units of rental housing under its Affordable Housing Program, which is non-HUD funded. Seven of the units are transitional units for households graduating from area homeless and domestic violence shelters. The LHA will use Section 8 Project-based Vouchers and City resources to rehabilitate the 27 units. The AHA does have a Faircloth limit under public housing and is looking to use RAD to transfer its Faircloth limit to Project-Based Voucher (PBV) units which will result in the AHA having Public Housing for a short duration (per HUD could be as short as 1 day) and adding 120 PBV units to its portfolio.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

In 2022, the CoC adopted the 5-year Home Together Community Plan.

Implementation of Home Together is supported by CoC partners and guided by a Leadership Board comprised of people with lived experience, jurisdictional appointed members, county agency representatives and key community constituencies such as nonprofit service providers, housing developers, businesses, law enforcement, housing authorities, and faith-based organizations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Point in Time Count Enumeration (Count) of sheltered and unsheltered individuals experiencing homelessness was conducted on 1/25/24 and included a survey that was conducted with those that were sheltered and unsheltered to gather more information about demographics, causes of homelessness, resource needs and other important data for system planning. This Count included feedback from the community on the survey itself in multiple ways. The 2024 data is available along with past count data available here: <https://everyonehome.org/main/continuum-of-care/point-in-time-count-v2/>

The recently created homeless system models propose that 52% of households with only adults will be served by other crisis services including safe parking programs, hygiene services such as showers and laundry services, food programs, mobile health, and street outreach programs. The models are premised on the idea that many households with only adults will access permanent housing from an unsheltered living situation. Housing Resource Centers distributed throughout the county have regular telephone and drop-in hours where people experiencing homelessness can obtain housing problem solving and assessment services.

Nineteen organizations provide regular street outreach to homeless people throughout Alameda County, including specialized outreach to homeless youth and veterans as well as mobile health and mental health services. Street outreach programs focus on serving unsheltered people living on the streets, encampments, or other places not meant for human habitation. Outreach provides immediate services to meet basic needs for hygiene and food assistance as well as links to ongoing services and shelter/housing. Outreach teams are knowledgeable of mainstream resources and make connections to financial benefits, transportation employment assistance, and medical and dental services.

In January of 2023 a robust evaluation of the new Coordinated Entry 2.0 system was published, and the findings are already supporting a number of activities related to planning, goal setting and resource allocation. EveryOne Home completed a number of interviews, focus groups and surveys as well as analysis of HMIS data to create the final report here: https://everyonehome.org/wp-content/uploads/2023/03/2023-EOH-Coordinated-Entry-Evaluation-FINAL-2023_01_17.pdf. Feedback was received from 37 homeless response system staff, and 21 individuals that had experienced homelessness and interfaced with CE in the last year to gather their direct thoughts about what is working and not working with the Coordinated Entry system. The Alameda County Office of Homeless Care and Coordination (OHCC) that acts as the CoC lead agency has taken the recommendations from this report and are working on action plans and steps to support the findings.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Count indicated that there was a 53% increase in sheltered homelessness since 2019 (1,710 to 2,612 persons), which likely largely stemmed from the increase in shelter offerings in the community because of COVID 19 related funding including Project Roomkey and FEMA funding. In 2022, stays in crisis shelter programs averaged 95 days for program leavers. This is a slight decrease from a year ago when the average length of stay in shelter was 109 days. Due to the COVID-19 pandemic, many shelter programs moved away from congregate shelter environments and some have continued to operate this way. Hotels have been converted to shelters through the California state Project Roomkey. On a whole, more people are being sheltered now in Alameda County than before the pandemic. The pandemic has also mobilized permanent housing resources, such as California state Project Homekey. These resources are being targeted to helping households exit from shelters into permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Alameda County's Health Care Services Agency and EveryOne Home collaborate with the local veteran's administration to streamline the referral and assessment process for chronically homeless veterans to access Veterans Affairs Supportive Housing (VASH) vouchers. The 2020 Housing Inventory Count shows 409 VASH units in Alameda County. The Support Services to Veteran Families (SSVF) program provides rapid re-housing and shallow subsidies to veteran families. Operation Vets Home is a multi-agency cooperative effort to end veteran homelessness. Veteran serving organizations meet regularly for case conferencing using a prioritized by name list of veteran households experiencing homelessness. Case conferences report on progress toward permanently housing veteran households and collaboratively

troubleshooting challenges.

The County's Coordinated Entry system and Housing Authorities work together to ensure that each community in Alameda County creates permanent housing opportunities that are affordable and accessible to people experiencing homelessness. In 2021-2022, Coordinated Entry (through OHCC) and four local housing authorities collaborated to deploy more than 800 Emergency Housing Vouchers with County-supported housing navigation and tenancy sustaining services. The collaboration will continue with local housing authorities to increase the number of vouchers available to homeless households and deploy resources available to homeless households.

The AC Impact program, funded by HUD Continuum of Care Program, provides expanded street outreach, engagement, and housing navigation services, along with 50 housing vouchers for chronically homeless adults. As well, Health Care Services Agency has expanded the housing opportunities available to homeless people with serious mental illness through the Mental Health Services Act and No Place Like Home programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Strategies for preventing homelessness include:

- Housing problem solving with flexible financial resources that can be accessed as needed (not once in a lifetime).
- Shallow subsidies that are renewable based on the household's income.

In 2022, the homeless housing crisis response system provided prevention services to 416 households. Prevention services are funded by Support Services to Veteran Families (SSVF), Whole Person Care, State of California redevelopment "boomerang" funds to Alameda County, HUD ESG, and the philanthropic initiative Keep Oakland Housed.

Alameda County plans to continue a program that uses rapid rehousing (RRH) strategies to ensure that people leaving State correctional facilities avoid homelessness. As well, the THP+ program provides transitional housing for youth aging out of foster care, again to prevent those young people from entering homelessness. In addition, the Social Services Agency in the County, in collaboration with Beyond Emancipation provides housing and services for emancipating foster youth. Located in Oakland,

Beyond Emancipation in 2023, served 332 youth with housing coordination.

EveryOne Home and Alameda County worked together to develop policies for the deployment of Emergency Housing Vouchers to be targeted to those most vulnerable in our community and our Continuum of Care voted on setting aside 9% for Transition Aged Youth and 10% for survivors of Gender Based Violence.

The Count survey asked respondents about what event or events caused them to be unhoused, what they feel could have prevented their homelessness, and what services and supports they have accessed. This feedback will better identify the strategies and resources that would most effectively prevent homelessness in the County.

Alameda County also has voted to expand its governance to include a new committee on Homelessness Prevention, which will bring together key stakeholders to collaborate on how to prevent homelessness in our county through reducing the inflow and ensuring effective diversion programs.

Discussion

N/A

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The barriers to providing affordable housing are based on real estate market and other factors. Affordable housing projects are difficult to build due to the high costs of building materials. The cost and limited availability of land in the Consortium contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources.

CHAS data on severe housing problems indicated that 68,964 renter households and 41,031 owner households in the Consortium had one or more housing problems. 18% of renter households and 7% of owner households were overcrowded. The elderly are also affected by cost burdens, as 7% of senior with incomes below 30% Area Median Income (AMI) paid more than 30% of their monthly income on housing costs. According to the Alameda County Housing Authority, the number of Section 8 vouchers under contract declined even though there was an increase in the number of families that were eligible for rental assistance. The number of total available rental units in the County has risen over the past five years, yet the number of affordable units has declined. With the ownership housing market escalating, the rental market is experiencing escalating rents.

For many homebuyers and renters who are disabled, accessibility is a large barrier to finding an affordable living space. There are 84,673 people who are disabled within the Consortium; disabled adults comprise 8.5% of the Consortium population.

In January 2025, the Consortium updated its *Regional Analysis of Impediments to Fair Housing (AI)*. According to the AI, there is great need for affordable housing for families, individuals, and households with special needs within the Consortium, yet developers of affordable housing and governmental agencies still encounter neighborhood opposition. Neighborhood support and consultation is sought early in the development process so questions about proposed development can be addressed. Neighborhood opposition is often raised on the basis of local land use codes and ordinances, such as what is allowed through local zoning codes and ordinances, parking needs, environmental review, or the loss of property tax due to the property tax exemption, making it difficult to raise a charge of discrimination under the Fair Housing Act.

To work towards community acceptance, developers and jurisdictions have sought to involve the public early on in the development process, through neighborhood meetings, information sessions on housing needs in the community, and field trips to exemplary housing developments. The Consortium jurisdictions have implemented a variety of public policies and programs to eliminate general barriers to affordable housing. Several jurisdictions in the Consortium fund an affordable housing campaign by East Bay Housing Organizations which sponsors Affordable Housing Week, held annually in May, offering

tours, open houses, media presentations, and information regarding affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Consortium jurisdictions impose development fees or in-lieu fees on residential development. To facilitate the development of affordable housing in the jurisdictions, some cities will waive their development fees on affordable units and some cities will impose in-lieu fees on market-rate developments, which can create affordable housing funds. Cities will allow for modifications in the project plans, such as reduced parking requirements for affordable housing projects. The partial or total waiver of development fees and the ability to reduce such requirements as parking provide an incentive for developers to build affordable housing by decreasing per unit costs. To encourage the development of affordable housing, jurisdictions have adopted or revised various local ordinances that impact the development or maintenance of affordable housing including inclusionary housing zoning, density bonus, secondary unit, condominium conversion, and mobile home ordinances. The process of revising General Plans, including the Housing and Land Use Elements, and Area-Specific Plans, allows for reduction of policies that negatively impact the provision of affordable housing and encourage other policies that promote development which is both high-quality and cost-effective. Some jurisdictions' Housing Elements have policies to encourage rezoning of non-residential land to residential uses, which increases the supply of land. This is particularly beneficial in areas which are built-out. Other local planning policies which allow flexibility in design and densities create additional incentives for developers to build affordable housing that is cost-effective.

Legislation allowing waiver of property taxes for low-income housing increases the economic viability by reducing operating expenses. The California Welfare Exemption applies to housing serving lower income households owned by nonprofit corporations. It applies to housing in which at least 20% of the occupants earn incomes which do not exceed 80% of AMI and rents are no more than 30% of this income level, housing financed with tax-exempt mortgage revenue bonds or other public loans or grants, and housing utilizing the low-income housing tax credit. Local permitting processes can delay the production of housing and increase the overall costs of development, creating a disincentive to produce affordable housing. Some jurisdictions are making an effort to streamline and simplify the permitting processes so that development schedules and costs may be decreased. Jurisdictions also periodically review the fee structures to ensure that it meets State requirements but are not unnecessarily increasing the cost of housing production.

Developers of affordable housing and government agencies involved in supporting affordable housing encounter neighborhood opposition to low-income housing which can stall implementation

and impede the provision of affordable housing to needy families and individuals. In response to concerned neighbors, developers and cities seek to involve the public early in the development process, through neighborhood meetings, information sessions on housing needs in the community, and/or field trips to exemplary affordable housing developments.

Discussion

Fair housing services are provided to reduce housing discrimination, such as housing counseling to tenants and landlords on their rights and responsibilities, investigating complaints of housing discrimination, dispute mediation and resolution, along with training for realtors and property owners on fair housing laws. The Census shows that the Consortium is a racially and ethnically diverse community with people of color comprising 45% of the total population. Reports from fair housing agencies in recent years indicate increased numbers of fair housing complaints that charge discrimination based on disability, race, ethnicity, family composition and size.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Low-income families have difficulty securing housing without income supports and/or housing assistance. Many times, they also do not have additional income to pay for other needs such as food, child-care, health care and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness. According to the 2020 Census, 16% (14,092) of the Urban County's population was low income; 8,967 households (10%) were very low income (50% or below median household income) and 15,025 households (17%) were extremely low income (at or below 30% of median household income). The 2000 Alameda County median household income was \$55,946. In 2019, it was \$111,700. This is a 100% increase in 19 years. Many lower income families are not keeping pace when incomes rise.

Many low- or no-income families or individuals that are living in poverty critically need income supports. Income supports include a number of federal, state and locally funded programs to provide these families or individuals with income to live on. The largest program nationally, Temporary Assistance to Needy Families (TANF) provides income to poor families. The amount of assistance depends on the size of the family; however, it is still not enough to move the family out of very low-income levels. An income program that provides support for disabled people unable to work is Supplemental Security Income (SSI). Low- or no-income adults who are not eligible for TANF or SSI may receive locally funded General Assistance (GA).

Some of the public services programs provided in the Urban County through the CDBG program are intended to support the service needs of very low-income families and individuals, such as the Meals on Wheels program that is funded in several jurisdictions which provides meals to low-income seniors as well as the Unincorporated County providing funding to train people who want to start their own business.

Actions planned to address obstacles to meeting underserved needs

There is significant focus on the provision of affordable housing, supportive social services, and community development programs in the Urban County among all levels of the public and private sectors. A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. These groups, including the Urban County Technical Advisory Committee, the Alameda County Housing and Community Development Advisory Committee, and HOME Together allow jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the Urban County. An additional strength is the growing level of coordination between service providers, particularly those addressing housing needs of the homeless

and special needs populations, and affordable housing in collaborations. Non-housing community development programs within the Urban County have involved coordination between the Urban County jurisdictions and the organizations focused on the particular community development area, which might be infrastructure improvements, economic development, accessibility improvements or childcare. Cities in the Urban County are working to implement the Plan to end homelessness in the County.

The Workforce Investment Board, which emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. The program complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The employment focus of the program features Self-Sufficiency Centers which provide employment services, transportation, childcare, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans.

The HOME Program administered by Alameda County HCD supports rental housing projects to assist households in the Urban County earning up to 60% of AMI. There are additional priority considerations given to proposals that include income targeting to households earning less than 30% of AMI, a target group that includes households living in poverty. Housing developments targeted to families and individuals in this income group often have a social services component to assist the households with other needs such as job training, skill building, case management, and subsidized childcare.

Compliance with Section 3 of the Housing Act is required in connection with many Alameda County HCD and Urban County contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will, if possible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing. HCD has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

Actions planned to foster and maintain affordable housing

The primary gaps facing the Urban County jurisdictions in delivering affordable housing, including supportive housing with services, are high costs and the lack of sufficient financial resources, and issues of community acceptance which can threaten the provision of housing by increasing delays and project costs. The incidence of homelessness in Alameda County continues to be high due to high housing costs, the lack of sufficient funding for housing and supportive services for the homeless, special needs populations, and those at-risk of homelessness. There is also an increasing need for operating subsidies for projects that target lower income households and for project-based rental assistance and for rehabilitation and preservation funds. Community development efforts are also subject to insufficient

financial resources and the need for better coordination and communication between agencies and organizations.

High land and construction costs, as well as higher than average market rents in many parts of Alameda County, have also made the delivery of affordable housing more difficult. Efforts will be aimed at maintaining the levels of funding currently available for affordable housing operations and development, as well obtaining other sources of funding through competitive grant processes and private or local sources.

Addressing these issues is a high priority for the Urban County, which will continue its efforts to develop programs and policies which link identified needs with available resources, identify sources of financing for affordable housing and community development, provide technical assistance to nonprofit organizations involved in affordable housing and support services, and strengthen coordination efforts between housing, service providers, and governmental agencies. This includes “Boomerang” funds for affordable housing and homeless response that is being administered by Alameda County and some cities within the County.

The Alameda County voters approved a \$580 million general obligation bond for housing in November 2016. Development and implementation of Bond-funded projects and programs is currently under way.

Actions planned to reduce lead-based paint hazards

Lead poisoning is a serious issue in Alameda County with significant numbers of older homes likely to contain lead hazards are occupied by low-income families with children. Lead hazards are defined as any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

The Alameda County Healthy Homes Department (ACHHD) is an integrated health, environmental, and housing department whose primary role is preventing, addressing, treating and remediating lead hazards county-wide. The ACHHD's current lead hazard reduction program is countywide though focused within the Consortium cities of Alameda and Emeryville as well as Ashland, Cherryland and San Lorenzo where child lead poisoning rates and risk factors for child lead poisoning are highest. ACHHD will address LBP hazards and increase access to housing without lead hazards by conducting outreach and training, providing technical assistance, and completing lead-safe repairs that will also include healthy housing repairs and other minor home repair services to residents and property owners.

Services to the Consortium cities include public education presentations, Environmental Consultations, technical assistance to property owners, and access to lead safety training. Activities carried out include technical assistance to medical providers in the treatment of childhood lead poisoning; primary

responder to unsafe work practices; voluntary compliance practices; trainings on Lead-Safe Work Practices; Essentials of Healthy Housing, and the EPA's Renovation, Repair and Painting Certification.

Lead inspections are conducted on tenant-based rental assistance for HOME and Housing Opportunities for People With AIDS (HOPWA) units built before 1978 as required. Lead inspections are also conducted as a part of the Housing Quality Standard (HQS). Lead-based paint inspections would also take place for any homeownership programs administered by HOME and CDBG.

In November 2023 the ACHHD received its 12th HUD Lead Hazard Control grant in the amount of \$5,700,000 including healthy homes initiative funding. This three-year grant (December 2023 – December 2027) will implement a Lead Hazard Control Program to address residential lead hazards in the County. Each unit will receive a lead inspection risk assessment and a comprehensive assessment and rating using the Healthy Housing Rating System, which will be used to identify and prioritize healthy housing deficiencies and provide additional health and safety resources, education, tenant and property owner support and compliance, and will strengthen community capacity for addressing and institutionalizing lead safety and healthy housing principles through training and technical assistance to individuals and agencies.

Actions planned to reduce the number of poverty-level families

The provision of affordable housing, supportive social services, and community development programs in the Urban County is coordinated among all levels of the public and private sectors. The housing and community development delivery systems coordinate efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. These groups, including the Urban County Technical Advisory Committees, the Alameda County Housing and Community Development Advisory Committee and Home Together, allow the different jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the Urban County. There is coordination between service providers, particularly those addressing housing needs of the homeless and special needs populations, and affordable housing in collaborations such as Shelter Plus Care and the Linkages Program. Non-housing community development programs within the Urban County coordinate between the Urban County jurisdictions and the agencies or organizations focused on the particular community development area, including infrastructure improvements, economic development, accessibility improvements or childcare.

Alameda County HCD is the lead agency for Continuum of Care-funded programs which serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Cities in the County are working to implement the Plan to end homelessness in the County.

Programs targeted to special needs populations with very low incomes, many of whom are homeless and/or live in poverty, such as Continuum of Care funded programs, and HOPWA, are coordinated with social service agencies and provide affordable housing and other services, such as case management, life skills management, education, and job training.

Compliance with Section 3 of the Housing Act is required in connection with many Alameda County HCD and Urban County contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will, if possible, be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing. HCD has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

Actions planned to develop institutional structure

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between service providers, particularly those addressing housing needs of the homeless, special needs populations, and housing providers. The Urban County Technical Advisory Committee (TAC) comprised of staff from the individual jurisdictions in the Urban County, meets bi-monthly to discuss programmatic and policy matters relating to federal housing and community development funding sources available to these jurisdictions.

The primary gaps facing the Urban County jurisdictions in delivering affordable and supportive housing are primarily the lack of financial resources for development, operations, and support services. Community development efforts are limited due to a lack of financial resources. In some cases, there is also need for stronger coordination between agencies and organizations.

Addressing these gaps will be a high priority for the Urban County. Urban County jurisdictions will continue efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies. The Urban County has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs. In addition, Urban County jurisdictions have participated in the larger homeless and special needs housing initiatives (the Ending Homelessness Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding.

Actions planned to enhance coordination between public and private housing and social service agencies

HCD is the lead agency in implementing the County's housing initiatives and coordinates actively with jurisdictions and organizations. The Alameda County Urban County Technical Advisory Committee (TAC) meets bi-monthly to coordinate and deliver housing and other services to lower income residents in the Urban County jurisdictions. The HCDAC provides citizen input on housing and community development policy and implementation within the Urban County. The affordable housing development implemented through HCD is carried out through coordination with private developers, service providers, and lenders and other funders.

Alameda County's Office of Homeless Care and Coordination (OHCC) jointly administers the Shelter Plus Care Program with the Oakland Housing Authority, City of Alameda Housing Authority, the City of Berkeley and the Housing Authority of Alameda County and also selected nonprofit housing agencies. This program provides housing and supportive services on a long-term basis for homeless persons with disabilities and involves coordination with private housing and social services providers to find housing and services for program participants.

Discussion

N/A

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Tax credits and Measure A1 Bond funds

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Provisions regarding resale or recapture will be detailed in the HOME agreement in compliance with 92.254. Examples of such language: "All housing assisted through this contract shall meet at a minimum the HOME affordability requirements of 24 CFR Part 92.252 or 92.254. For all housing assisted through this contract, CONTRACTOR agrees to execute a regulatory agreement that will be recorded as a deed restriction and will specify a term of affordability that will last at fifty-five (55) years from the issuance of the certificate of occupancy"

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Provisions regarding resale or recapture will be detailed in the HOME agreement in compliance with 92.254. Examples of such language: "All housing assisted through this contract shall meet at a minimum the HOME affordability requirements of 24 CFR Part 92.252 or 92.254. For all housing assisted through this contract, CONTRACTOR agrees to execute a regulatory agreement that will be recorded as a deed restriction and will specify a term of affordability that will last at fifty-five (55) years from the issuance of the certificate of occupancy"

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

City of Hayward - The HOME TBRA Project Independence, has the following eligibility requirements: fully emancipated or minimum age of 18 years, homeless or risk of homelessness, demonstration to enter into housing and signing a lease, and agreement to pay \$75 security deposit and their portion of first month's rent. Additional preferences that apply for HOME TBRA (Project Independence) include academic achievement, high school diploma, GED, GPA, vocational history including references, employers, volunteer status, and references from school personnel, social worker, CASA worker, and probation officer. Part-time employment is also encouraged

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City of Alameda's rental housing projects have a preference for people who live or work within the City of Alameda.

The City of San Leandro's supportive housing rental project for a special needs population has a preference for people experiencing homelessness, older adults, foster youth, people fleeing domestic violence, veterans, or people with disabilities, in compliance with all applicable fair housing, civil rights, and nondiscrimination requirements.

Per Hayward's Affordable Housing Ordinance, the following preferences apply in the order listed:

1. Persons displaced by activity of the Hayward Housing Authority, Hayward Redevelopment Agency or the City, or code enforcement activities.
2. Persons who live or work in the City of Hayward

3. All other eligible households

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Alameda County has developed countywide standards for the use of ESG funds. In addition, Alameda County adopted standards for the operation of emergency shelters and all shelters funded with County general funds and ESG funds are expected to comply with those standards. Those standards include accepting persons referred by coordinated entry with no sobriety or income requirements for receiving ESG assistance. Attached in Appendix.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Alameda County has a centralized coordinated assessment system that meets HUD's requirements. Households experiencing a housing crisis can request assistance through several access points. The most common will be by calling 211. Individuals and families may also be encountered by street outreach teams and/or contact their regional housing resource center. In all cases the household will be screened for safety first and referred to 911 or domestic violence (DV) services if either are more appropriate. All victims of domestic violence, stalking, sexual assault, and/or trafficking, have the option of being referred to domestic violence services and continuing to be assessed by the housing crisis response system as well. After the safety screening the access point confirms that household is a resident of Alameda County and then screens them for literal homelessness. All households are offered housing problem solving (diversion), and those who are literally homeless are then offered the opportunity to be assessed and prioritized for housing and services intervention. Coordinated Entry 2.0 was launched for Alameda County in 2021 and includes a new process and protocol for evaluating needs. The Coordinated Entry process uses specific Assessments to obtain information about both the immediate and long-term needs of persons and households seeking services. Portions of these assessments are weighted and assigned points leading to a score which is used, along with eligibility information, for placing participants on to prioritized queues for referral to crisis and housing resources.

All populations are assessed using the same customized assessment tools to ensure accuracy and that there are no discriminatory biases in the results before being utilized systemwide. Assessment data and results are part of the client's HMIS record. Prioritization is used to match people to emergency shelter, housing navigation services, Rapid Rehousing, and Permanent Supportive Housing, with all resources being offered first to those who are assessed as most vulnerable and having the highest barriers to housing. All households regardless of assessment scores will get housing problem solving assistance at the time of initial contact. They also have access to housing workshops and legal assistance to keep or obtain housing. All Continuum of Care, ESG, VASH and SSVF funded projects, as well as those funded with state and local resources, are required to report their vacancies to the coordinated entry system and fill them with households referred by coordinated entry.

As mentioned above, an in-depth evaluation of the coordinated entry system was published in January of 2023.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

HCD administers ESG funding on behalf of the Urban County jurisdictions. For FY22 HCD issued a Request for Proposals to utilize ESG funds over the next three years, subject to fund availability. First Presbyterian Church of Hayward will utilize the ESG funding to support shelter services and rapid rehousing services for people utilizing their services, as well as others in the community. It is not anticipated that units of local government will be subrecipients. A new RFP will be issued in FY26/27.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Continuum of Care created the Emerging Leaders Program in early 2022 to prepare people with lived experience of homelessness to participate meaningfully in leadership and decision-making roles that determine policies and funding priorities. The training program covers topics including racial justice and housing, group decision making, data-informed decision making, the funding landscape for housing and homeless services, and other key concepts related to the CoC and the movement to end homelessness. Recruitment for this program uses targeted outreach to ensure participants reflect the makeup of the community, and a variety of different forms of homelessness. All participants are compensated financially with stipends and also receive additional support, as

needed, such as technology and childcare to ensure the program's accessibility. Many Emerging Leader alumni participate actively in the CoC, contributing their expertise through ongoing committee participation as well as shorter-term feedback sessions on specific topics. HCD currently has a program participant on staff.

People with lived experience made critical contributions to support the NOFO process in 2023. Of 11 members of the 2023 NOFO Committee, five members had lived experience of homelessness. In addition, a workgroup of people with lived experience was convened to contribute ideas and recommendations related to the Supplemental NOFO to Address Unsheltered Homelessness.

In addition, Emerging Leader alumni and other individuals with lived experience routinely contribute input on policies and funding opportunities during short-term initiatives.

5. Describe performance standards for evaluating ESG.

Performance Standards include:

1. Conduct initial and annual verifications of participant income and family composition for each household triaged through the Coordinated Entry System and identified for inclusion in the ESG Urban County Rapid Re-housing project.
2. Conduct regular housing search briefings and issue a Notice of Occupancy Rights and Certification Form to all participants applying for rental assistance.
3. Provide participants and case managers with materials and assistance for conducting a housing search and referrals to interested landlords or appropriate units as available.
4. Perform outreach to identify landlords with units available for the program and generally market the program to the rental housing community.
5. Conduct housing quality inspections for all units for which a valid Request for Lease Approval is received.
6. Negotiate rents for all units passing inspection. Calculate tenant rent and housing subsidy payments.
7. Approve all leases to be executed by program participants and execute Rental Assistance Payment Contracts with landlords.
8. Prepare landlord payment checks. An authorized CONTRACTOR representative must sign all checks.
9. Distribute all checks to landlords in a timely fashion, in keeping with

the Rental

10. Assistance Payment Contracts, which must meet the rent subsidy payment procedures approved by COUNTY.

11. Provide COUNTY with monthly billing report for rental assistance payments in accordance with Rental Assistance Payment Contracts and rent subsidy payment procedures approved by COUNTY.

12. Utilize the COUNTY'S Coordinated Entry System (CES) for referrals and enrollment.

13. Be on an as-needed basis to consult with landlords or case managers to discuss participants' status and resolve problems, as appropriate.

14. Process tenants' Notices of Intent to Vacate and Terminations of Rental Assistance Payment Contracts.

15. Process re-certification, contract renewals and rent adjustments in accordance with HUD ESG regulations.

16. Collect and produce occupancy, rent and rental assistance data, on a monthly basis as required to draw down funds from HUD

The CoC utilizes the HUD system wide performance outcome measures for evaluating ESG-funded projects.

All providers receiving ESG funds will be contractually expected to meet or exceed performance standards.

Attachments

Citizen Participation Comments

No comments were received regarding the Draft FY25 – FY29 Consolidated Plan and FY25 Action Plan during the Public Comment period. Attached below are the Public Noticing language as well as a copy of the Proofs of Publications.

Updated: August 4, 2025

PUBLIC NOTICE
30-day Public Review Period:
June 20 – July 21, 2025

**THE ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT
REGARDING THE ALAMEDA COUNTY HOME CONSORTIUM
DRAFT FY25-FY29 CONSOLIDATED PLAN AND FY25 ACTION PLAN**

Jurisdictions which are eligible to receive federal funding from housing and community development programs administered by the United States Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan and annual Action Plans which outlines needs, strategies, priorities, and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also combines the applications and reporting requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for People with AIDS (HOPWA) formula programs. The Consolidated Plan and Action Plan are planning documents built on public participation and intergovernmental consultation.

For the purpose of receiving and administering HOME funds, the 1990 National Affordable Housing Act allowed local governments to form consortia. The County of Alameda 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. In July 2025, the Consortium will adopt a new Five-Year Consolidated Plan. Annually, each entitlement jurisdiction in the Consortium prepares a one-year update to the plan, called the Action Plan. The fiscal year 2025 program year for the HOME Consortium is July 1, 2025 through June 30, 2026. The Action Plan contains a listing of anticipated federal resources and amounts, and other state and local resources available to carry out housing and community development activities; individual proposed activities to be carried out with the federal funds; and other actions that the jurisdiction expects to take during the next program year around addressing barriers to affordable housing, reducing lead-based paint hazards, reducing poverty, developing institutional structure and public/private coordination, and public housing improvements and resident initiatives.

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.

Written comments may be submitted to Katie Alducin at Katie.alducin@acgov.org. Un interprete en Español disponible con la notificación de entre cinco (5) días al número (510) 670-5987. Para TDD, llame al numero (510) 265-0253.

(510) 723-2260

2003153

CALIF. NEWSPAPER SVC.
BILLING DEPT.
PO BOX 60460
LOS ANGELES, CA 90060

PROOF OF PUBLICATION

FILE NO. 3938193

Oakland Tribune

The Oakland Tribune

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Oakland Tribune, a newspaper published in the English language in the City of Oakland, County of Alameda, State of California.

I declare that The Oakland Tribune is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order, dated December 8, 1951, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Oakland Tribune as a Newspaper of General Circulation, Case Number 237788. Said order states that "The Oakland Tribune is a newspaper of general circulation within the City of Oakland, and the County of Alameda, and the State of California, within the meaning and intent of Chapter 1, Division 7 Title 1 [§§ 6000 et seq.] of the Government Code of the State of California." Said order has not been revoked, vacated, or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and on-line issue of said newspaper and not in any supplement thereof on the following dates, to wit:

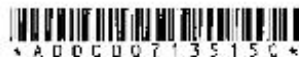
06/20/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Richmond, California.
On this 20th day of June, 2025.

Austin Lloyd
Public Notice Advertising

Public Notice Advertising



2006.06.28.12

Legal No. 0006903190

[illegible]

ORIGIN: AR 0000156 June 20, 2015

(825) 843-9019

2003193

CALIF. NEWSPAPER SVC.
BILLING DEPT.
PO BOX 60460
LOS ANGELES, CA 90060

PROOF OF PUBLICATION

FILE NO. 3938195

Tri-Valley Herald

I am a citizen of the United States. I am over the age of eighteen years and I am not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the Tri-Valley Herald, a newspaper published in the English language in the City of Livermore, County of Alameda, State of California.

I declare that the Tri-Valley Herald is a newspaper of general circulation as defined by the laws of the State of California as determined by court decree dated September 16, 1947, Case Number 205370 and modified November 19, 1973, Case Number 240625. Said decree states that the Tri-Valley Herald is adjudged to be a newspaper of general circulation for the City of Livermore, County of Alameda and State of California. Said order has not been revoked.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

06/19/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Richmond, California.
On this 19th day of June, 2025.

Arathi Lloyd
Public Notice Advertising Clerk

Legal No. 0006902627

PUBLIC NOTICE—On or about June 10, 2025, July 7, 2025, THE ALABAMA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT REGARDING THE ALABAMA COUNTY HOME CONSORTIUM'S DRAFT FY25-FY26 ACTION PLAN. Communities which are eligible to receive federal funding from housing and community development programs administered by the U.S. Department of Housing and Urban Development (HUD) are required to develop a Consolidated Plan and Annual Action Plans. The Consolidated Plan sets forth goals and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also contains information regarding HUD's requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships Act (HOME), and Public Housing Capital Fund (PHCF). The PHCF formula programs. The Consolidated Plan and Action Plan are planning documents built on public participation and improvement and addressing HOME funds, the 2020 National Affordable Housing Act allowed local governments to apply for assistance in Alabama and the cities of Alabama, Albany, Dublin, Evansville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro County HOME Consortium (Consortium) in accordance with the regulations of the Act.

In July 2025, the Consortium will adopt a new consolidated plan. The draft FY25-FY26 action plan is available for review. The Consortium prepares a one-year update to the plan, called the annual action plan. The draft FY25-FY26 action plan for the HOME Consortium is plan, July 7, 2025 through June 30, 2025. The Action Plan confirms a listing of anticipated federal resources and identifies the specific projects and programs available to carry out housing and community development activities; and individual proposed activities to be carried out with the federal funds. The Consortium will provide the opportunity to take during the next program year around addressing barriers to affordable housing, reducing local homelessness, increasing economic development opportunities, and public-private collaboration, and public housing improvements and resident engagement. The draft FY25-FY26 Action Plan and FY25 Action Plan will be available for inspection beginning June 20, 2025 on the websites of the cities of Alabama, Albany, Dublin, Evansville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and the Alameda County Housing and Community Development Department. A public hearing will be held on Tuesday, July 21, 2025. A public hearing will be held to receive comments on the draft FY25-FY26 Consolidated Plan and Action Plan on Wednesday, July 23, 2025, 3 p.m. The hearing will be held at 224 W. Wilson Avenue Room 180, Hayward, CA 94544. Written comments may be received until August 1, 2025. Comments may be submitted via email to info@alameda-county-hc.org or by mail to the consortium at either c/o de la alameda (510) 693-5567. Page 100, June 10, 2025.

ATF/TM 5025-27 Rev. 10-2015



Alameda Times-Star

(825) 943-8019

2003193

CALIF. NEWSPAPER SVC.
BILLING DEPT.
PO BOX 60460
LOS ANGELES, CA 90060

PROOF OF PUBLICATION**FILE NO. 3938191****Alameda Times-Star**

The Alameda Times-Star

I am a citizen of the United States. I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Alameda Times-Star, a newspaper published in the English language in the City of Alameda, County of Alameda, State of California.

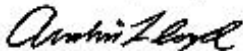
I declare that The Alameda Times-Star is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's order, dated September, 17, 1951, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Alameda Times-Star as a Newspaper of General Circulation, Case Number 236092. Said order states that "The Alameda Times-Star is a newspaper of general circulation within the City of Alameda, and the County of Alameda, and the State of California, within the meaning and intent of Chapter 1, Division 7, Title 1 [§§ 6000 et seq.] of the Government Code of the State of California." Said order has not been revoked, vacated or set aside.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

05/19/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Richmond, California.
On this 19th day of June, 2025.



Public Notice Advertising Clerk

Legal No.

0006902627

PUBLIC NOTICE 30-day Public Review Period:
June 25 - July 25, 2025 THE ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT REGARDING THE ALAMEDA COUNTY HOME CONSORTIUM DRAFT FY25-FY26 CONSOLIDATED PLAN AND FY25 ACTION PLAN jurisdictions which are eligible to receive federal funding from housing and community development programs administered by the United States Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan and annual Action Plans which outline needs, strategies, priorities, and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also combines the applications and reporting requirements for the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for People with AIDS (HOPWA) formula programs. The Consolidated Plan and Action Plan are planning documents built on public participation and intergovernmental consultation. For the purpose of locating and administering HOME funds, the 1990 National Affordable Housing Act allowed local governments to form consortia. The County of Alameda 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. In July 2025, the Consortium will adopt a new five-year Consolidated Plan. Annually, each entitlement jurisdiction in the Consortium prepares a one-year update to the plan, called the Action Plan. The fiscal year 2025 program year for the HOME Consortium is July 1, 2025 through June 30, 2026. The Action Plan contains a listing of anticipated federal resources and amounts, and other state and local resources available to carry out housing and community development activities; individual proposed activities to be carried out with the federal funds; and other actions that the jurisdiction expects to take during the next program year around addressing barriers to affordable housing, reducing lead-based paint hazards, reducing poverty, developing institutional structures and public-private coordination, and public housing improvements and resident initiatives. The Draft FY25 - FY26 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 - FY26 Consolidated Plan and FY25 Action Plan on Wednesday, July 9, 2025, 2 pm. The hearing will be held at 224 W. Winship Avenue Room 100, Hayward, CA 94544. Written comments may be submitted to Kate Aldrich at kate.aldrich@acdhcd.org or kate.aldrich@alameda-county.ca.gov. Un interprete en Español disponible con la modificación de entre cinco (5) días al número (510) 650-1987. Para TDA, llame al número (510) 265-0233.
6/19/25

ATS/TWH 6902627 June 19, 2025


* A000007132710 *

CRJ/ST/AR 6002191 June 30, 2023

Daily Review

(510) 723-2650

2003193

CALIF. NEWSPAPER SVC.
BILLING DEPT.
PO BOX 60460
LOS ANGELES, CA 90060

PROOF OF PUBLICATION

FILE NO. 3938192

Daily Review

The Daily Review

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the Legal Advertising Clerk of the printer and publisher of The Daily Review, a newspaper published in the English language in the City of Hayward, County of Alameda, State of California.

I declare that the Daily Review is a newspaper of general circulation as defined by the laws of the State of California as determined by this court's decree, dated March 2, 1950, in the action entitled In the Matter of the Ascertainment and Establishment of the Standing of The Daily Review as a Newspaper of General Circulation, case number 221938. Said decree states that "The Daily Review" has been established, created, and published daily in the City of Hayward, County of Alameda, State of California, for one year or more next preceding the date of the filing of said petition; that it is a newspaper published for the dissemination of local and telegraphic news and intelligence of a general character and has a bona fide subscription list of paying subscribers; ... [] [and] THEREFORE, ... 'The Daily Review' is hereby determined and declared to be a newspaper of general circulation [within the meaning of Government Code §§ 6000 et seq.]. Said decree has not been revoked, vacated or set aside.

I declare that the notice of which the annexed is a printed copy, has been published in each regular and online issue of said newspaper and not in any supplement thereof on the following dates, to wit:

06/20/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Richmond, California,
On this 20th day of June, 2025.

Arbiter Lloyd
Public Notice Advertising Clerk

Legal No. 0006903190

PUBLIC NOTICE is given: Public Review Period: June 20 - July 21, 2025 THE ALAMEDA COUNTY HOME CONSORTIUM INVITES PUBLIC COMMENT REGARDING THE ALAMEDA COUNTY HOUSING AND COMMUNITY DEVELOPMENT CONSOLIDATED PLAN AND FY25 ACTION PLAN. The consolidated plan and FY25 action plan are documents which are eligible to receive federal funding from housing and community development programs administered by the United States Department of Housing and Urban Development (HUD) and are required to provide a Consolidated Plan and annual Action Plans which outline needs, strategies, priorities, and programs for the expenditure of federal funds for housing and community development activities. The Action Plan also combines the opportunities and reporting requirements for a Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for People with AIDS (HOPWID) funds programs. The Consolidated Plan and Action Plan are planning documents built on public participation and intergovernmental consultation for a purpose of receiving and administering federal funds, the 2000 federal Affordable Housing Act, a local government's best interests. The County of Alameda and the cities of Alameda, Albany, Dublin, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, and Union City have formed the Alameda County HOME Consortium (Consortium) in accordance with the requirements of the Act. In July 2025, the Consortium will adopt a new five-year Consolidated Plan. Annually, each of the cities in the Consortium prepares a one-year update to the plan, called the Action Plan. The first year 2025 program year for the HOME Consortium is July 1, 2025 through June 30, 2026. The Action Plan outlines a listing of anticipated federal allocations and amounts, and other state and local resources available to carry out housing and community development activities; individual proposed activities to be carried out with the federal funds; and other activities that the jurisdiction expects to take during the next program year around addressing barriers to affordable housing, reducing homelessness, reducing poverty, developing regional structure and job/housing coordination, and public housing improvements and investment in facilities. The draft FY25 - FY26 Consolidated Plan and FY25 Action Plan will be available for inspection beginning June 20, 2025 on the website of the Office of Alameda, Albany, Dublin, 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 - FY26 Consolidated Plan and FY25 Action Plan on Wednesday, July 2, 2025, 5 p.m. The hearing will be held at 224 W. Lincoln Avenue, Room 200, Hayward, CA 94544. Written comments may be submitted to Public Notice at 400 E. Rockledge Avenue, by internet via Facebook (page: public notice) or by email to: publicnotice@alamedaconsortium.org. (City of Alameda: (510) 675-5987, Fax: (510) 675-5987, (510) 266-0221, 1/17/2025)

DE/DT/AR 0003190 June 20, 2025



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Grantee Unique Appendices



ESG STANDARDS AND EXPECTATIONS

Applicable for all ESG Subrecipients of Alameda County

INTRODUCTION

This document provides policies and standards for the provision of Rapid Rehousing funded by the Emergency Solutions Grant Program (ESG) in Alameda County.

Providers funded with ESG are expected to follow the guidance in this document which pulls from and enlarges upon guidance issued by the U.S. Department of Housing and Urban Development for the general ESG program. Providers are expected to comply with the Complete [ESG Code of Federal Regulations](#), which can be found in this link.

ESG STANDARDS AND EXPECTATIONS

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PRIORITIZATION AND REFERRAL

1. Prioritization

ESG funds are specifically awarded and designated for rehousing those at risk of homelessness.

- 1.1 Priority is given to persons on the Coordinated Entry By-Name List/Housing Queue. The full policy for prioritization as adopted by the System Coordination Committee in January 2021 can be found [HERE](#).

2. Referrals

- 2.1 Potential participants in ESG funded Rapid Rehousing in category 1.1 will be referred to contracted providers if there are additional openings using the Alameda County Coordinated Entry process. Contracted providers must accept Coordinated Entry referrals as long as potential participants meet eligibility criteria.
- 2.2 Time expectations for responding to referrals will be established in the Coordinated Entry policies and, when established, will apply to ESG contracted providers.

PARTICIPANT ELIGIBILITY AND ENROLLMENT

3. Eligibility

In addition to being referred through Coordinated Entry, households must be eligible for ESG funded Rapid Rehousing. Program operators must determine that potential participants are eligible for assistance, and document this eligibility, including either verifying homeless status/chronic homeless status or receiving such verification from Coordinated Entry.

3.1 Homelessness

3.1.1 To be eligible for the ESG program the participant must be "Homeless" and without other identified housing options at the time of referral. This includes households that meet the HUD Homeless Definition under Category 1, and households that meet the Definition under Category 4, Fleeing or attempting to flee domestic violence *and also meet one of the following conditions.*

- Living/staying in a shelter. This includes staying at a hotel or motel under Project RoomKey or a similar program that provides temporary shelter.
- Living on the streets, a car, an encampment or a place not meant for human habitation.
- Living/staying in transitional housing.
- Exiting an institution where s(he) resided for 90 days or less and previously resided in a shelter or the streets or a place not meant for human habitation.

Documentation requirements to verify homelessness can be found [HERE](#).

3.1.2 Because many participants in ESG funded Rapid Rehousing may have been Chronically Homeless prior to participation in the program, and should continue to remain eligible for PSH and other resources that may be targeted to chronically homeless, chronic homeless verification is encouraged.

Verification requirements and a suggested tool for how to document chronic homelessness can be found [HERE](#).

3.2 Required Documentation

To demonstrate eligibility at the time of enrollment, the enrolling provider must obtain:

1. Referral from a referring entity or Coordinated Entry
2. Verification of homelessness or chronic homelessness with required back up documentation

All required documentation should be uploaded into HMIS if participant has an HMIS record, or kept in a participant file.

3.3 Income verification

3.3.1 Income Verification is **not** a required eligibility criteria and is not needed for referral by Coordinated Entry nor for enrollment. However, income verification will be needed to establish rent payments. (See 6.3 Financial Assistance Approach.) Inability to document income at the time of referral must not prevent a participant from being enrolled, but may delay the household getting rehoused.

3.3.2 Persons with zero income are eligible for ESG-CV funded Rapid Rehousing and will be offered services to increase income through employment and/or connection to benefits.

3.3.3 For any participant who remains in the program for more than 12 months, income must be certified at annual recertification and must be below 30% of Area Median Income for the participant to continue to receive assistance (See 11.1 Annual Reassessment.)

3.4 Ineligible applicants

If a household is determined to be ineligible after referral and before enrollment, the program operator must notify the referring entity that they have been determined ineligible, provide the potential participant with the Notice of Occupancy Rights and Certification Form, and create a participant file documenting the process and determination.

4. Program Enrollment

4.1 Participation Agreement

All heads of household enrolled in the program will sign a Participant Agreement. This agreement must state what the program will provide and what the expectations of the participant are, and the circumstances that can lead to their being terminated prior to completing the program.

Enrolled participants should receive a copy of the Program's grievance and appeals process.

4.2 Notice of Occupancy Rights and Certification

At the time of enrollment, or if a potential participant is denied enrollment for any reason, the participant must be provided with form HUD-5380 Notice of Occupancy Rights and Certification. This document describes protections for victims of domestic violence, dating violence, sexual assault, or stalking under VAWA. Forms and other guidance regarding VAWA can be found [HERE](#).

4.3 HMIS Enrollment

4.3.1 ROI: For all households participating in HMIS, all Adults must have an HMIS Release of Information (ROI) that is in effect. If an up to date ROI has not been executed and on file for each adult, one must be completed.

4.3.2 Program enrollment: Staff must complete a program enrollment in HMIS for all members of the household. Enrollment will be in one of the four designated projects within HMIS (Oakland, Berkeley, Urban County, State) based on information provided by Coordinated Entry.

5. Bridge and Rapid Program Tracks

Rapid Rehousing funding may be used to provide rehousing support on a more traditional rapid rehousing track designed to serve households anticipated to take over full rent within a 6-24 month period ("Rapid") or to provide subsidies that are intended to be used as a "bridge" to another longer-term or permanent housing resource for persons with greater needs ("Bridge"). While these tracks are not distinguished by different program enrollments they should be established from the outset in collaboration between the referring and contracting entity and periodically reassessed or modified as needed.

At the time of referral an initial determination of whether the household is beginning on the Rapid or Bridge track should be included. ***Unless otherwise specified at time of referral, persons referred from a Project Roomkey/Safer Ground/similar program site, or from the second priority group of high risk for complications from COVID-19 will be considered on the Bridge Track.***

5.1 Bridge Track

Participants on the Bridge track are anticipated to participate in the ESG program until another housing resource has been identified and secured for the participant.

5.1.1 Securing another resource: Program providers will work closely with the Health Care Services Agency (HCSA) and with the ESG Recipient for the jurisdiction in which they operate in to identify a housing resource for each enrolled household on the Bridge track. Processes for determining which resources are offered to a specific client will be worked out with the provider.

5.1.2 Reevaluation: If a Bridge Track participant has not been successfully transferred to another resource within 11 months of enrollment, and the program has the ability to retain them for more than 12 months, a reassessment will occur within 30 days of the participant's program anniversary as part of the Annual Reevaluation (See Annual Reevaluation 11.1)

FINANCIAL ASSISTANCE AND SUPPORTIVE SERVICES

ESG funds may be used for specific financial assistance expenditures related to securing and maintaining housing. Each type of assistance requires specific documentation be kept on file to support the expenditures.

6. Financial Assistance

6.1 Maximum Assistance

6.1.1 24-month limitation: For first round ESG awards and for second round awards covered under a HUD-approved Consolidated Plan amendment or waiver that allows for up to 24 months assistance, the maximum allowable assistance is 24 months within a 36 month period, consistent with the ESG regulations.

6.1.2 12-month limitation: For second round awards received after September 1, 2020, unless covered by a Consolidated Plan amendment or a waiver approved by HUD, the maximum period of allowed assistance is 12 months.

Changes or updates to the ESG program requirements through law, regulation or Notice may change the maximum assistance time frames. Providers must be aware of the applicable maximum assistance requirements that are in effect for the funding they are using to assist any participant.

6.2 Expense Categories, Limitations and Requirement Documentation

The following tables lists each allowable expense category for financial assistance, any limitations on time, amounts or cost, and the required documentation for the expenditure.

Expense Category	Permitted Expenditures and Limitations	Required Documentation
Security Deposit	Up to the equivalent of two (2) months of rent.	<input type="checkbox"/> Copy of W9 and Receipt <input type="checkbox"/> One year Lease Agreement. <input type="checkbox"/> Confirmation of property ownership
Utility Deposit	Standard utility deposits that the utility company requires for all customers.	<input type="checkbox"/> Copy of bill or receipt of payment. A billing statement is necessary if assistance for multiple months is provided with a single payment.
Application Fees	Costs associated with applications for rental housing required by property owners/managers	<input type="checkbox"/> Receipt
Moving Costs	Reasonable costs associated with assisting participants to move themselves and their belongings into housing, including vehicle rentals and movers if needed	<input type="checkbox"/> Cost Estimate <input type="checkbox"/> Receipt
Landlord Incentives	Signing bonuses, security deposits, repairing damages incurred by the program participant not covered by the security deposit or that are incurred while the program participant is still residing in the unit, and cost of extra cleaning or maintenance. Landlord incentives may not exceed three months' rent including any funds spent on deposits under Security Deposits above. Landlord incentives do not count against the 12- or 24-month cap on assistance but the three-month maximum includes the amount offered in Security Deposit.	Documentation required depends on the category of assistance being provided. All Landlord Incentives must be documented with a receipt by the landlord or a third-party receipt for coverage of allowable costs such as repairs or cleaning.
Rental Assistance	A portion of the contract rent of up to 100% of rent for up to maximum number of months <i>permitted under the applicable grant agreement with the Recipient.</i>	<input type="checkbox"/> Habitability Inspection <input type="checkbox"/> One year Lease/Rental Agreement <input type="checkbox"/> Letter of payment or a Housing Assistance Payment (HAP) agreement <input type="checkbox"/> W9
Utility Assistance	Up to total number of months of rental assistance provided. Total utility assistance includes the first month's payment.	<input type="checkbox"/> Copy of Bill for each utility for each month paid.
Rental Arrears	Only if necessary to successfully re-house; maximum two (2) months of arrears. Counts against the total months of assistance permitted.	<input type="checkbox"/> Statement or Bill that includes the cost of each month paid.

Expense Category	Permitted Expenditures and Limitations	Required Documentation
Utility Arrears	Only if necessary, to re-house; maximum two (2) months of arrears per utility. Eligible utilities include gas, electricity, water, & trash. Counts against the total months of assistance permitted.	<input type="checkbox"/> Statement or Bill that includes the cost of each month paid.

6.3 Financial Assistance Approach

For one-time costs, such as security deposits, move in expenses and application fees, the ESG program may pay the entire amount.

For rental assistance payments, households with income are expected to contribute *at least* 30% of their adjusted gross income. To make this determination, verification of income will be required.

6.3.1 Bridge Housing track: If a household is determined to be on a **Bridge Housing track** (See 5.1 above) the participant contribution may be set at 30% of adjusted gross income, consistent with many permanent housing subsidy programs, and may continue at 30% of adjusted gross income for the duration of their time in the program.

6.3.1.a. If a participant household on the Bridge Housing track significantly increases their income or demonstrates a likelihood to be able to pay full rent without assistance, they should be reclassified to the Rapid track and financial assistance should be adjusted as specified for the Rapid Track.

6.3.1.b. The program may pay the entire rent on behalf of households that have no income.

6.4. Prohibition on Duplication of Benefits

Financial assistance cannot be provided to a program participant who is receiving any other form of tenant-based rental assistance or to a program participant who has been provided with replacement housing payments under the [Uniform Relocation Act \(URA\)](#) during the period of time covered by the URA payments. Participants should be asked to certify that they are not receiving such assistance. Language to this effect is included in the provided Participation Agreement.

6.5 Recording Financial Assistance

All financial assistance provided must be recorded in HMIS. Supporting documentation must be kept in participant files.

7. Supportive Services

7.1 Services may not be required

Regular ESG funding and other Rapid Rehousing programs typically require that programs assist participants with housing search and housing stability case management. This includes a requirement that a participant meet with a housing stability case manager not less than once per month for the period that they are enrolled. However, under the ESG Notice, Recipients and Subrecipients **may not require** individuals or families experiencing homelessness to receive treatment or perform prerequisite activities as a condition for receiving assistance funded by ESG. This specifically includes any requirement to participate in Housing Stability Case Management.

7.2 Services must be made available

ESG funded Rapid Rehousing in Alameda County must offer and provide, as requested by participants, housing search and placement assistance, case/care management and connections to other services, benefits and supports. These services should be offered regularly, minimally monthly, to participants to ensure they are aware that services are available if they wish to use them.

7.3 Housing Search Assistance

Housing search assistance are those services intended to assist participants in locating, obtaining, and retaining suitable permanent housing. These may include:

- assessment of housing barriers, needs, and preferences;
- development of a plan for locating housing;
- assistance with a housing search or searching on behalf of a participant;
- outreach and negotiations with landlords; and
- assistance with submitting rental applications and understanding leases.
- assessment of housing for compliance with Emergency Solutions Grant (ESG) requirements for habitability, lead-based paint, and rent reasonableness;
- assistance with obtaining utilities and making moving arrangements; and
- tenant counseling.

7.4 Housing Stability Case Management or Care Management

Housing stability case management may include:

- conducting the official evaluation of eligibility and need, including verifying and documenting eligibility
- counseling
- developing, securing, and coordinating services and assistance in obtaining Federal, state and local benefits
- monitoring and evaluating participant progress;
- providing information and referral to other providers;
- developing an individualized housing plan to permanent housing stability, including referrals to and support with submitting applications to affordable housing projects; and
- conducting required reevaluations to determine (i) The program participant does not have an annual income that exceeds 30 percent of median family income for the area, as determined by HUD; and (ii) The program participant lacks sufficient resources and support networks necessary to retain housing without ESG assistance.

7.5 Recording Services

Services that are provided directly to or specifically associated with a participant household must be recorded in HMIS.

Some contractors may be funded to hire specialists to recruit landlords and secure units for a number of participants which are not provided as specific services to any one participant. Such services are not expected to be recorded in HMIS.

Some participants in a Rapid Rehousing program funded by ESG may be offered and receive services paid for by other sources than ESG and offered by organizations other than the ESG provider. Such services should be recorded in the client record for the ESG program if considered part of the ESG program, or under a separate program enrollment.

HOUSING RELATED REQUIREMENTS

8. Unit Requirements

8.1 Rent Reasonableness

Units rented by participants in an ESG funded Rapid Rehousing program must meet the standard for rent reasonableness. "Rent reasonableness" means that the total rent charged for a unit must be reasonable in relation to the rents being charged during the same time period for comparable units in the private unassisted market and must not be in excess of rents being charged by the same owner during the same time period for comparable non-luxury unassisted units. See more guidance regarding Rental Reasonableness [HERE](#).

A sample [Rent Reasonableness form](#) is provided in the appendix. Subrecipients may use an alternative rent reasonableness determination form that meets the requirements of the ESG regulations §576.106.

8.2 Checking Against applicable Payment Standards

The Fair Market Rent (FMR) is a benchmark established by HUD by region. The ESG program requires that the rent for units assisted meet *both* standards for rent reasonableness and rent at or below the Fair Market Rent (FMR).

8.3 Habitability

8.4.1 Habitability Standard: In order to ensure that ESG funds are used in housing that meets minimum habitability standards, an inspection must be performed on every unit assisted. A description of the standard for permanent housing and a form that can be used to record the results of an inspection can be found [HERE](#).

8.4.2 Lead-based paint remediation and disclosure. The Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992 and implementing regulations apply to all housing occupied by program participants. More information can be found at the HUD Lead Safe Housing site [HERE](#).

9. Leases and Rental Assistance Agreements

9.1. Leases

Once a unit has been identified and inspected, the housing agency must ensure that the participant/tenant receives a written one year lease or rental agreement from the landlord which clearly outlines the terms of tenancy and conforms with applicable California and local law.

9.1.1 VAWA-Mandated Requirements: Participant leases must include the following provisions in order to comply with the Violence Against Women Act:

The Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.

The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.

The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

If the lease does not cover the terms of the Violence Against Women Act then a lease addendum should be executed that covers these requirements. A copy of a [HUD VAWA Lease Addendum](#) can be found here.

9.1.2 Lease Bifurcation: Housing providers may bifurcate leases to evict, remove, or terminate assistance to a household member who engages in domestic-violence-related criminal activity without evicting, removing, or terminating assistance to, or otherwise penalizing, a victim of such criminal activity who is also a tenant or lawful occupant.

Financial assistance shall continue for the family member(s) who are not evicted or removed.

9.2 Rental Assistance Agreements

Providers of Rapid Rehousing assistance must ensure that the Landlord to whom payment is being made is apprised of the nature of the program, the anticipated support to the participant, the obligations of the landlord, and the manner in which the landlord may contact the program if there are concerns.

9.2.1 Rental Assistance Agreement Letter: At a minimum, the agency providing financial assistance will provide the landlord with a [Rental Assistance Agreement Letter](#) describing the program and outlining the basic support the participant is anticipated to receive. If using the letter, the landlord must sign the letter and return it to the agency.

9.2.2 Housing Assistance Payment (HAP) or other contract agreement: Agencies may prefer to use a contract or housing assistance payments (HAP) agreement that outlines in greater detail the rights and obligations of the parties. Use of such an agreement is acceptable if it covers all requirements in the ESG regulations §576.1 and this guidance.

9.3 Ownership/Tax Document

9.3.1 W-9: In addition, the housing agency shall collect a W-9 from the landlord or property management agency and follow all IRS reporting requirements.

9.3.2 Evidence of ownership: In order to determine that the landlord named on the lease is the legitimate owner of the property, the housing agency will use a database service, such as Realquest, or another manner to verify and document the ownership.

9.4 Documentation

Documentation related to the housing unit that must be kept in the Participant File includes:

1. An original or copy of the Rent Reasonableness/FMR determination
2. An original or copy of the Habitability or HQS inspection.
3. A copy of the Rental Assistance Agreement Letter or Housing Assistance Payment contract.
4. A copy of the tenant's lease, including the VAWA Lease Addendum if not included in lease.
5. Printout from the database used to verify the ownership of the unit.
6. Copy of the W-9 from the landlord. The original W-9 must be given to the program operator's finance division.

10. Emergency Transfer Plan

10.1 Qualifications for Emergency Transfer

A participant qualifies for an emergency transfer if:

1. The participant is a survivor of domestic violence, dating violence, sexual assault or stalking;
2. The participant expressly requests the transfer; *and*
3. Either:
 - a. The participant reasonably believes there is a threat of imminent harm from further violence if the participant remains in the same dwelling unit; or
 - b. If the participant is a survivor of sexual assault, the sexual assault occurred on the premises during the 90-calendar-day period preceding the date of the request for transfer.

10.2 Emergency Transfer Process

A participant may submit an emergency transfer request directly to program staff. A participant may seek an internal and external emergency transfer, or both at the same time if a safe unit is not immediately available. The program will take reasonable steps to support them in securing a new safe unit as soon as possible and a transfer may not be necessary.

Programs will ensure strict confidentiality measures are in place to prevent disclosure of the location of the participant's new unit to a person who committed or threatened to commit an act of domestic violence, dating violence, sexual assault, or stalking against the participant.

Where a family separates as part of the emergency transfer, the family member(s) receiving the emergency transfer will retain the rental assistance when possible. The program will work with the CoC and the household to support an effective transfer in situations where the program is not a good fit for the family member(s) receiving the emergency transfer.

10.2.1 Internal Transfer: Where the participant requests an internal emergency transfer within the same building or program, the program should take steps to immediately transfer the participant to a safe unit if a unit is available. Requests for internal emergency transfers should receive at least the same priority as the program provides to other types of transfer requests.

If a safe unit is not immediately available, program staff will inform the participant that a unit is not immediately available and explain the options to:

1. Wait for a safe unit to become available for an internal transfer,
2. Request an external emergency transfer, and/or
3. Pursue both an internal and external transfer at the same time in order to transfer to the next available safe unit in the CoC.

10.2.2 External Transfer: If a participant requests an external emergency transfer, the participant has priority over all other applicants, provided the household meets all eligibility criteria required by HUD and the program. After the agency communicates the participant's emergency transfer request, the Coordinated Entry Management Entity will refer the participant to the next available appropriate unit through the Coordinated Assessment System. The household retains their original homeless status for purposes of the transfer.

10.3 Documentation and Record Keeping

To request an emergency transfer, the participant should submit a written request to program staff, certifying that they meet the emergency transfer qualification requirements. The program may – but is not required to – request additional documentation of the occurrence for which the participant is requesting an emergency transfer. No other documentation is required.

Programs must retain records of all emergency transfer requests and their outcomes for a period of 5 years following the grant year of the program in which the household was a participant and report them to HUD annually. A model emergency transfer plan can be found [HERE](#).

REEVALUATION

11. Reevaluation of Need and of Eligibility

11.1 Annual Reevaluation

For programs operating with ESG funding that is capped at 12 months of assistance, it is not expected that formal reevaluation will occur during the period in which assistance is provided. Households should be informed from the beginning that assistance is limited to a maximum of

12 months and focus should be placed on identifying a long-term resource or housing strategy for after the program is over.

Annual Reevaluation is required for any participant receiving more than 12 months of assistance. This applies to programs operating with ESG funding covered by an approved Consolidated Plan amendment, waiver or revised Notice of HUD guidance permitting greater than 12 months assistance. The reevaluation must determine:

1. The participant has not received more than the permitted number of months of assistance.
2. The participant's income level is such that there is still a need to provide financial assistance in order to maintain housing stability.
 - a. Income is not greater than 30% of the Area Median Income (AMI)
3. The participant lacks the financial resources or support networks to secure their housing without continued assistance.

Annual reevaluation should be documented, including updated income verification and an updated participation agreement which certifies lack of resources to secure housing without assistance.

11.2 HMIS Update

The annual reevaluation is recorded in HMIS and used to update the participant's HMIS record with current information about housing and income.

11.3 Notification and Update Documents

Once the annual reevaluation of eligibility is completed, the household should be formally notified whether they will continue to receive assistance or not. If continuing to receive assistance, new documents, including an updated Participation Agreement should be prepared and discussed with the participant. If a household is not expected to have the subsidy extended, they should be notified of this determination at the earliest possible time and assisted to develop an alternative housing plan.

PROGRAM TERMINATION, APPEALS AND EXIT

12. Ending Program Participation

Assistance under this program is intended to be temporary and to help participants secure housing that they can remain in without long-term financial support **or** to successfully bridge to another resource or unit with an ongoing subsidy.

12.1 No Termination for Lack of Service Participation

Under ESG participants cannot be required to take part in services. However, they must provide the program with information needed to continue to determine eligibility, and to ensure that the program and the participant remain in good standing with the landlord.

12.2 Violation of Participation Agreement

Consistent violations of the Participation Agreement, including failure to provide required information to the Program as needed to continue to determine eligibility, may result in termination. If a program participant is violating the participation agreement, reasonable efforts will be made and documented by staff. Staff will provide written notice to the participant outlining program and/or lease violations and assist the participant to address the issue or correct the violation prior to terminating enrollment. ***Threatening or violent behavior towards staff, any other participant, or any other person connected to the property which they reside may be acted upon immediately.***

12.3 Written Notice

If a participant is determined to be in continued or grave violation of the participation agreement, a written Notice of Termination of Assistance will be provided to the program participant containing a clear statement of the reasons for termination, the date on which the termination will become effective, and the process for appealing the decision.

Participants receiving a Notice may request that the decision to terminate participation be reviewed by making a request to the designated supervisor within the agency – following the agency's grievance policy. This request must be made in writing and must be reviewed within 10 calendar days. A written notice of the final decision will be issued to the participant within 14 calendar days.

A sample [Notification of Termination of ESG Assistance](#) is provided in the Appendix of Forms. Subrecipients may use an alternative Notice of Termination form as long as it covers all of topic areas required under ESG regulations §576.402 and has been approved by the ESG recipient.

12.4 Resuming Assistance

A program may resume assistance to a program participant whose assistance was previously terminated with the approval of the Program Manager, provide that continued assistance does not violate the applicable maximum subsidy period.

12.5 Program Exit

Upon completion of the program, or upon termination prior to completion, all members of the household should be exited from the program in HMIS. At this time, all information including household income, final address and housing status are recorded and updated.

- a. Participants who complete or leave the ESG RRH program having received another permanent housing resource should be recorded as permanently housed with a subsidy.
- b. Participants who complete or leave the ESG RRH program without another resource but still in housing should be recorded as permanently housed without an ongoing subsidy.

13. Grievances and Appeals

13.1 Program Appeals

ESG subrecipients must notify participants of the agency's grievance policy at the time of program enrollment, including providing them with a written copy of the policy and keeping a copy of a signed version of the policy or other notification in the participant file. Housing agencies will follow their agency grievance and appeals process, through to the level of the highest ranking staff member of the agency or as may be otherwise specified in the agency's approved policy and procedures.

13.2 Appeal to Recipient

If there is a grievance specific to the ESG program which has not been resolved through the agency grievance process, ESG program participants may appeal to the local Recipient. Recipients will follow their appeal process.

Rent Reasonableness and FMR Certification

(click [here](#) to return to relevant section of the manual)

	PROPOSED UNIT	COMPARISON UNIT #1	COMPARISON UNIT #2	COMPARISON UNIT #3
ADDRESS				
NUMBER OF BEDROOMS				
SQUARE FEET				
TYPE OF UNIT/CONSTRUCTION				
HOUSING CONDITION				
LOCATION/ACCESSIBILITY				
AMENITIES				
UNIT:				
SITE:				
NEIGHBORHOOD:				
AGE IN YEARS				
UTILITIES (TYPE)				
UNIT RENT				
UTILITY ALLOWANCE				
GROSS RENT				
HANDICAP ACCESSIBLE?				

A. Comparison with FMR or applicable Payment Standard

Proposed Contract Rent + Utility Allowance = Proposed Gross Rent

Approved rent [] does [] does not exceed applicable Payment Standard of \$_____.

B. Rent Reasonableness

Based upon a comparison with rents for comparable units, I have determined that the proposed rent for the unit [] is [] is not reasonable.

Name: _____ Signature: _____ Date: _____

Rental Assistance Agreement Letter

(click [here](#) to return to relevant section of the manual)

(date)

(landlord address)

_____(Participant Name) has been approved to receive temporary financial assistance through the Emergency Solutions Grant program. The program is designed to help the participant secure and retain housing and be a successful tenant. Our agency will maintain regular contact during their time in the program to assist them with any problems related to their housing or tenancy. The program does not, however, assume any responsibility for the tenant's rent or for compliance with the lease. The tenant is fully responsible for complying with the terms of the lease he/she/they have with you.

The person named above has been approved for assistance with (check all that apply):

☐ A rental deposit in the amount of \$_____

☐ A monthly rental subsidy in the amount of \$_____ (currently approved until _____ date. This subsidy may be extended at the program's discretion)

All other payments under the terms of the lease are the responsibility of the tenant.

[Name of Housing Agency]_____, will provide the above housing assistance payments to you beginning _____ [date]. By signing below, you agree to apply all payments you receive on the tenant's behalf toward the specified housing-related costs on the check. The termination of housing assistance payments shall not affect the household's other rights under the lease.

The tenant is required to notify us if he or she moves; however, if you ever receive a subsidy check for a tenant who has moved, it is your responsibility to return the check to us. Financial assistance from this program can only be used toward the housing-related costs of the tenant named above while he/she/they reside in your housing. You also must notify us if during the term of this agreement you notify the tenant to vacate or if you lodge any complaint under state or local law to commence an eviction.

You are welcome to contact me if you have any questions or concerns regarding the program. [Name, title at XXX XXX-XXXX or housing_specialist@agency.org]. Thank you for working with us.

Sincerely,

I have read this agreement and I agree to accept payments on behalf of the tenant listed above as described in this letter. I have provided a W-9 form to the agency.

Property Owner/Property Manager Name:_____

Signature:_____ Date: _____

Notification of Termination of ESG Assistance

(click [here](#) to return to relevant section of the manual)

You/your household has violated the terms of your ESG Participation Agreement, signed by _____ on _____ (date.) The program violation(s) consist of

The program is hereby advising you that as of ____/____/____ no further financial assistance will be provided to you/your household.

You/your household will be solely responsible for covering all housing and utility costs as of that date, per the terms of your lease with your landlord.

_____ (staff signature) _____ (date)

I have reviewed and authorized this notification:

_____ (Supervisor signature) _____ (date)

Procedure for due process: If you disagree with this determination, you may request a review of this decision within 10 days of the date of this notice by making a request **in writing*** to:

{job title}

{Address}

{Address}

The {job title} will review your request and may investigate your claims, ask to interview you, members of your household, your landlord, or call a hearing with yourself, agency staff, and any others that may be needed to review this decision. The {job title} must review your request and make a final determination within 14 calendar days. A written notice of the final decision will be provided to you.

**Reasonable accommodation: If you are unable to prepare a request in writing due to a disability and need a reasonable accommodation, you may request a specific accommodation, such as assistance in preparing the request, from the program manager or another staff member.*

Grantee SF-424's and Certification(s)

Application for Federal Assistance SF-424		
<p>* 1. Type of Submission:</p> <p><input type="checkbox"/> Preapplication</p> <p><input checked="" type="checkbox"/> Application</p> <p><input type="checkbox"/> Changed/Corrected Application</p>		
<p>* 2. Type of Application:</p> <p><input checked="" type="checkbox"/> New</p> <p><input type="checkbox"/> Continuation</p> <p><input type="checkbox"/> Revision</p>		
<p>* If Revision, select appropriate letter(s):</p> <p><input type="text"/></p> <p>* Other (Specify):</p> <p><input type="text"/></p>		
<p>* 3. Date Received:</p> <p>8/14/25</p>		<p>4. Applicant Identifier:</p> <p>21116418</p>
<p>5a. Federal Entity Identifier:</p> <p><input type="text"/></p>		<p>5b. Federal Award Identifier:</p> <p>M25-DC060201</p>
<p>State Use Only:</p>		
<p>6. Date Received by State:</p> <p><input type="text"/></p>		<p>7. State Application Identifier:</p> <p><input type="text"/></p>
<p>8. APPLICANT INFORMATION:</p>		
<p>* a. Legal Name: Alameda County Housing and Community Development Department</p>		
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN):</p> <p>94-6000501</p>		<p>* c. UEI:</p> <p>Z2JTEQA62JV7</p>
<p>d. Address:</p>		
<p>* Street1: 224 W. Winton Ave. Room 108</p>		
<p>Street2: <input type="text"/></p>		
<p>* City: Hayward</p>		
<p>County/Parish: Alameda County</p>		
<p>* State: CA: California</p>		
<p>Province: <input type="text"/></p>		
<p>* Country: USA: UNITED STATES</p>		
<p>* Zip / Postal Code: 94544-1221</p>		
<p>e. Organizational Unit:</p>		
<p>Department Name:</p> <p>Housing and Community Developm</p>		<p>Division Name:</p> <p><input type="text"/></p>
<p>f. Name and contact information of person to be contacted on matters involving this application:</p>		
<p>Prefix: Ms.</p>		
<p>* First Name: Kelly</p>		
<p>Middle Name: <input type="text"/></p>		
<p>* Last Name: Thiemann</p>		
<p>Suffix: <input type="text"/></p>		
<p>Title: HCD Manager</p>		
<p>Organizational Affiliation:</p> <p><input type="text"/></p>		
<p>* Telephone Number: 510-670-5280</p>		<p>Fax Number: <input type="text"/></p>
<p>* Email: kelly.thiemann@acgov.org</p>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>B: County Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p>* 10. Name of Federal Agency:</p> <p>U.S. Department of Housing and Urban Development</p>	
<p>11. Assistance Listing Number:</p> <p>14,239</p> <p>Assistance Listing Title:</p> <p>HOME Investment Partnership Program</p>	
<p>* 12. Funding Opportunity Number:</p> <p>M25-DC060201</p> <p>* Title:</p> <p>FY25 HOME Consortium Funds</p>	
<p>13. Competition Identification Number:</p> <p>Title:</p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p>Add Attachment Delete Attachment View Attachment</p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>FY25 HOME Consortium Funds</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p>Add Attachments Delete Attachments View Attachments</p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant <input style="width: 100px;" type="text" value="10, 12,"/>	* b. Program/Project <input style="width: 100px;" type="text" value="10, 12,"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input style="width: 200px;" type="text" value="10, 12, 14, 17, txt"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input style="width: 100px;" type="text" value="07/01/2025"/>	* b. End Date: <input style="width: 100px;" type="text" value="06/30/2030"/>
18. Estimated Funding (\$):	
* a. Federal	2,518,220.25
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	349,402.25
* g. TOTAL	2,867,622.50
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input style="width: 100px;" type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input style="width: 200px;" type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input style="width: 100px;" type="text" value="Ms."/>	* First Name: <input style="width: 200px;" type="text" value="Michelle"/>
Middle Name: <input style="width: 200px;" type="text"/>	
* Last Name: <input style="width: 300px;" type="text" value="Starratt"/>	
Suffix: <input style="width: 100px;" type="text"/>	
* Title: <input style="width: 200px;" type="text" value="HCD Director"/>	
* Telephone Number: <input style="width: 150px;" type="text" value="510-670-5939"/>	Fax Number: <input style="width: 150px;" type="text"/>
* Email: <input style="width: 300px;" type="text" value="Michelle.Starratt@acgov.org"/>	
* Signature of Authorized Representative:	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> </div>
* Date Signed: <input style="width: 100px;" type="text" value="6/10/2025"/>	

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Nichelle Starnatt

*Title: Housing Director

*Applicant/Recipient Organization:

Alameda County Housing and Community Development Department

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

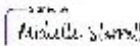
6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-L.L. Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. **WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).**

* Signature: 

* Date: (mm/dd/yyyy): 7/24/2025

Form HUD 424-B (1/27/2023)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R. 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Form HUD 424-B (1/27/2023)

Application for Federal Assistance SF-424		
<div> <div> * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application </div> <div> * 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision </div> <div> * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> </div> </div>		
* 3. Date Received: 8/14/25		4. Applicant Identifier: 21116418
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: B25-UC060001
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: Alameda County Housing and Community Development Department		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000501		* c. UEI: Z2JTEQA62JV7
d. Address:		
* Street1: 224 W. Winton Ave. Room 108 Street2: <input type="text"/> * City: Hayward County/Parish: Alameda County * State: CA: California Province: <input type="text"/> * Country: USA: UNITED STATES * Zip / Postal Code: 94544-1221		
e. Organizational Unit:		
Department Name: Housing and Community Developm		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms. * First Name: Kelly Middle Name: <input type="text"/> * Last Name: Thienann Suffix: <input type="text"/> Title: HCD Manager Organizational Affiliation: <input type="text"/> * Telephone Number: 510-670-5280 Fax Number: <input type="text"/> * Email: kelly.thienann@acgov.org		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>B: County Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p>* 10. Name of Federal Agency:</p> <p>U.S. Department of Housing and Urban Development</p>	
<p>11. Assistance Listing Number:</p> <p>14,216</p> <p>Assistance Listing Title:</p> <p>Community Development Block Grant Program</p>	
<p>* 12. Funding Opportunity Number:</p> <p>B25-UC060001</p> <p>* Title:</p> <p>FY25 Urban County CDBG Funds</p>	
<p>13. Competition Identification Number:</p> <p>Title:</p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p>Add Attachment Delete Attachment View Attachment</p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>FY25 Urban County CDBG Funds</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p>Add Attachments Delete Attachments View Attachments</p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant <input style="width: 100px;" type="text" value="10, 12,"/>	* b. Program/Project <input style="width: 100px;" type="text" value="10, 12,"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input style="width: 200px;" type="text" value="10, 12, 14, 17, txt"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input style="width: 100px;" type="text" value="07/01/2025"/>	* b. End Date: <input style="width: 100px;" type="text" value="09/30/2032"/>
18. Estimated Funding (\$):	
* a. Federal	1,998,590.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	152,538.69
* g. TOTAL	2,151,128.69
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input style="width: 100px;" type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input style="width: 200px;" type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input style="width: 100px;" type="text" value="Ms."/>	* First Name: <input style="width: 200px;" type="text" value="Michelle"/>
Middle Name: <input style="width: 200px;" type="text"/>	
* Last Name: <input style="width: 250px;" type="text" value="Starratt"/>	
Suffix: <input style="width: 100px;" type="text"/>	
* Title: <input style="width: 200px;" type="text" value="HCD Director"/>	
* Telephone Number: <input style="width: 150px;" type="text" value="510-670-5939"/>	Fax Number: <input style="width: 150px;" type="text"/>
* Email: <input style="width: 300px;" type="text" value="Michelle.Starratt@acgov.org"/>	
* Signature of Authorized Representative:	* Date Signed: <input style="width: 100px;" type="text" value="6/10/2025"/>

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Nichelle Stamm

*Title: Housing Director

*Applicant/Recipient Organization:

Alameda County Housing and Community Development Department

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

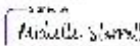
6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-L.L. Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. **WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties.** (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature: 

* Date: (mm/dd/yyyy): 7/24/2025

Form HUD 424-B (1/27/2023)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R. 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Form HUD 424-B (1/27/2023)

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>		
* 3. Date Received: 8/14/25		4. Applicant Identifier: 21116418
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: E25-UC060001
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: Alameda County Housing and Community Development Department		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000501		* c. UEI: Z2JTEQA62JV7
d. Address:		
* Street1: 224 W. Winton Ave. Room 108		
Street2: <input type="text"/>		
* City: Hayward		
County/Parish: Alameda County		
* State: CA: California		
Province: <input type="text"/>		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 94544-1221		
e. Organizational Unit:		
Department Name: Housing and Community Developm		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms. * First Name: Kelly		
Middle Name: <input type="text"/>		
* Last Name: Thienann		
Suffix: <input type="text"/>		
Title: HCD Manager		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 510-670-5280		Fax Number: <input type="text"/>
* Email: kelly.thienann@acgov.org		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p>B: County Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p>* 10. Name of Federal Agency:</p> <p>U.S. Department of Housing and Urban Development</p>	
<p>11. Assistance Listing Number:</p> <p>14,231</p> <p>Assistance Listing Title:</p> <p>Emergency Solutions Grant Program</p>	
<p>* 12. Funding Opportunity Number:</p> <p>E25-DC060001</p> <p>* Title:</p> <p>FY25 Emergency Solutions Grant Funds</p>	
<p>13. Competition Identification Number:</p> <p>Title:</p>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p>Add Attachment Delete Attachment View Attachment</p>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <p>FY25 Emergency Solutions Grant Funds</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p>Add Attachments Delete Attachments View Attachments</p>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant <input style="width: 100px;" type="text" value="10, 12,"/>	* b. Program/Project <input style="width: 100px;" type="text" value="10, 12,"/>
Attach an additional list of Program/Project Congressional Districts if needed. <input style="width: 250px;" type="text" value="10, 12, 14, 17, txt"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input style="width: 100px;" type="text" value="07/01/2025"/>	* b. End Date: <input style="width: 100px;" type="text" value="06/30/2027"/>
18. Estimated Funding (\$):	
* a. Federal	188,410.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	188,410.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input style="width: 100px;" type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input style="width: 250px;" type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input style="width: 100px;" type="text" value="Ms."/>	* First Name: <input style="width: 200px;" type="text" value="Michelle"/>
Middle Name: <input style="width: 250px;" type="text"/>	
* Last Name: <input style="width: 300px;" type="text" value="Starratt"/>	
Suffix: <input style="width: 100px;" type="text"/>	
* Title: <input style="width: 200px;" type="text" value="HCD Director"/>	
* Telephone Number: <input style="width: 150px;" type="text" value="510-670-5939"/>	Fax Number: <input style="width: 150px;" type="text"/>
* Email: <input style="width: 300px;" type="text" value="Michelle.Starratt@acgov.org"/>	
* Signature of Authorized Representative:	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <small>Signed by:</small> <small>02-19-2025 09:04:00</small> </div> <div style="margin-left: 20px;"> <small>* Date Signed:</small> <input style="width: 100px;" type="text" value="6/10/2025"/> </div>

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Nichelle Starnatt

*Title: Housing Director

*Applicant/Recipient Organization:

Alameda County Housing and Community Development Department

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

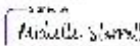
6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. **WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).**

* Signature: 

* Date: (mm/dd/yyyy): 7/24/2025

Form HUD 424-B (1/27/2023)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R. 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Form HUD 424-B (1/27/2023)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signed by:


Signature of Authorized Official

6/12/2025

Date

Housing Director

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signed by:	
	6/12/2025
Signature of Authorized Official	Date

Housing Director
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signed by:	
<u>Michelle Starnatt</u>	<u>6/12/2025</u>
Signature of Authorized Official	Date

Housing Director
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

<small>Signed by:</small>  _____ <small>Signature of Authorized Official</small>	<small>6/12/2025</small> _____ <small>Date</small>
--	--

Housing Director

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

<small>Signature</small> <u>Michelle Starratt</u>	<u>6/12/2025</u>
<small>Signature of Authorized Official</small>	<small>Date</small>

<u>Housing Director</u>
<small>Title</small>

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name
	Jan 2025 State of Ca Labor Market Information
	List the name of the organization or individual who originated the data set.
	Employment Development Department, State of California
	Provide a brief summary of the data set.
	The Labor Market Information Division (LMID) is the prime source of high quality and timely workforce and labor market information for the State of California.
	What was the purpose for developing this data set?
The LMID's mission is to help stakeholders with informed decision making by providing accurate labor market data and information. We collect, analyze, and publish statistical data and reports on California's labor force, industries, occupations, employment projections, wages and other important labor market and economic data.	
Provide the year (and optionally month, or month and day) for when the data was collected.	
February, 2025	
Briefly describe the methodology for the data collection.	
Each month, the Employment Development Department cooperates with the Bureau of Labor Statistics in conducting a survey of employers to collect data on employment, payrolls, and paid hours. In general, data refer to people who worked during, or received pay for, any part of the pay period that includes the 12th of the month. The employers extract the requested data from their payroll records, which must be maintained for a variety of tax and accounting purposes. All firms with 1,000 employees or more are asked to participate in the survey, as well as a sample of smaller firms. Despite the voluntary nature of the survey, numerous establishments have reported regularly for many years.	
Describe the total population from which the sample was taken.	
All firms with 1,000 employees or more are asked to participate in the survey, as well as a sample of smaller firms.	

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>All firms with 1,000 employees or more are asked to participate in the survey, as well as a sample of smaller firms. Despite the voluntary nature of the survey, numerous establishments have reported regularly for many years.</p>
2	<p>Data Source Name</p> <p>2017-2021 CHAS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>N/A</p>
	<p>Provide a brief summary of the data set.</p> <p>N/A</p>
	<p>What was the purpose for developing this data set?</p> <p>N/A</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>N/A</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>N/A</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>N/A</p>