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**ALAMEDA COUNTY HOUSING AND COMMUNITY DEVELOPMENT ADVISORY
COMMITTEE**

February 11, 2026

3:00 p.m.

224 W. Winton Ave Room 160 Hayward, CA

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AGENDA

#	Item	Description	Covered By	Type	Estimated Times
I	Call to Order		Vice-Chair DeHollander		
II	Election of Chair and Vice-Chair	Election by Committee members of Chair and Co-Chair for 2026	Vice-Chair DeHollander	Action	10 minutes
III	<u>Approval of Minutes</u>	Approval of Minutes from September 10, 2025	Chair	Action	5 minutes
IV	<u>Adoption of 2026 Schedule</u>	Approval of the Committee Schedule for the 2026 calendar year	Chair	Action	10 minutes
V	<u>Approval of PLHA Funding Recommendation</u>	Recommendation for Permanent Local Housing Allocation (PLHA) funds for Homeless Shelter Services	Toni Emmerson	Action	15 minutes
VI	<u>SHIFT Pilot Program</u>	Information on the SHIFT Pilot Program Framework and Program Design Advisor	Dylan Sweeney	Information	15 minutes
VII	Measure A1 Annual Report 4	Update on the Measure A1 Housing Bond - Annual Report 4	Stefani Katz	Information	10 minutes
VIII	Measure W Updates	Updates on the Measure W Capital RFP	Dylan Sweeney	Information	10 minutes
IX	Open	Committee members or members of the public may have three minutes to speak on any matter not on the agenda after recognition by the Chair	Chair	Information	5 minutes

I. MEETING MINUTES

September 10, 2025

3:00 PM

224 W. Winton Ave. Room 160 Hayward, CA 94544

ATTENDANCE:

Randi DeHollander
Preetesh Karki
Hannah Tinsley Phalen

Katie Alducin, HCD
Dylan Sweeney, HCD
Toni Emmerson, HCD

Guests

None

I. Call to Order

The meeting was called to order at 3:00 PM by Vice Chair Randi DeHollander.

II. Discussion of Chair

There was a discussion on the need to an elect a Chair in light of Mary Anne Reno's appointment to the Housing and Community Development Advisory Committee Meeting Expiring. It was decided the committee would continue with the Vice chair as acting chair. Karki motioned to postpone the election of a chair until clear guidance is provided on the requirements of an active chair. Phalen seconded the motion. 3 were in favor, 0 opposed, and 0 abstained. **The motion was approved.**

III. Approval of Minutes (7/9/2025)

No corrections or comments were made. A motion was made by Karki to approve the minutes for the July 9, 2025, meeting. Phalen seconded the motion. 3 were in favor, 0 opposed, and 0 abstained. **The motion was approved.**

IV. Review the FY24-25 Consolidated Annual Performance and Evaluation Report

Alducin provided an overview of the Consolidated Annual Performance and Evaluation Report and the construction developments that have been completed in the last reporting cycle. Alducin noted the difficulties of reporting on these projects due to the various labor and tenant reports that need to be provided in order to mark the projects as "complete" in the federal reporting system. DeHollander asked if any of these projects were in danger of not meeting reporting deadlines. Alducin responded that financial retention of funding allows the projects to complete their reporting without falling out of compliance. The public hearing was closed with no public comments. Phalen motioned to approved the submittal of the FY24-25 Consolidated Annual Performance and Evaluation Report to the U.S. Department of Housing and Urban Development (HUD) . Karki seconded the motion. 3 were in favor, 0 opposed, and 0 abstained. **The motion was approved.**

V. Open

HCD staff Toni Emmerson was introduced to the committee as a specialist in Unincorporated projects. Sweeney then discussed the opportunity to broaden the scope of topics brought to the Advisory Committee and increasing accessibility for public input. These topics would include a public input process on various HCD proposals and policies, especially those affecting the Unincorporated County. Sweeney also proposed to agendaize for the November meeting an Unincorporated County Tenant Protections presentation and noted that the SHIFT Developer proposals would come to the committee at a later meeting date for approval. Alducin gave an update on HUD comments that were received on the submitted FY25-29 Consolidated Plan. Alducin informed the committee that updates to the plan were technical in nature, and a report to the Board of Supervisors on the changes was forthcoming.

The meeting was adjourned at 3:20 PM.

II. 2026 MEETING SCHEDULE AND FORMAT

Alameda County Public Meeting Room
224 W. Winton Ave, Room 160
Hayward, CA 94544

Second Wednesday of odd-numbered months, 3:00-4:30 p.m.

IN-PERSON PARTICIPATION: The meeting site is open to the public.

REMOTE/TELECONFERENCE PARTICIPATION: Members of the public may observe and participate in meetings remotely via teleconference by following the instruction in Teleconference Guidelines posted on the Alameda County HCDAC website: [HERE](#)

February 11, 2026

March 11, 2026

May 13, 2026

July 8, 2026

September 9, 2026

November 11, 2026

III. PLHA AWARD RECOMMENDATION FOR HOMELESS SERVICES

BACKGROUND:

The California Department of Housing and Community Development (Cal-HCD) has allocated funds to Alameda County through the Permanent Local Housing Allocation (PLHA) program, as part of a strategic effort to bolster local housing initiatives aimed at addressing the critical need for homeless services. PLHA provides funding to local governments in California for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities.

The program provides formula grants to entitlement and non-entitlement jurisdictions and competitive grants to non-entitlement jurisdictions. Alameda County is an entitlement jurisdiction and awarded based on a recording tax over a five-year period, awards are received annually. Alameda County's award for the period of 2019-2023 is \$5,603,190.

The county has designated its 2019-2023 PLHA funds to Activity 6, defined in the guidelines as assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.

The approved PLHA plan states that all allocated funds (less 5% administrative costs) will be used for rental assistance/operating subsidies for units serving persons experiencing homelessness, with incomes at 30 percent of AMI or less; and for administrative and program costs related directly to the Program. In this context, PLHA funds have been allocated to deepen affordability for units, provide operating subsidies and necessary services for County supported units serving formerly homeless households.

The table below summarizes Alameda County's five-year award, allocation history by year.

Year	Award Amount	Admin (5%)	Unallocated
2019	\$933,865.00	\$46,693.25	\$ -
2020	\$1,451,516.00	\$72,575.80	\$ -
2021	\$1,597,349.00	\$79,867.45	\$ -
2022	\$800,595.00	\$40,029.75	\$760,565.25
2023	\$613,629.00	\$30,681.45	\$582,947.55
TOTAL	\$5,603,190.00	\$269,847.70	\$1,343,512.80

A total of \$1,343,512 is currently unallocated for fiscal years 2022 and 2023. Funds from 2019, 2020, and 2021 totaling \$3,982,730 have been received and committed to support three Urban County projects:

- **Amador Station \$1,400,000** in Dublin, A 136-unit affordable housing project providing units for low-income and formerly homeless families. It includes 27 supportive housing

units at 20% AMI, 14 units at 30% AMI, and 93 units at 40% AMI.

- **Pacheco Court \$1,810,593.50** in Hayward Acres, A 10-unit affordable housing project, featuring project-based Shelter Plus Care subsidies for disabled adults. It includes six studios, two 1-bedrooms, one 2-bedroom, and one 3-bedroom unit.
- **Verana Hill (Albany Family) \$573,000** in Albany, Verana Hill offers 62 units of 100% affordable housing, with 19 units for formerly homeless residents. It serves households with incomes at or below 20% to 60% AMI, providing free supportive services. Grand opening was in September 2025.

Urban County Jurisdiction	Share of Urban County population	Share of PLHA Award
Albany	6%	10%
Dublin	21%	25%
Emeryville	4%	-
Newark	14%	-
Piedmont	3%	-
Unincorporated County	52%	32%

Although the county is awarded over a five-year period, an annual application with an identified project must be submitted to access the funds.

DISCUSSION

First Presbyterian Homeless Shelter, 2022 funds

First Presbyterian is the only homeless shelter in the Unincorporated County and serves as a major entry point into the homeless care system for unhoused neighbors. First Pres offers 50 nightly beds, a daytime drop-in center, safe parking, and tiny homes for transitional housing. They offer resource navigation, meals, showers, laundry facilities, medical assistance, housing and job searches and have served over 1,600 unique individuals in both the shelter and the resource center, for a combined unduplicated total of 2,250 individuals served in 5 years. Currently, the Resource Center is open Monday - Friday, 10am – 4pm while the Shelter operates nightly from 6pm - 7am. This schedule requires guests to leave the facility twice a day during the week, and leaves the facility closed 5 hours every weekday and 11 hours both Saturday and Sunday.

Community Request

As a result of the closing hours, those that rely on the shelter have no place to go and often stay in the surrounding neighborhood. This has led to increased complaints of loitering and increased risk of relapses for guests in recovery. Allocating 2022 PLHA funds in the amount of \$760,565.25 will allow First Pres to increase their Resource Center hours to fully close all operational gaps during the week and be fully open on Saturdays. The only “closed” time for homeless services will be Sundays, 7am - 6pm. This change will increase the hours of service by 36 hours every week. The new schedule will reduce the needs for unhoused residents to remain in nearby public spaces, improve neighborhood conditions, reduce instability for guests with mobility issues and those in recovery, and provide consistent access to services.

RECOMMENDATION

In concurrence with this plan, HCD proposes that the Urban Technical Advisory Committee (Urban TAC) recommend up to **\$760,565.25** from 2022 PLHA funds, with final allocation contingent on HCD and project staff review of impact and feasibility, to the First Presbyterian Resource Center Hours Expansion.

IV. SCALABLE HOUSING INVESTMENT FUNDING TOOLKIT (SHIFT) PILOT PROGRAM – PROGRAM FRAMEWORK AND PROGRAM DESIGN ADVISOR CONTRACT

BACKGROUND:

On May 12, 2025, the Joint Health and Social Services Committee directed the Community Development Agency (CDA) Housing and Community Development Department (HCD) to initiate a Request for Proposals (RFP) to select a program design advisor and develop comprehensive program guidelines for the Scalable Housing Investment Funding Toolkit (SHIFT) pilot program.

The SHIFT pilot program is intended to address housing affordability challenges by reducing development costs, removing regulatory barriers, and enabling housing production on small, irregular, and previously underutilized sites. The program aligns with the County's 10-Year Housing Plan, which identifies accelerating housing production and reducing costs as key strategies to expand housing access.

DISCUSSION

Program Framework

The SHIFT pilot program is designed to support lower-cost affordable housing production through a scalable toolkit that can be applied to a range of site types, including small privately owned parcels, surplus public land, and property owned by schools or faith-based organizations. SHIFT will offer a fixed per-unit investment, access to Community Development Financial Institution (CDFI) financing, permit streamlining, and pre-approved housing plans. Developers will apply to join a SHIFT-certified pool and may submit project proposals as funding becomes available.

The pilot will prioritize housing for low-income households earning between 60% and 80% of Area Median Income (AMI), a population with significant housing cost burdens and limited access to subsidy programs. Because households in this income range generally do not require

intensive supportive services, SHIFT projects can be delivered with lower public subsidy levels than deeply affordable housing.

The SHIFT toolkit will also be made publicly available to support unsubsidized small- and mid-scale multifamily development.

The program framework was developed by HCD staff in consultation with housing researchers and practitioners, including UCLA cityLAB, the Turner Center, Hello Housing, the Goldman School of Public Policy, Harvard’s Government Performance Lab, and the Housing Accelerator Fund.

Program Design Advisor

The proposed contract with Inspired ADUs will support development of the SHIFT toolkit, pre-approved housing plans, and final program design in advance of the pilot launch. HCD anticipates returning in FY 2026–27 to seek approval for additional funding to support subsequent phases of work, including multi-jurisdictional plan approvals.

HCD anticipates releasing a Request for Qualifications (RFQ) for the SHIFT Participant Pool in spring 2026, with initial project funding allocations anticipated later in the year.

Selection Process

HCD released the RFP on August 27, 2025, and received seven proposals by the October 27, 2025 deadline; six met minimum threshold requirements.

A County Selection Committee comprised of representatives from Alameda County HCD and Planning, the Housing Accelerator Fund, CCH, UCLA CityLab, and the Cities of Oakland, Livermore, and Newark evaluated the proposals. Following scoring and deliberation, the Committee recommended Inspired ADUs. A Notice of Recommendation to Award was issued on December 11, 2025.

Applicant	Score
Inspired ADUs	94
Pyatok	90
Design Draw Build	85
Lowney Architecture	85
LIT Homes & MBH	72
TentMakers	41

Inspired ADUs is a certified emerging Small Local Emerging Business (SLEB) based in Oakland, California.

Financial Considerations

The proposed contract amount is \$75,000. Funding is available within existing appropriations and will be subject to final approval by the Board of Supervisors.