

County of Alameda

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

FY 2024 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT – FINAL VERSION

CAPER



CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The County and cities advanced multiple housing efforts: Hayward completed Mission Paradise (3 HOME, 11 CDBG) and Matsya Village (11 HOME by 2025). Fremont finished Bell Street (5 HOME, 11 ARPA). Alameda continues Dignity Village (38 ARPA). San Leandro completed Lewelling Shelter (29 ARPA). Urban County funds supported Albany Family (13 HOME), Newark's Timber Senior (18 HOME), and Ruby Street pre-dev (11 units). Livermore acquired Camden Commons (3 units for adults with disabilities).

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	563	28.15%	875	38	4.34%
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	150	22	14.67%			
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	25	22	88.00%			

Homeless	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	350	67	19.14%			
Homeless	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	29		150	29	19.33%
Homeless	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	250	137	54.80%			
Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	250	56	22.40%	140	0	0.00%
Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	100	2	2.00%			
Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	250	41	16.40%	150	4	2.67%

Housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	101		27	60	222.22%
Housing Discrimination	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	3750	0	0.00%			
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	425	8.50%	1220	425	34.84%
Rental Assistance	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	750	112	14.93%	102	0	0.00%
Supportive Housing	Non-Homeless Special Needs	HOME: \$	Rental units constructed	Household Housing Unit	50	0	0.00%			
Supportive Housing	Non-Homeless Special Needs	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		110	27	24.55%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	89	123
Black or African American	167	114
Asian	0	41
American Indian or American Native	0	10
Native Hawaiian or Other Pacific Islander	33	9
Total	289	297
Hispanic	101	91
Not Hispanic	188	206

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	4
Black, African American, or African	41
Hispanic/Latina/e/o	21
Middle Eastern or North African	2
Native Hawaiian or Pacific Islander	4
White	36
Multiracial	26
Client doesn't know	0
Client prefers not to answer	3
Data not collected	0
Total	137

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,180,132	1,189,404
HOME	public - federal	2,669,289	966,033
ESG	public - federal	195,736	142,339

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Ashland, Unincorporated Alameda County	6	6	Resources for Community Development -Ashland Community Center
Consortium-wide	50	50	HOME, CCMI, ECHO
County-wide	0	0	N/A
EDEN PROJECT AREA, CHERRYLAND SUB-AREA	8	8	First Pres Shelter/Resource Center, Renaissance Entrepreneurship Center, Eden Housing - Sparks Way
Urban County-wide	36	36	First Pres ESG, CDBG Urban County 5 Cities

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

No Urban County HOME projects were marked as complete during FY24, so no match was contributed.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	99,172,820
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	99,172,820
4. Match liability for current Federal fiscal year	1,530,381
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	97,642,439

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	149	0
Number of Non-Homeless households to be provided affordable housing units	78	0
Number of Special-Needs households to be provided affordable housing units	10	0
Total	237	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	90	0
Number of households supported through The Production of New Units	69	0
Number of households supported through Rehab of Existing Units	78	0
Number of households supported through Acquisition of Existing Units	0	0
Total	237	0

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

A problem meeting the goals this year was that various projects have not been marked as completed in IDIS due to the timing of their lease up. However, in the last year, 67 homeless units were added to the housing ecosystem and we expect 86 more units of non-homeless housing to be fully leased up by the end of the fiscal year.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Addressing the emergency shelter and transitional housing needs of homeless persons

<div class="OutlineElement Ltr SCXW178551858 BCX0">2 interim housing shelter options were added in FY24 using HOME ARPA: Alameda continues Dignity Village (38 ARPA). San Leandro completed Lewelling Shelter (29 ARPA).</div>

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Alameda County's Continuum of Care works with public institutions to prevent discharges into homelessness. The Realignment Housing Program supports people exiting jail, while partnerships with HHS help youth aging out of foster care access housing. The County also participates in the Youth Homeless Demonstration Program and applies a Housing First model, prioritizing rapid placement into permanent housing without preconditions. HOME Consortium resources expanded family support, with the system serving 18,373 households without children and 5,150 with children in 2023; 2024 figures are expected to be similar.

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

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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

Not applicable - HACA has no more public housing.

Actions taken to provide assistance to troubled PHAs

Not applicable – none of the PHAs are troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Alameda County faces major barriers to affordable housing, including rising rents, high land and construction costs, limited public funding, and competition with above-moderate housing production. The County has a shortfall of over 56,000 affordable units, while scarce land and rising parcel prices make development difficult, especially for nonprofit builders. Local jurisdictions are updating Housing Elements, adopting land use policies to reduce costs, and supporting state legislation, but neighborhood opposition and limited financing remain obstacles. Community education efforts, such as East Bay Housing Week, aim to build support for affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

<div class="OutlineElement Ltr SCXW97933045 BCX0"><p data-start="96" data-end="766">The Healthy Homes Department of the Alameda County Community Development Agency leads countywide prevention and treatment of lead poisoning. Its Lead Hazard Reduction Program operates within the County Services Area (CSA), which funds prevention in Alameda, Berkeley, Emeryville, and Oakland. Emeryville is the only Urban County city in the CSA and receives over \$20,000 in services annually—equal to the special service fees paid by property owners of pre-1978 homes. Services include homeowner presentations, trainings, unsafe lead practice responses, technical assistance, and case management of lead-poisoned children.</p><p data-start="768" data-end="813"><strong data-start="768" data-end="811">FY 2024/25 Emeryville Services Provided</p><ul data-start="814" data-end="1320"><li data-start="814" data-end="885"><p data-start="816" data-end="885">Two lead safety paint kits with technical assistance consultations.</p><li data-start="886" data-end="940"><p data-start="888" data-end="940">One presentation to the Adult Services Department.</p><li data-start="941" data-end="1001"><p data-start="943" data-end="1001">Informational booth at Emeryville’s Annual Harvest Fest.</p><li data-start="1002" data-end="1073"><p data-start="1004" data-end="1073">Mailings and literature racks for families and the school district.</p><li data-start="1074" data-end="1176"><p data-start="1076" data-end="1176">Outreach via info line, E-subscribe, social media (Facebook, Instagram, Twitter, YouTube, TikTok).</p><li data-start="1177" data-end="1320"><p data-start="1179" data-end="1320">Media campaigns: billboards, radio, and web postings for Healthy Homes Month (April) and National Lead Poisoning Prevention Week (October).</p></div>

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Alameda County HCD administers programs like HOME and CDBG to expand affordable housing, helping lower-income households free up income for other needs. Special needs programs such as CoC, HOPWA, and ESG provide supportive housing with services like job training, placement, and life skills to assist individuals living in poverty.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Fair housing choice is protected under state and federal law, and all government policies are designed to uphold these protections. Impediments—actions or omissions that limit housing choice based on race, color, sex, disability, familial status, or national origin—are assessed at both local and regional levels in the HOME Consortium’s Analysis of Impediments (AI). The AI compiles demographic data, evaluates fair housing status, identifies public and private barriers, reviews existing programs, and provides recommendations, with input from jurisdictions, housing authorities, fair housing organizations, and HUD. Updates on fair housing initiatives and programs are regularly presented to the HOME Consortium Technical Advisory Committee, Urban County TAC, and Housing and Community Development Advisory Committee, with FY24 actions detailed in the AI attachments.

CR-40 - Monitoring 91.220 and 91.230

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

HCD monitors HOME Consortium jurisdictions for HOME compliance and Urban County jurisdictions for CDBG compliance, with full monitoring every three years (next in FY25/26). In FY24/25, HCD's Asset Management Team conducted five project monitorings—Creekside, Kottinger Gardens Phase 1, Shinsei Gardens, Strobridge Apartments, and Valor Crossing—through desk reviews, conference calls with property staff, and on-site file inspections, followed by report approval and closeout letters. HOME-funded housing must meet local codes and standards, with initial and one-year follow-up inspections. Locally, Alameda monitored seven HOME projects and all CDBG subrecipients; San Leandro conducted desk reviews and four site inspections; Union City reviewed CDBG grantees and Wisteria Place; Fremont, Hayward, Livermore, and Pleasanton revised monitoring policies instead of conducting reviews.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Alameda County HCDAC holds an annual public hearing on the CAPER, with notices posted on each jurisdiction's website. This year's hearing is September 10, 2025, at 3pm, where HCD staff will present the report, committee members may ask questions, and the public can comment; all comments are recorded. A 15-day public review for the draft CAPER runs September 5–22, 2025, with some jurisdictions holding additional city-specific hearings, in line with citizen participation requirements.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	1	0	0	0
Total Labor Hours		2,000			
Total Section 3 Worker Hours		0			
Total Targeted Section 3 Worker Hours		0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers		1			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		1			
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.		1			
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program