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

**May 13, 2026**

**3:00 p.m.**

224 W. Winton Ave Room 160 Hayward, CA

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**A G E N D A**

#	Item	Description	Covered By	Type	Estimated Times
I	Call to Order		Chair DeHollander		
II	<a href="#">Approval of Minutes</a>	Approval of Minutes from March 11, 2026	Chair DeHollander	Action	5 minutes
III	Open Public Hearing	Open public hearings to receive comments on the HOME Consortium Consolidated Plan and Action Plan	Chair DeHollander	N/A	N/A
IV	<a href="#">Public Hearing on FY26 Action Plan</a>	Review the FY26 Action Plan	Katie Alducin	Action	30 minutes
V	Close Public Hearing	Close Public Hearing	Chair DeHollander	N/A	N/A
VI	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 Reno	Information	5 minutes

*Anyone wishing to speak on an item under discussion by the Housing and Community Development Advisory Committee, may do so upon receiving recognition from the Chair.*

**ALAMEDA COUNTY HOUSING AND COMMUNITY DEVELOPMENT  
ADVISORY COMMITTEE MEETING MINUTES  
March 11, 2026  
3:00 PM  
224 W. Winton Ave. Room 160 Hayward, CA 94544**

**ATTENDANCE:**

Committee Members

Olga Borjon  
Randi DeHollander  
Julie Head  
Preetesh Karki  
La Toya L. Gix

Housing and Community Development (HCD) Staff

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

Members of the Public

Lyndsay Wright, +1  
Tracy Matthews

**I. Call to Order**

Vice Chair Randi DeHollander called the meeting to order at 3:01 PM.

New committee member LaToya Gix introduced herself and shared that she has over 16 years of experience working on issues related to sex worker rights, gender-based violence, poverty, and crisis response.

**II. Election of Chair and Vice-Chair**

The committee discussed nominations for Chair and Vice Chair.

- La Toya Gix nominated Randi DeHollander for Chair and herself for Vice Chair.
- Preetesh Karki nominated Randi DeHollander for Chair and himself for Vice Chair.

A motion was made by Olga Borjon to vote on Randi DeHollander as Chair. The motion was seconded by Preetesh Karki.

Vote: **4 Yes. Motion approved.**

A motion was made by Olga Borjon to elect Preetesh Karki as Vice Chair and was seconded by Randi DeHollander.

Vote: **4 Yes. Motion approved.**

### **III. Approval of Minutes**

As quorum was not met at the February 11, 2026 meeting, two sets of meeting minutes required approval.

September 10, 2025 Minutes

La Toya Gix moved to approve the minutes. Olga Borjon seconded the motion.

Vote: **4 Yes. Motion approved.**

February 11, 2026 Minutes

Vice Chair **DeHollander** noted a correction in Item #10 clarifying that a committee member asked the homeownership question. La Toya Gix moved to approve the minutes as amended. Preetesh Karki seconded the motion.

Vote: **4 Yes, 1 Abstention. Motion approved.**

Committee member Julie Head introduced herself as a licensed architect working at Lawrence Berkeley National Laboratory. She noted her interest in housing choices for renters, homeowners, and the unhoused. She represents District 3.

### **IV. Adoption of 2026 Schedule**

Chair DeHollander provided an overview of the proposed 2026 meeting schedule.

Preetesh Karki moved to approve the schedule as submitted. Olga Borjon seconded the motion.

Vote: **5 Yes. Motion passed.**

### **V. PLHA Funding Recommendation**

Toni Emmerson provided background on the Permanent Local Housing Allocation (PLHA) program, including a brief history of prior investments in three development projects.

The 2022 PLHA funds are proposed to support the First Presbyterian Homeless Shelter, the only shelter located in the unincorporated areas of Alameda County.

The 2023 PLHA funds have not yet been assigned to a project and will be brought to the committee at a future meeting.

Olga Borjon asked why the funding timeline appears delayed. Dylan Sweeney explained that the program operates on a shifted timeline because funds are generated from state-collected taxes and distributed to jurisdictions in the following fiscal year. After funds are

released, the County identifies projects and initiates procurement processes. This timeline is consistent with other jurisdictions. Because the program relies on tax revenue, projections can be difficult.

La Toya Gix asked how projects are selected for funding. Sweeney explained that staff consult with the Urban County Technical Committee to identify geographic needs and priorities. Due to the relatively small funding amounts, the County has not historically used a competitive process, but HCD plans to integrate PLHA funding into larger procurements as departmental procurement processes are consolidated.

La Toya Gix moved to approve the funding recommendation as submitted. Julie Head seconded the motion.

**Vote: 5 Yes. Motion passed.**

Olga Borjon asked about the number of people served by the program. Emmerson responded that approximately 2,250 individuals have been served since 2021.

## **VI. 10-Year Housing Plan**

Dylan Sweeney presented an overview of the 10-Year Housing Plan, which addresses the regional housing affordability crisis and outlines HCD's long-term strategy.

Preetesh Karki asked whether the cost-burden data included both homeowners and renters. Sweeney confirmed that it includes both groups.

Olga Borjon asked about the distribution of cost burden between renters and homeowners. Sweeney noted that the report contains detailed data across multiple demographic groups, including seniors.

Borjon also asked about differences in housing burden between urban areas such as Oakland and suburban areas such as Fremont. Sweeney explained that the plan is designed to maintain flexibility in addressing the distinct needs of different communities while recognizing that housing markets function across the county as a whole.

Preetesh Karki asked what period the plan covers. Sweeney clarified that the plan outlines housing needs and strategic direction for 2025–2035.

Chair DeHollander asked how the plan addresses households that struggle with housing costs despite being above traditional HUD affordability thresholds, noting that households at 80% Area Median Income in cities such as Fremont and Dublin may still experience significant housing pressure. Sweeney responded that HCD is examining cost burden across all income levels.

A member of the public asked whether the report is available online. Sweeney confirmed that the 10-Year Housing Plan is publicly available online at:

<https://www.achcd.org/reports/>

## **VII. Tenant Protections**

Sweeney discussed anticipated Measure W funding that will support tenant protection programs administered by HCD.

Olga Borjon asked how County programs will interact with tenant protection programs already implemented by cities. Sweeney explained that tenant law is primarily administered at the jurisdictional level. The County operates AC Housing Secure, which provides a countywide point of entry for services funded by the County.

Preetesh Karki asked for clarification regarding the funding source. Sweeney explained that Measure W is funded through a general sales tax, and the Board of Supervisors determines program allocations.

Julie Head asked whether funding would be guaranteed over multiple years. Sweeney stated that the tax currently has approximately five years remaining before reauthorization would be required.

A member of the public asked why Measure W funding was previously approved but not implemented. Sweeney explained that the Alameda County Taxpayers Association filed a lawsuit that prevented the County from spending the funds during litigation. Once the lawsuit was resolved in the summer of 2025, planning for program implementation resumed.

La Toya Gix asked whether the Board of Supervisors has established a deadline for allocating funds. Sweeney responded that the planning process is ongoing and that contracting processes will begin soon. Implementation is estimated to occur in approximately six months.

Sweeney also noted that the funds accumulated interest during the litigation period and that these funds were included in the Measure W Capital Fund award released earlier this month.

## **VIII. Open**

Chair DeHollander opened the floor for public comment at 4:08 PM.

Lyndsay Wright thanked the committee for inviting participation and expressed support for continued funding for housing and homelessness programs.

Tracy Matthews noted that she will be lobbying in favor of housing programs and asked if there were current opportunities that HCD would like to flag for public support. Sweeney noted that staff are monitoring developments at the federal level, including the ROAD to Housing Act.

Olga Borjon asked about accountability measures for homelessness programs. Sweeney stated that the SHIFT program recently received approval from the Health Committee and will be presented to the Board of Supervisors on Tuesday, March 24.

The committee agreed to schedule an update on the SHIFT program for the May 13 meeting.

**The meeting was adjourned at 4:15 PM.**

## **HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**

### **Staff Report**

May 13, 2026

### **FY26 Action Plan**

#### Background

Every year the U.S. Department of Housing and Urban Development (HUD) requires the submission of a new one-year Action Plan that describes the activities to be undertaken during the next program year. The Alameda County HOME Consortium's FY25-29 Consolidated Plan was adopted by the Board of Supervisors on July 22, 2025. The next year's Action Plan will cover FY26 (July 1, 2026 - June 30, 2027) and will be the second year of implementation of the FY25-29 Consolidated Plan. Entitlement funding sources covered in the Action Plan include Community Development Block Grant (CDBG) funds, HOME funds and Emergency Solution Grant (ESG) funds.

#### Schedule

The Draft FY26 Action Plan will be available for inspection beginning **April 13, 2026** on the websites of the cities of Alameda, Albany, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Piedmont, Pleasanton, San Leandro, Union City, and the Alameda County Housing and Community Development Department. **The 30-day public review period will end on May 13, 2026.** A public hearing will be held to receive comments on the draft FY26 Action Plan on **Wednesday, May 13, 2026, 3 p.m.** The Hearing will be held at 224 W. Winton Avenue Room 160, Hayward, CA 94544. Comments received will be addressed and revisions, if necessary, will be made to the final Action Plan. The Action Plan is due to HUD by June 2, 2026.

#### DISCUSSION

The FY26 Action Plan includes information and analysis of current local market conditions, housing needs and a strategic plan on how to address these needs. It also includes information on federal, state and local funding sources for housing and community development activities; descriptions of activities to be undertaken using the federal funding sources; and descriptions of other actions that the jurisdictions will be taking to reduce barriers to affordable housing, lead-based paint hazards, and poverty. In addition, it describes efforts to improve institutional structure, public/private coordination, and public housing resident initiatives. The full report can be read here on Alameda County HCD's website: <https://www.achcd.org/for-public-comment-draft-of-the-fy26-27-action-plan/>

The FY26 Action Plan will build on the HOME Consortium's Five-Year Strategic Plan, and will focus on 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.**

*Objective:* Promote the production of affordable rental housing by supporting the acquisition, rehabilitation and new construction of units.

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

*Objectives:* A) Provide assistance to low and moderate income homeowners in order to maintain and preserve their housing stock. B) Use all resources available to promote the preservation of existing rental housing stock occupied by low and moderate income households and promote its affordability.

### **3. Assist low to moderate income first time homebuyers.**

*Objective:* Provide assistance to, and increase affordability of, homeownership of first time low/mod homebuyers.

### **4. Reduce housing discrimination.**

*Objective:* Reduce housing discrimination through provision of fair housing and landlord/tenant services.

## PRIORITY HOMELESS NEEDS

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

*Objectives:* A) Reduce the inflow of households entering the homeless response system by funding prevention services and rapidly re-housing households. B) Maintain support to homeless outreach, shelters and social services for people actively experiencing homelessness C) Increase the outflow from the homeless response system by supporting the development of affordable housing and rental assistance.

## PRIORITY SUPPORTIVE HOUSING NEEDS

### **Increase the availability of service-enriched housing for at-risk of homelessness and/or persons with special needs.**

*Objective:* A) Promote the production of affordable housing, especially permanent housing with supportive services by supporting the acquisition and rehabilitation and new construction of units by developers. B) Provide Tenant-Based Rental Assistance (TBRA) subsidies with supportive services.

## 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.

#### RECOMMENDATION

Staff recommends that the HCDAC approve: the submittal of the FY26 Action Plan to HUD by June 2, 2026.