

Alameda County

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

DRAFT VERSION OF THE FY26 ANNUAL ACTION PLAN

2026



Published for public comment April 13 – May 13, 2026

Annual Action Plan
2026

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Executive Summary

AP-05 Executive Summary - 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 second year of that cycle (July 1, 2026 – June 30, 2027) (FY26). This Action Plan has 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 Action Plan is an important planning document for the Consortium. Built on interagency coordination, consultation, and public participation, the Action Plan focuses attention on housing and community development needs and the resources available to meet these needs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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.
3. 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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

An evaluation of FY24 activities was developed for public comment in September 2025.

Accomplishments for FY24 activities were included in the FY24 CAPER that was released for public

comment in early September 2025. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY25/26 will be completed in September 2025.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Community participation is an important part of the Action Plan development process. The 30-day public comment period for the Action Plan required by HUD, took place from April 13, 2026 through May 13, 2026. Public notices were placed in all Bay Area Newspaper Group (BANG) newspapers in Alameda County (Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argus and the Tri-Valley Herald). Public notices were also placed on each Consortium jurisdiction’s website. A public hearing at the Alameda County Housing and Community Development Advisory Committee (HCDAC) on the Action Plan took place on May 13, 2026. This meeting included an overview of the Action Plan, and reviewed and solicited input on the housing and community development needs in the Consortium. The HCDAC is composed of residents appointed by the Alameda County Board of Supervisors. No comments were received at this meeting.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments have been received.

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

No comments have been received.

7. Summary

Not applicable.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Consolidated Plan and the Annual Action Plan are important documents for the 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 FY26 Action 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 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(l)).

The Home Together 2026 Community Plan is a 5-year strategic initiative that lays out the goals, strategies and investments needed to dramatically reduce homelessness in Alameda County by 2026. The Plan was released in May of 2022 and adopted by the Alameda County Board of Supervisors, the Oakland, Berkeley/Alameda County Continuum of Care and mayors and city councils throughout the county. The Home Together 2026 Community Plan recommends specific action steps in four categories: Preventing Homelessness for Our Residents, Connecting People to Shelter and Needed Resources, Increasing Housing Solutions, and Strengthening Coordination Communication and Capacity.

The Plan details specific strategies and action steps that were informed by an extensive community input process which included participation from system leaders, homeless program participants, service providers and partners in the homelessness response system, and people with lived experience to learn what works and what doesn’t work in our current homeless and health response system.

Building on lessons from Home Together 2026, Alameda County is now refreshing the plan as Home Together 2030.

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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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 FY26 priorities for HOME funds (CHDO and Urban County).

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

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		

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(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. The 30-day public comment period for the Action Plan took place from April 13 -May 13, 2026. A public hearing was held in person at the Housing and Community Development Advisory Committee on May 13th to take comments on the draft Annual Action Plan. Public Notices are placed in the following newspapers: Alameda Times Star, Oakland Tribune, Hayward Daily Review, Fremont Argu,s and the TriValley Herald and on jurisdictional websites. No comments were received. A draft of the Action Plan was also placed on jurisdictional websites. Once the Action 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	Public Hearing	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

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 line with the 5-Year Consolidated Plan and the priorities set forth in this Annual Action Plan.

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	1,979,849.00	0.00	0.00	1,979,849.00	0.00	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	2,540,644.16	0.00	0.00	2,540,644.16	0.00	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	175,655.00	0.00	0.00	175,655.00	0.00	ESG funds will be used in accordance with the priority needs adopted by the Consolidated Plan

Table 2 - 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: \$300,000.00 HOME: \$1,525,149.00 ESG: \$.00	Rental units constructed: 20 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Rental Assistance	2025	2029	Affordable Housing	Consortium-wide	Housing Homelessness	HOME: \$761,431.00	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
3	Supportive Housing	2025	2029	Affordable Housing Homeless	Consortium-wide	Housing	HOME: \$150,000.00	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
4	Homeless	2025	2029	Homeless		Homelessness	ESG: \$158,089.50	Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted Homeless Person Overnight Shelter: 150 Persons Assisted
5	Community Development	2025	2029	Non-Housing Community Development	Urban County-wide	Community Development	CDBG: \$1,736,500.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 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: \$243,350.00	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Table 3 – 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 and rapid rehousing 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 FY2026/2027 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 FY26 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

Table 4 – 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. Given these constraints, the County will utilize HOME funds for Tenant-Based Rental Assistance (TBRA). Local market conditions necessitate flexible, short-term housing solutions to assist extremely low- and low-income households. HUD's cap of 15% of the allocation for public services is also an obstacle for providing supportive services to homeless population, especially in the smaller Urban County cities.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate and that from activ
<TYPE=[pivot_table] REPORT_GUID=[54A4ED67473EDAEE248792836A1D83B0]>							

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 5 - 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 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 developed 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	20
Non-Homeless	120
Special-Needs	0
Total	140

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	110
The Production of New Units	20
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	140

Table 7 - 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 just completed a request for additional VASH vouchers and is exploring funding options for potential development projects.

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

Not applicable

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 to address homelessness in Alameda County. 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 1/22/26 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. While 2026 has not yet been published, the 2026 results and past data can be found 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 2024 PIT Count data indicated that there was an 81% increase in sheltered homelessness since 2019 (1,710 to 3,107 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.

E

veryOne 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 County 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

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.

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 Alameda 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 Alameda 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.

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 Alameda 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 and Alameda 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

Actions planned to reduce the number of poverty-level families

The provision of affordable housing, supportive social services, and community development programs in Alameda County and 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 Public Health Department 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

Program Specific Requirements

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

Introduction

This section provides detailed descriptions of policies, procedures, and standards that ensure these resources are used effectively, transparently, and in alignment with HUD requirements under 24 CFR 91.420 and 91.220(I).

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(l)(2)

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

Low-Income Housing Tax credits and locally funded 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)

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

The CoC partners developed countywide standards to be implemented with sources including ESG funds. The standards for assistance have been updated to incorporate the use of the new assessment scoring tool and continuous prioritization. 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.

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 Assistance Payment Contracts, which must meet the rent subsidy payment procedures approved by COUNTY. 10. 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. 11. Utilize the COUNTY'S Coordinated Entry System (CES) for referrals and enrollment. 12. Be on an as-needed basis to consult with landlords or case managers to discuss participants' status and resolve problems, as appropriate. 13. Process tenants' Notices of Intent to Vacate and Terminations of Rental Assistance Payment Contracts. 14. Process re-certification, contract renewals and rent adjustments in accordance with HUD ESG regulations. 15. 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.

