

Alameda County HOME Consortium HOME-ARP Allocation Plan

Participating Jurisdiction: Alameda County HOME Consortium

Date: 7/19/2022

Revised: 7/21/2026

Consultation

Summarize the consultation process:

Alameda County Housing and Community Development Department (HCD), as the lead agency for the Alameda County HOME Consortium, embarked on a series of public consultation sessions with a variety of agencies and individuals to assist in determining the priorities for ARP funds.

In May 2021, HCD convened a meeting with the Homeless Round Table, comprised of the Executive Team of the County to discuss priority areas for new funding from the State of California targeting homelessness, including the Project HOMEKEY funds. The group includes representatives from County Healthcare, Probation, Community Development Agency, and Social Services Agency, and the County Administrators Office. This group determined that leveraging new State Homeless Housing funds to create new units should be a priority.

In June 2021, a community public meeting was held to provide information on homeless capital projects and local funding available. Over 200 members of the community attended to hear about possible funding sources and discuss new possible projects and collaborative efforts. The highest priority identified among community members was capital development funding and ongoing operations funds to increase the number of homeless units available within the county. A list of local homeless service providers was created collectively with the goal of expanding partnerships between community and faith-based organizations on how to access state funding for new homeless units. Inclusive of the list of attendees was ECHO Housing and Centro Legal (tenant right's organizations), CRIL which advocates for disability rights.

In August 2021, HCD Director reported to the Alameda County Continuum of Care Leadership Board, the HOME ARPA funds at its regular meeting and concurred that increasing the number of dedicated homeless units was the priority, and further that aligning with projects that would apply for the State of California's new homeless funding, including the HOMEKEY program, would be a high priority. Matching funds for projects submitted to the State to bring more state funding into the County would be the highest need to support new homeless units throughout the HOME Consortium should be the priority. Alameda County Continuum of Care Leadership Board has representation from Alameda County jurisdiction (cities and County Departments working with the unhoused), Homeless and disabled service providers, local housing authorities,

housing developers and housing and homeless policy agencies and EBHO (East Bay Housing Organization).

. The Alameda County Continuum of Care Home 2018 Final Report and Recommendations on Homelessness in Alameda County can be found at www.everyonehome.org

In April 2022, HCD conducted targeted outreach to agencies serving homeless veterans, survivors of domestic violence, seniors, disabled (mental and physical) and people recently released from incarceration who had attended one of the above community meetings. The outreach was in the form of a survey questionnaire that assessed the type of services and housing provided and the gaps. See attached survey results.

On June 16 2022, HCD’s Housing and Community Development Advisory Committee (HCDAC) made of appointed community members held a public hearing on the May 13, 2022 version of the Allocation Plan. There is a representative from Eden Council for Hope and Opportunity (ECHO) on the HCDAC. ECHO is the area’s Fair Housing and Tenant Right’s Organization.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Homeless Round Table	Alameda County Homeless Service Providers	Regular meeting	Funding to create new homeless units highest priority
Alameda County CoC Leadership Board	Continuum of Care	Regular meeting	Plan for Homeless Capital Projects
Community Meeting	Homeless providers, developers, public	Public meeting on Zoom	Capital funds and new units most important
Alameda County Board of Supervisors	Local County Government	Public Hearing	Leverage local funds with State Homekey dollars
Survey Recipients 1. Abode Services 2. Building Futures for Women and Children 3. Center for Elder’s Independence	1. Veterans, Seniors, Disabled and DV victims and their families. 2. DV victims and their families 3. Seniors and Disabled 4. Veterans	Survey Questionnaire – 4 anonymous responses – 29% response rate	Permanent supportive housing for homeless individuals and families; transitional housing; housing for people with mental health issues; housing for seniors who need additional personal care; more PVH vouchers with mental health component; and homeless prevention services.

4. Dept. of Veterans Affairs	5. Seniors and Disabled		
5. HomeBridge	6. Seniors		
6. Human Goods	7. Seniors and Disabled		
7. Independent Living Association	8. Veterans		
8. Operation Dignity	9. Senior		
9. St. Mary's Center	10. Domestic Violence and Recently Released		
10. Sister 2 Sister 2, Inc.	11. Seniors		
11. The Bayou Meets in Bay Class Foundation			
12. The Uncuffed Project	12. Recently Released		
13. Valley Nurses Association	13. Seniors		
14. Women's Daytime Drop-In Center	14. Domestic Violence		

Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- *Public comment period: start date - 4/28/2022 end date – 5/12/2022*
- *Public hearing: 5/10/2022*
- *Public hearing: 6/16/2022*
- *Public comment period: start date - 1/28/2022 end date - 2/14/2022*
- *Public hearing: 1/28/2022*
- *Public comment period: 8/14/26 – 9/14/26*
- *Public hearing: 9/9/26*

A Public Hearing was held on May 10, 2022 and again on June 16, 2022, via Zoom. A third Public Hearing was held on September 9, 2026 in person at the Alameda County Housing and Community Development Advisory Committee's regular meeting. Alameda County provided

residents with an opportunity to comment on the revised plan amendments through its citizen participation plan. Notice of the Public Hearing was sent to local newspapers including Spanish language and Chinese language newspapers. The following information was provided to residents:

1. The amount of HOME-ARP funds Alameda County will receive.
2. The range of all HOME-ARP activities.
3. The revised draft Plan.
4. No comments were received at the public hearings and no comments were received during the public comment period.

Describe any efforts to broaden public participation:

After receiving HUD’s comments on the first Draft Allocation Plan submission, HCD and HOME Consortium jurisdictions held additional public hearings on the draft plan and proposed jurisdictional projects. This included meeting notices in Spanish language and Chinese language newspapers. The Public Hearing effort was also conducted via Public Notice in the five local English language newspapers and on HCD’s website. Unfortunately, this public hearing had the wrong time so an additional public hearing was held on June 16, 2022. The notice for this public hearing also included information on how disabled individuals and individuals with limited English proficiencies could attend the public hearing.

Summarize the comments and recommendations received through the public participation process:

No comments were received at any of the public hearings or during public comment.

Summarize any comments or recommendations not accepted and state the reasons why:

N/A

Needs Assessment and Gaps Analysis

HCD evaluated the size and demographic composition of qualifying homeless populations within its boundaries and assessed the unmet needs. The Chart below represents a summary of demographic information from the 2019 Point-In-Time Count. In addition, the chart provides information on the number and types of shelter and supportive housing units are available in the system, and then the gaps within the current shelter and housing inventory.

Homeless Needs Inventory and Gap Analysis Table

Homeless Gap Analysis for HOME Consortium	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV
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	Homeless Population			
Unsheltered Homeless	1,129	12,005	692	345
Sheltered Homeless	117	1631	145	25
	Current Inventory			
Emergency Shelter	450	2,281	15	25
Transitional Housing	163	538	83	0
	Current Gap			
Housing Gap	679	9,724	547	345

Data Sources: 1. 2019 Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

Summary of Qualify Population Table

Population	Number
Veterans	692
Survivors of Domestic Violence	481
Seniors	1,123
Mental and Physical Disabilities	3,369
Currently on Probation	722

In addition, the 2019 PIT Count found that 14% (1,123) of the homeless were seniors (65+ years old); 39% (3,129) had mental health disabilities; 24% (1,925) had physical disabilities and 12% (963) had been recently released from incarceration. Many of these sub-populations overlap and are reflected in the above chart under Adults without children. The 2019 PIT count does not include demographic information on all of the target populations, only veterans.

The Chart above indicates that the current need for housing units dedicated to homeless individuals and families far exceeds the units and shelter beds available to house them. Continuing to prioritize housing for the homeless and ELI populations is a critical priority need in Alameda County and in the HOME Consortium.

Housing Needs Inventory and Gap Analysis Table

Non-Homeless Level of Need	
# of Households	
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)	22,425
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other populations)	18,005
Current Inventory of Units	
Total Rental Units	268,286

Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	6,409
Rental Units Affordable to HH at 50% AMI (Other Populations)	11,699
Gap Analysis	
Gap for Households at or below 30% AMI Renter (At-Risk of Homelessness)	16,016
Gap for Households between 30%-50% AMI	6,306

In addition to the current need, an analysis of the projected need over the next five years shows that the number of homeless will continue to grow, and without significant investment in the homeless system, the numbers will exponentially grow. Alameda County will publish its next Homeless Plan in May of 2022. The plan calls for \$2.5 Billion in needed resources to arrest the continued increase in the homeless population. The following chart shows the five-year homeless housing need, and the various types of solutions. The chart and data are from the 2022 Home Together Plan.

5-Year Inventory Needs, All Homeless Households (Adult Only + Households with Minor Children)						
Scenario 3 / Increased Investment						
	Baseline Inventory (2021)	Year 1 (2022)	Year 2 (2023)	Year 3 (2024)	Year 4 (2025)	Year 5 (2026)
HP/Rapid Resolution	56	140	160	190	260	230
Crisis Response (ES, TH, SH)	1,785	2,760	3,410	3,140	1,810	1,390
TH for Youth	153	100	120	140	200	170
Rapid Re-Housing	535	1,180	1,370	1,560	2,180	1,940
Permanent Housing Resources						
PSH	3,215	3,790	4,500	5,290	6,490	7,410
PSH-Seniors	0	520	1,090	1,690	2,530	3,190
Dedicated Affordable Hsg for target populations	0	1,570	3,320	5,240	7,870	10,070
Shallow Subsidy	0	830	1,740	2,750	4,090	5,240

2021 Updated System Modeling, Draft Home Together Plan

An additional data point for review comes from the groundbreaking January 2021 Final Report “Centering Racial Equity in Homeless System Design”. This data more clearly articulates the homeless needs by geographic area of Alameda County:

Annual Estimates and Geographic Distribution of People & Households Experiencing Homelessness in Alameda County					
Geographic Regions in Alameda County	Estimated People Experiencing Homelessness Annually	Estimated Households Experiencing Homelessness Annually	Households with Only Adults	Households with Minor Children	Households with Only Children
Mid-County (Alameda, Hayward, San Leandro, Unincorporated)	2,920	2,430	2,221	182	27
North County (Albany, Berkeley, Emeryville)	2,605	2,167	1,981	163	24
Oakland	8,004	6,659	6,087	499	73
Tri-City (Fremont, Newark, Union City)	1,579	1,313	1,201	99	14
Tri-Valley (Dublin, Livermore, Pleasanton)	679	565	516	42	6
Total	15,786	13,135	12,005	985	144

Figure 1: Annual Estimates and Geographic Distribution of People and Households Experiencing Homelessness in Alameda County

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homelessness has nearly doubled in Alameda County over the past five years from 4,040 persons experiencing homelessness counted during to 2015 Point-In-Time (PIT) Count to 8,022 persons counted during the 2019 PIT Count. https://everyonehome.org/wp-content/uploads/2019/07/2019_HIRDRReport_Alameda_FinalDraft_8.15.19.pdf Due to COVID, the scheduled 2021 PIT Count was postponed a year until 2022. The Alameda County Continuum of Care estimates that 15,786 persons experienced homelessness in 2019. The 2019 PIT Count found that 47% of persons experiencing homelessness identified as Black/African American, compared to 11% of the county's overall population. Fourteen percent of persons experiencing homelessness identified as Multi-Racial or Other compared with 6% of the County's general population. Four percent of persons experiencing homelessness identified as American Indian or Alaska Native, compared with 1% of Alameda County's overall population. And 2% identified as Native Hawaiian or Pacific Islander compared with 1% of the general population. Thirty-one percent of the homeless population identified as White, compared with 43% of the general population; 2% of the homeless population identified as Asian, compared with 29% of the County's general population. Based on the economic uncertainties of the last year exact numbers have likely increased.

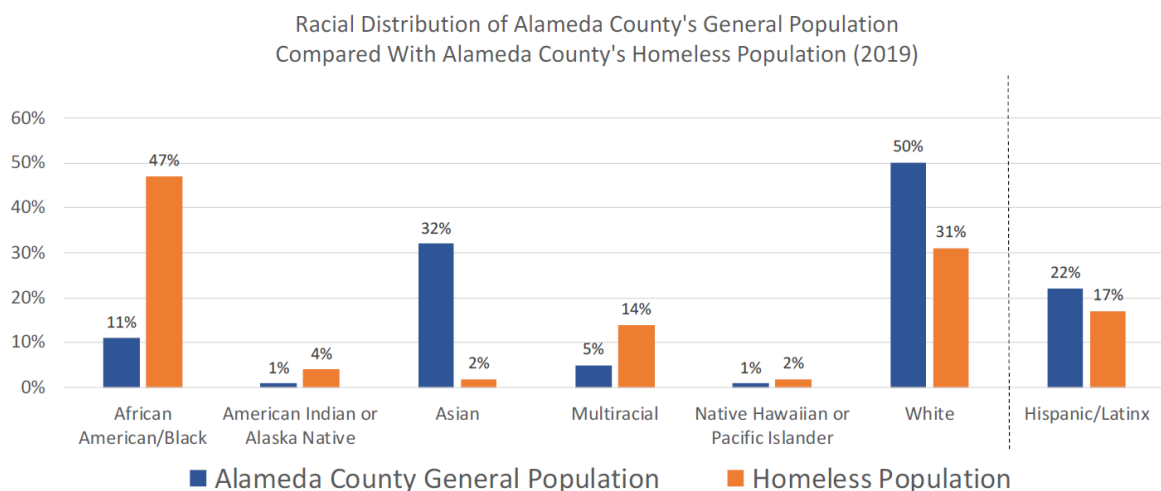


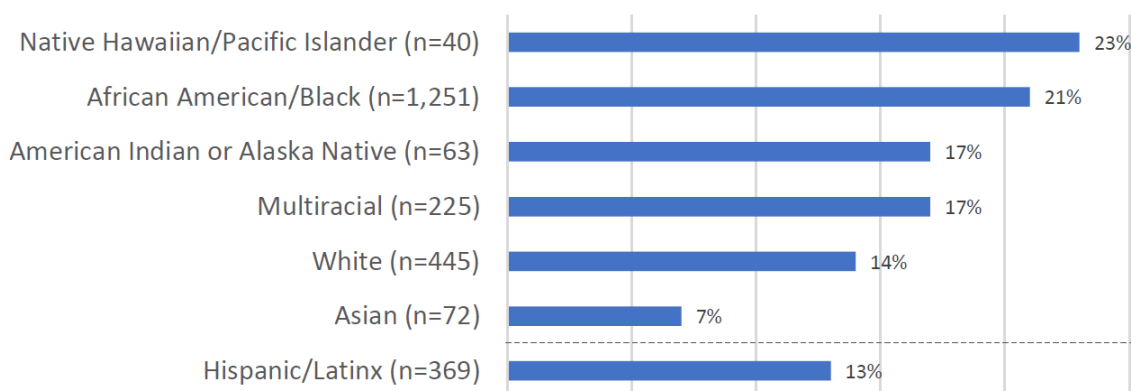
Figure 2: Racial and Ethnic Distribution of Alameda County's General Population Compared with Alameda County's Homeless Population, 2019

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness; and,***
- ***Those at greatest risk of housing instability or in unstable housing situations:***

Many of the currently housed persons most at risk of homelessness are those with a prior history of homelessness. The 2019 PIT Count showed that 69% of people experiencing sheltered or unsheltered homelessness had experienced more than one episode of homelessness in their lifetime. - Alameda County Continuum of Care saw a 17% rate of returns to homelessness within two years (out of the 2,114 persons who ended their homelessness, 354 persons returned to homelessness within 2 years). When coupled with racial demographic data, we see in our system that Native Hawaiian/Pacific Islander and African American/Black homeless individuals have the highest rates of return to homelessness:

Rate of Return to Homelessness by Race and Ethnicity (FFY 2019)



In the 2019 Point-in-Time Count, documented 6,312 individuals experiencing unsheltered homelessness and 1,710 individuals residing in emergency shelter, safe haven, or transitional housing facilities.

Housed persons with Extremely Low Incomes (ELI)—defined as 30% or less of area median income— including formerly homeless people, are at a very high risk of homelessness. The Alameda County Continuum of Care estimates that each year there are 985 households with minor children who experience homelessness each year. While the number of veterans in need of housing assistance is known, the number of families of veterans in need of housing assistance is unknown.

According to the County’s, January 2021 Final Report “Centering Racial Equity in Homeless System Design” the skyrocketing rental housing market, coupled with the decades long

retrenchment in affordable housing development funding resulted in the diminishing supply of housing affordable to lower-income households. The chart below provides Fair Market Rents and the monthly income needed to support those rents when paying 30% of income and 50% of income towards rent.

Fair Market Rents & Income Needed to Afford Housing Costs			
Unit Size	Cost per Month (2020 FMR)	Income Needed for Housing Costs at 30% of Income	Income Needed for Housing Costs at 50% of Income
Studio	\$1,488	\$4,960	\$2,976
One bedroom	\$1,808	\$6,027	\$3,616
Two bedroom	\$2,239	\$7,463	\$4,478
Three bedroom	\$3,042	\$10,140	\$6,084
Four bedroom	\$3,720	\$12,400	\$7,440

January 2021 Final Report “Centering Racial Equity in Homeless System Design” page 9

The minimum wage in Alameda County ranges from \$13.50 an hour to \$16.50/hour. This would net an income of between \$2,335/month and \$2,854/month, clearly insufficient income to support the Fair Market Rents in Alameda County. For those on public assistance, especially families, the maximum public benefit and social security income are below:

Monthly Public Benefit & Social Security Income	
Type of Benefit	Maximum per month
Alameda County GA	\$336/month maximum ⁹
CalWORKs/TANF	\$878-\$983/month maximum for family of three ¹⁰
Social Security Disability	\$1,258/month national average ¹¹
Social Security Retirement	\$1,503/month national average ¹²

Homeless veterans need an additional 547 housing units. The most recent By-Name-List (BNL) of homeless veterans, stands at 531 people. Out of those veterans 154 are sheltered while 377 are chronically homeless. On average, 34 veterans per month join the BNL. This has increased with the launch of Coordinated Entry, as vets seeking services from a wide range of partners are now immediately added to the BNL.

Currently Alameda County’s annual households (with adults only) entering the Homeless System is 12,000 people. This group includes the target populations of seniors, disabled (mental and physical) and recently released. The five-year projected inventory of units needed to serve annual HH that will experience homelessness estimates that in 2022 (Year 1) there will be an increase of 13,028 HH with a total number of 6,551 permanent housing units needed. In 2023 (Year 2) the annual number of HH that will experience homelessness will continue to rise to 13,447 with the total number of permanent housing units needed will be 11,254. In 2024 (Year

3) annual HH experiencing homelessness is expected to decrease to 13,341 people. However, the estimated total number of permanent housing units needed to meet housing gaps is estimated at 16,790. In 2025 (Year 4) the projected number of HH that will experience homelessness will continue to decrease to 12, 823. The total number of permanent housing units needed will be 23,102 to further reduce housing gaps in Alameda County. In 2026 (Year 5) the annual projected number of HH that will experience homelessness is estimated to decrease to 12,051. The total number of permanent housing units needed for the final year will be 29, 723. The total number of new units needed for the five-year projected plan is 26,988 units.

In Program Year 2019 the homeless housing crisis response system in Alameda County provided prevention services to 166 households. The system includes funds from Support Services to Veteran Families (SSVF), Whole Person Care, AC Housing Secure and the philanthropic initiative Keep Oakland Housed (KOH). The homeless system modeling with racial equity impact analysis seeks to prevent extremely low-income adults and households with minor children from becoming homeless. The models estimate that 20% of households with only adults could be prevented from becoming homeless, and 50% of households with minor children. The system modeling process looks closely at the needs of homeless households with minor children and homeless households with only adults as well as subpopulations such as veterans, transition aged youth, and victims fleeing domestic violence. Through this process, stakeholders model the combinations of crisis services and permanent housing needed to end homelessness in Alameda County.

In its first two years of operations, AC Housing Secure and KOH served nearly 7,000 households that were in a housing crisis and facing eviction, displacement, or imminent homelessness. The percentage of clients that have remained housed at the time of follow up has increased from 2020 to 2021. Specifically, 2021 texting data shows that 82% (n=639) of clients were housed at follow up, 8% (n=59) were unhoused, and 10% (n=81) responded as other. In 2020, 73% of KOH clients remained housed on follow up (n=97), 12% (n=16) were not housed, and 15% (n=20) indicated 'other' as their response.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

The Housing Authority of the County of Alameda (HACA) operates the Section 8 Housing Choice Voucher (HCV) programs throughout Alameda County except for the cities of Alameda, Berkeley, Livermore and Oakland, each of which has its own housing authority. HACA currently manages 6,371 active Housing Choice Vouchers which are fully deployed with a wait list.

The Housing Authority of the City of Livermore (LHA) owns and manages 125 units of multifamily housing at Leahy Square. In addition, LHA has used HUD and City resources to acquire and rehabilitate 27 units of rental housing, including nine transitional units for households graduating from area homeless and domestic violence shelters. LHA staff provides

appropriate support services to transitional housing residents, and eventually facilitates their move to permanent independent housing, a top priority among residents.

The City of Alameda Housing Authority has a series of affordable housing waitlists with a total of 750 applicants. The waitlist was last opened in spring 2015. Of these applicants, 7.2% are elderly and 21% have indicated that they have a disability.

Alameda County Impact program, funded by HUD Continuum of Care, will continue to implement State funds at the County level that uses rapid rehousing strategies to assist homeless individuals leaving State correctional facilities to avoid homelessness. The Transitional Housing Placement Program (THPP) provides transitional housing for youth aging out of foster care. In addition, the Alameda County Social Services Agency, in collaboration with local providers, is developing an 'Emancipation Village' with housing and services for emancipating foster youth. While the Village is in Oakland, it will serve youth coming from the entire County.

In 2014, the Housing Consortium of the East Bay (a nonprofit organization that promotes affordable, accessible housing options for persons with developmental disabilities) found that there are 14,998 adults within the HOME Consortium area who have developmental disabilities and are clients of the Regional Center of the East Bay (RCEB). A total of 2,074 people with physical disabilities live in various types of facilities such as Community Care Facilities (CCF) and Skilled Nursing Facilities (SNF). The California Community Transitions (CCT) program identifies eligible MediCal beneficiaries who have continuously resided in state-licensed health care facilities for a period of 90 consecutive days or longer.

Alameda County HCD administers the HOPWA Program on behalf of the City of Oakland. The HOPWA Program provides funding to build and rehabilitate housing for people with HIV/AIDS, supportive services, and case management. HCD administers the HOPWA Project Independence Program which provides shallow rent subsidies to people with HIV/AIDS in Alameda County.

The HOME Consortium jurisdictions administer a variety of Tenant-Based Rental Assistance programs with HOME funds which target low-income people at risk of being homeless. This includes youth aging out of foster care. The Linkages program also works with local shelters to transition people from shelters into permanent rental housing with supportive case management and job training. Linkages is also funded by Shelter Plus Care Funds.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Through a series of focus groups lead by EveryOneHome, the staffing agency for the Alameda County Continuum of Care, with homeless and formerly homeless persons, it is becoming clear that homeless people are wary of accepting rapid re-housing because the high cost of housing in Alameda County puts housing stabilization out of reach for many homeless people with extremely low incomes.

Through this process community members identified the combinations of crisis services and permanent housing needed to end homelessness in Alameda County. The system models will support annual gaps analysis, revealing how much the homeless system needs of permanent supportive housing, extremely low-income housing, rapid re-housing, homeless prevention, housing problem solving and flex funds, long term shallow subsidies, transitional housing, emergency shelter, housing navigation, and street outreach.

The charts below demonstrate the expected housing need for Households with Minor Children and Households with Adults Only (both are labeled Scenario #1) by geographic area of the county over the next five years.

Scenario 1 Total New Units Needed by Year 5 by Geography, Households with Minor Children						
	All CoC	East County	Mid-County	North County	Oakland	South County
PIT % by Geo.	100%	4.3%	18.5%	16.5%	50.7%	10.0%
PSH	257	11	47	42	130	26
Dedicated Affordable Housing	1,285	55	238	212	652	129
Shallow Subsidy	1,712	74	317	282	868	171
Total Units Needed	3,254	140	602	537	1,650	325

Scenario 1 Total New Units Needed by Year 5 by Geography, Households with Only Adults						
	All CoC	East County	Mid-County	North County	Oakland	South County
PIT % by Geo.	100%	4.3%	18.5%	16.5%	50.7%	10.0%
PSH	7,671	330	1419	1266	3889	767
PSH - Seniors	5,292	228	979	873	2683	529
Dedicated Affordable	15,584	670	2883	2571	7901	1558
Shallow Subsidy	7,235	311	1338	1194	3668	723
Total Units Needed	35,781	1,539	6,619	5,904	18,141	3,578

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

The main characteristic of housing in Alameda County that is associated with instability and increased risk of homelessness is the high cost of rental housing in the County and the low incomes for people with disabilities and low wage jobs. The average cost for a 1-bedroom apartment is \$2,195, according to the 2021 Alameda County Housing Need report, by the California Housing Partnership Corporation. The 2021 Supplemental Security Income (SSI) rate for Alameda County is \$794 for an individual and \$1,191 for a couple.

Identify priority needs for qualifying populations:

- Reduce the number of persons experiencing homelessness including target populations.

- Reduce the number who become homeless for the first time including target populations.
- Increase the number of people exiting homeless into permanent supportive housing including target populations.
- Reduce the length of time a person experiencing homelessness remains homeless including target populations.
- Reduce the number of persons who return to homelessness after exiting homelessness including target populations.
- Increase successful placements from street outreach including target populations.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The methodology used to determine priority population needs was conducted by Alameda County HCD through consultation efforts with community stakeholders and the analysis of multiple plans for qualifying populations submitted by local jurisdictions. Alameda County CoC is currently writing its next five-year plan, and the charts and analysis are included in the current draft of the “Home Together Plan” expected to be adopted by the Alameda County Board of Supervisors in March 2022. There was a consistent priority determined in each jurisdiction submitted plan to increase the number of permanent supportive housing units available for chronically homeless populations that is inclusive of the target populations.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

HCD’s issued a Request for Proposals (RFP) on August 25, 2021. The RFP was sent to all the Alameda County HOME Consortium jurisdictions and asked them to identify Homeless Housing Projects eligible for State funds which needed additional resources to be eligible and competitive for the new funding. Jurisdictional applications were due by November 1, 2021. Out of the 12 jurisdictions, 8 responded to the RFP.

All responses to the RFP were evaluated to determine the most competitive project for the State Homekey Round 2 Funding. HUD HOME Consortium ARP funding was prioritized to provide funding to make projects applying for the State Project Homekey program competitive. As we know from our local system modeling process, the highest priority needs in the County are for ongoing operations subsidy and capital development funding.

As a result of HUD’s comments on the original Draft Plan, HCD conducted a survey of the target population serving agencies. The agencies that responded confirmed that the need was greatest

for additional permanent supportive housing. Supportive housing needs varied dependent upon the target population.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

Alameda County HCD recorded time under this funding category for the direct staff positions who put work into the RFP and Allocation Plan. In addition, HCD contracted with a consultant to administer the RFP process. The maximum amount of HOME ARP funding that can be spent on Administration is 15% of the award, and HCD will spend 9.1%, and prioritizes the balance of admin funds to new projects. Below is each eligible activity and the amount expected to be spent.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$2,799,186.50		
Acquisition and Development of Non-Congregate Shelters	\$ 466,034		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ \$7,200,236		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 567,328.50	5.14 %	15%
Total HOME ARP Allocation	\$ 11,032,785		

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The current homeless response system continues to experience shortages in both permanent supportive housing and the supportive services necessary to help qualifying populations obtain and maintain housing stability. Since HUD approved the HOME-ARP Allocation Plan, HOME-ARP investments have directly supported the development of 313 affordable housing units throughout the HOME Consortium, significantly advancing the Consortium's affordable housing

production goals. As projects move from development to occupancy, the need has shifted toward providing ongoing supportive services that help residents successfully access and maintain permanent housing. Accordingly, the HOME Consortium proposes to reallocate a portion of HOME-ARP funds from Development of Affordable Rental Housing to Supportive Services. The amendment will maintain substantial investment in affordable housing while providing supportive services for people experiencing homelessness and approximately 67 HOME-ARP-assisted units, improving housing stability and reducing returns to homelessness among qualifying populations.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Since approval of the HOME-ARP Allocation Plan, HOME-ARP funding has directly supported the development of 313 affordable housing units serving qualifying populations throughout the HOME Consortium. These investments have substantially achieved the Consortium's housing production objectives identified in the original Allocation Plan.

The proposed amendment reallocates **\$3,265,220.50** from Development of Affordable Rental Housing to Supportive Services and Acquisition and Development of Non-Congregate Shelter. The remaining **\$7,200,236** for housing development continues to support the HOME Consortium's commitment to increasing the supply of deeply affordable housing, while the new Supportive Services allocation will provide McKinney-Vento Supportive Services and/or Homelessness Prevention Services to people experiencing or at risk of homelessness, as well as housing stabilization and tenancy support services benefiting approximately 67 HOME-ARP-assisted units. This balanced investment recognizes that long-term housing stability requires both affordable housing and the supportive services necessary for residents to successfully maintain permanent housing.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

Alameda County received eight HOME-ARP applications from local jurisdictions on various housing projects which all include affordable housing units to address the county's production goals. Several jurisdictions' responses include the acquisition and conversion of a hotel/motel into permanent housing units.

The HOME-ARP funds will be used to create more deeply affordable and permanent supportive housing for the qualifying populations. The HOME Consortium intends to leverage HOME ARP

funds with Homekey funds applied for by HOME Consortium member jurisdictions. In addition, a portion of funds included in the upcoming HOME Consortium's Housing Development NOFA will be used in a project as of yet not identified that will serve all qualifying populations.

All projects will serve the following unless noted otherwise:

The four qualifying populations as outlined in the HOME-ARP policies:

1. Homeless as defined in 24 CFR 91.5;
2. At risk of homelessness as defined in 24 CFR 91.5;
3. Fleeing, or attempting to flee domestic violence, sexual assault, stalking, or human trafficking; and
4. Other populations who do not qualify under any of the populations above but meet one of the following criteria:
 - a. Other families requiring services or housing assistance to prevent homelessness;
 - b. Those at greatest risk of housing instability.

Alameda County Coordinated Entry System (CES) can match people to specific units in a project that have an overlay for the qualifying populations. So qualifying populations can be moved ahead on the list, with the exception of "at-risk" populations. Adding "At-risk" populations would be problematic in CES. CES can also qualify applicants by geographic areas as long as the CES applicant indicates their preference for where they want to live. Most stay within the communities they had been living and choose not to relocate a great distance away.

Upon implementation, unless also funded with Homekey funds, the HOME Consortium's HOME ARP will support all qualifying populations chronologically through limited (CES) as a referral method, with no preference, using CES only to refer clients for placement on HOME-ARP project waiting lists. RFP projects will use project or activity specific waiting list, selecting to the greatest extent possible in a chronological order of households' applications.

Alameda - Dignity Village: \$2,350,000 towards supportive services in a newly developed transitional housing facility with 47 doors, serving up to 61 people at any given time. Five units will be for Transition Aged-Youth and eight units will be for physically disabled individuals and 38 units will be for chronically homeless individuals which includes people with physical disabilities. This project has received an allocation of \$11,781,380 in State Homekey first round funds .

1. Eligible population: Homeless and Chronic Homeless adults, families and youth as defined in 24 CFR 91.5; at risk of Homelessness families, youth and adult populations as defined in 24 CFR 91.5; families, youth and adults identified as being victim of domestic violence/sexual assault/trafficking, and; families, youth and adults at risk of homelessness and/or requiring services and housing assistance to prevent homelessness.
2. Referral method: Coordinated Entry System (CES);
3. Limitation: None.
4. Preference: Sites funded with Homekey funds will have a preference for households experiencing chronic homelessness as defined in 24 CFR part 578.

Newark – Cedar Community Apartments: \$4,000,000 towards the acquisition and development of a hotel converted to permanent supportive housing for up to 125 homeless individuals which includes 12 units for veterans and 48 units for chronically homeless which includes people with physical disabilities. This project has received an allocation of State Homekey funds in the second round.

1. Eligible population: All qualifying households
2. Referral Method: All qualifying homeless populations, through the County's Coordinated Entry System (CES).
3. Limitation: None
4. Preference: Sites funded with Homekey funds will have a preference for households experiencing chronic homelessness as defined in 24 CFR part 578.3

Fremont Bell Street Apartments : \$1,700,236 RCD will convert the Islander Motel building and construct a new apartment building on two vacant adjacent parcels to provide a total of 128 units of permanent affordable housing on approximately two acres of land in Fremont. The City of Fremont also contributed \$1 million of their HOME funds to the project. The housing will be accessible to households earning less than 50% of area median income with 29% of the units at no more than 20% of AMI, including special needs housing for individuals with disabilities and formerly homeless households. This project is under construction with an expected completion date of February 2025. It will have 10 HOME units and 11 HOME ARPA units.

1. Eligible population: All qualifying households
2. Referral Method: CES
3. Limitation: None
4. Preference: Sites funded with Homekey funds will have a preference for households experiencing chronic homelessness as defined in 24 CFR part 578.3

The Scattered Site project (Hayward, Union City, Piedmont, Livermore, and BACS):

\$1,500,000 towards the acquisition and development of 11 scattered site shared housing units for up to 58 homeless individuals. This project has not yet received an allocation of State Homekey funds.

1. Eligible population: All qualifying households
2. Referral method: Coordinated Entry System
3. Limitation: None
4. Preference: Sites funded with Homekey funds will have a preference for households experiencing chronic homelessness as defined in 24 CFR part 578.3

Lewelling Interim Housing and Drop-In Center – San Leandro: \$915,220.50 (\$466,034 Development; \$449,186.50 Supportive Services)

The Nimitz Motel, located at 555 Lewelling Boulevard in San Leandro (Lewelling Interim Housing and Drop-In Center), will create 29 interim housing units and serve as an interim homeless shelter and navigation center providing daytime drop-in services. The project secured additional funding to acquire and rehabilitate the property, including a State Homekey grant, HUD Economic Development Initiative funds, State Permanent Local Housing Allocation funds, and City of San Leandro General Funds. Under the amended HOME-ARP Allocation Plan, \$416,033.50 will be reallocated to the Acquisition and Development of Non-Congregate Shelters eligible activity for rehabilitation of the motel, while \$449,186.50 will be reallocated to the Supportive Services eligible activity to provide McKinney-Vento Supportive Services and Homelessness Prevention Services, including but not limited to food, housing search and counseling services, life skills training, outreach services, transportation, case management, and mediation for people experiencing or at risk of homelessness.

1. Eligible population: All qualifying households
2. Referral Method: CES Crisis Queue administrated by Housing Resource Centers
3. Limitation: None
4. Preference: Sites funded with Homekey funds will have a preference for households experiencing chronic homelessness as defined in 24 CFR part 578.3.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

The HOME-ARP funds will be used to create more deeply affordable and permanent supportive housing for the qualifying populations. The HOME Consortium intends to leverage HOME ARP funds with Homekey funds applied for by HOME Consortium member jurisdictions. In addition, a portion of funds included in the upcoming HOME Consortium's Housing Development NOFA will be used in a project as of yet not identified that will serve all qualifying populations.

All projects will serve the following unless noted otherwise:

The four qualifying populations as outlined in the HOME-ARP policies:

1. Homeless as defined in 24 CFR 91.5;
2. At risk of homelessness as defined in 24 CFR 91.5;
3. Fleeing, or attempting to flee domestic violence, sexual assault, stalking, or human trafficking; and
4. Other populations who do not qualify under any of the populations above but meet one of the following criteria:
 - a. Other families requiring services or housing assistance to prevent homelessness;
 - b. Those at greatest risk of housing instability.

Alameda County Coordinated Entry System (CES) can match people to specific units in a project that have an overlay for the qualifying populations. So qualifying populations can be moved ahead on the list, with the exception of "at-risk" populations. Adding "At-risk" populations

would be problematic in CES. CES can also qualify applicants by geographic areas as long as the CES applicant indicates their preference for where they want to live. Most stay within the communities they had been living and choose not to relocate a great distance away.

Upon implementation, unless also funded with Homekey funds, the HOME Consortium's HOME ARP will support all qualifying populations chronologically through limited (CES) as a referral method, with no preference, using CES only to refer clients for placement on HOME-ARP project waiting lists. RFP projects will use project or activity specific waiting list, selecting to the greatest extent possible in a chronological order of households' applications.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

The Alameda County CoC Results Based Accountability (RBA) Committee developed system performance measures to track and hold the Housing Crisis Response System accountable for its performance. In consistency with the local Continuum of Care the HOME Consortium intends to have the ARPA funded units utilize the Racial Equity Impact Analysis (REIA) findings which transformed the homeless response system design in Alameda County. One place the influence of the REIA can be seen is in the program and system process recommendations. The program models describe the optimal structures, staffing ratios, and practices that will contribute to a more equitable homeless housing crisis response.

Permanent Supportive Housing. Deeply affordable permanent housing for individuals and families with a long history of homelessness and a disability. In the system model, PSH ends homelessness for 16% of households with only adults and 10% of households with minor children.

Dedicated Affordable Housing. Housing affordable to extremely low-income households experiencing homelessness with few ongoing support service needs. This new program type is responsive to findings from the REIA.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

Alameda County will prioritize HOME-ARP funds towards projects receiving Homekey funds that best address the population needs for chronically homeless individuals and households (including target populations) that are at the greatest risk of housing instability. The projects submitted by local jurisdictions include plans to provide sustainable housing and supportive social services available on site. Several projects acknowledge the growing community needs to provide resources for additional qualifying populations including veterans, foster youth, and individuals and families fleeing from domestic violence. Each jurisdiction's collective partnerships are in

collaboration with experienced homeless delivery agencies whose program models include practices of Housing First, Harm reduction, and Trauma-Informed Care, De-escalation, Motivational Interviewing, Crisis Intervention. In addition, a portion of funds included in the upcoming HOME Consortium's Housing Development NOFA will be used in a project as of yet not identified that will serve all qualifying populations.

HOME-ARP Refinancing Guidelines

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity*
Not applicable.
- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*
Not applicable.
- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*
Not applicable.
- *Specify the required compliance period, whether it is the minimum 15 years or longer.*
Not applicable.
- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

None of the Alameda County HOME-ARP will be used to refinance any debt secured by multifamily rental housing.

None of the Alameda County HOME-ARP funds will be used to refinance home loans made or insured by any federal programs, including CDBG or NSP.