Pursuant to Title II of the American with Disabilities Act (codified at 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the County of Alameda does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. **To arrange an accommodation in order to participate in this public meeting, please call (510) 670-6436/TTY: (510) 265-0253 at least 72 hours in advance of the meeting.** Un Español idioma intérprete disponible on la notificar de entre cinco (5) días al numero (510) 670-5203. Para TDD, llamé al numero (510) 265-0253.

ALAMEDA COUNTY HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMITTEE
SPECIAL MEETING
November 18, 2026
3:00 p.m.
224 W. Winton Ave Room 160 Hayward, CA

Join the meeting now
Meeting ID: 257 559 653 668 81
Passcode: um7kM262

Dial in by phone
+1 415-915-3950,,187294364#

Phone conference ID: 187 294 364#

The November 4, 2026 meeting was canceled. This November 18, 2026 special meeting has been called by the Chair to conduct Committee business.

A G E N D A

#	Item	Description	Covered By	Type	Estimated Times
I	Call to Order		Chair DeHollander		
II	Introduction of New Members	Welcome and introduction of new Committee members, current members, and HCD staff	Chair DeHollander	Information	10 minutes
III	Approval of Minutes	Approval of Minutes from September 9, 2026	Chair DeHollander	Action	5 minutes
IV	Unincorporated Housing Trust Fund	Presentation of the proposal and research for a dedicated Housing Trust Fund for Unincorporated Alameda County	District 4 / My Eden Voice	Information	20 minutes
V	FY 2027-28 Unincorporated County CDBG RFP and Schedule	Overview of the upcoming FY 2027-28 CDBG Request for Proposals, revised release date, and schedule	Katie Alducin	Information	15 minutes
VI	Open Public Comment	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 DeHollander	Information	5 minutes
VII	Adjournment		Chair DeHollander		

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.

III. ALAMEDA COUNTY HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMITTEE MEETING MINUTES
September 9, 2026
3:00 PM
224 W. Winton Ave. Room 160 Hayward, CA 94544

ATTENDANCE:

Committee Members
Randi DeHollander
Hannah Tinsley
Julie Head
Olga Borjon
Preetesh Karki
LaToya Gix

Housing and Community Development (HCD) Staff
Katie Alducin, HCD
Aaron Tiedemann, HCD
Toni Emmerson, HCD

Other County Staff
Olivia Ortiz, Alameda County Planning Department

Members of the Public
Steve Hernandez
Lyndsay Wright

I. Call to Order

Chair Randi DeHollander called the meeting to order at 3:01 PM. One member of the public was present online and was advised to use the raise-hand function to comment during public comment periods.

II. Approval of Minutes

The Committee reviewed the July 8, 2026 meeting minutes. No changes were requested.

Olga Borjon moved to approve the minutes as presented. Julie Head seconded the motion.
Vote: **5 Yes. Motion approved.**

III. 2026 HCDAC Meeting Schedule Change

Katie Alducin explained that the November 11, 2026 meeting falls on a County holiday and the meeting room will be unavailable. Because items are scheduled for that meeting, staff recommended rescheduling rather than canceling.

The Committee discussed moving the meeting to November 4 or November 18, 2026. One member noted they will be out of the country on November 18, and members indicated November 4 would work. No public comment was received.

Preetesh Karki moved to move the November meeting to Wednesday, November 4, 2026 at 3:00 PM. Hannah Tinsley seconded the motion.
Vote: **6 Yes. Motion approved.**

IV. Public Hearing: FY 2021 HOME-ARP Action Plan Amendment

Chair DeHollander opened the public hearing. Katie Alducin presented a proposed amendment to the FY 2021 HOME-ARP (American Rescue Plan Act) Action Plan.

Staff explained that the amendment reallocates $3 million of the $11 million HOME-ARP allocation from development to supportive services for two projects: Dignity Village, an interim housing site in the City of Alameda, and the Lewelling site in San Leandro. The funds will support services for 67 HOME-ARP units. Staff clarified that the projects and awards are unchanged; the original plan submitted to HUD misidentified the intended use, and the amendment aligns the plan with the executed contracts so expenditures are reported correctly.

A Committee member asked whether the funds were surplus from completed development. Staff clarified that no additional funding is involved. A Committee member expressed appreciation for the transparency of the reallocation. No public comment was received.

Julie Head moved to approve the HOME-ARP Action Plan Amendment as presented. Hannah Tinsley seconded the motion.
Vote: **6 Yes. Motion approved.**

Chair DeHollander closed the public hearing. It was noted that the agenda contained a typo regarding the closure of this hearing.

V. Public Hearing: FY 2025 Consolidated Annual Performance and Evaluation Report (CAPER)

Chair DeHollander opened the public hearing. Katie Alducin presented the FY 2025 CAPER, covering the July 1, 2025 to June 30, 2026 program year, which is required by HUD and due at the end of September.

Staff reported approximately $5.2 million in CDBG, HOME, and ESG funds was made available during the program year. Highlights included approximately 3,300 people served through CDBG public services, 19 HOME rental units closed out, and 18 exits to permanent housing from the First Presbyterian Church of Hayward shelter, which served approximately 150 people at full capacity. Section 3 hiring on two rental development

projects exceeded HUD benchmarks, and most funds benefited extremely low-income households.

Staff noted that HOME funds were under-expended, due in part to Build America, Buy America (BABA) requirements, and that HCD plans to release a procurement this fall. Staff also noted that some CDBG accomplishments, including public facility and infrastructure outcomes, are understated because city partners have not yet submitted reimbursements, and that HCD is launching new invoicing software to improve timely reporting.

Committee members asked about the risk of losing unspent funds, whether the 19 HOME units and 18 ESG housing placements were related, BABA impacts and waivers, the difference between the CDBG public facility goal (617) and actual (170), funding recipients, potential shelter expansion, and the timeline and training for the new software. Staff responded that HOME funds are not at risk of expiring, the unit and placement figures are unrelated, BABA has discouraged developers and waiver responses from HUD have been slow, and full use of the new software is expected by the next reporting cycle, with training provided to partners. A Committee member commended the program's performance, noting CDBG public services exceeded its goal.

The public comment period closes September 19, 2026. No public comment was received at the hearing.

Preetesh Karki moved to adopt the FY 2025 CAPER for submission to HUD via IDIS. LaToya Gix seconded the motion.
Vote: **6 Yes. Motion approved.**

Chair DeHollander closed the public hearing.

VI. California Pro Housing Designation Application

Aaron Tiedemann (HCD) and Olivia Ortiz (Planning Department) presented on the Community Development Agency's application for the State of California Pro Housing Designation.

Staff explained that the designation recognizes jurisdictions with pro-housing policies across four areas: favorable zoning and land use, accelerated production timeframes, reduced construction and development costs, and financial subsidies. The designation is now required for the Homeless Housing, Assistance and Prevention (HHAP) program, provides an advantage on other state funding applications, and allows the County to apply for up to $2 million in one-time Pro Housing Incentive Program funds for affordable housing in the unincorporated area. The application proposes no new policies. Following a 30-day comment period, staff will present the application to the Board of Supervisors Unincorporated Services Committee on September 23 and request a Board resolution on October 8, 2026.

Committee members asked about the one-time award amount, why zoning must be favorable, what changed to require the designation, and whether other jurisdictions have the designation. Staff explained that the $2 million is a one-time award, the State newly tied the designation to HHAP funding, jurisdictions have 12 months from the HHAP application to obtain it, and the County's planning policies such as objective design standards and ministerial approval pathways reduce the time and cost of development. No public comment was received.

LaToya Gix moved to recommend that the Board of Supervisors approve the Pro Housing Designation application. Hannah Tinsley seconded the motion.
Vote: **6 Yes. Motion approved.**

VII. Open Public Comment

Committee member Preetesh Karki shared that a glacial flood in Nepal on August 26 caused significant loss of life and displacement, and spoke about the impacts of climate change on Nepal and the need for climate justice. Chair DeHollander expressed condolences.

No other comments were received from Committee members or the public in the room or online.

Adjournment

There being no further business, Chair DeHollander adjourned the meeting at 3:50 p.m.

IV. Unincorporated Housing Trust Fund

Informational Item (See Attached) | HCDAC Meeting: November 18, 2026

HCD Summary

Alameda County Supervisorial District 4 and My Eden Voice, with support from The Partnership for the Bay's Future, are exploring a dedicated Housing Trust Fund for Unincorporated Alameda County. The brief, included in full on the following pages, summarizes the need, the proposed fund design, and open questions still being worked through. This item is for information and discussion; no action is requested.

Recommendation: HCD recommends that the Committee receive the presentation and provide feedback. This item is informational only; no action is requested.

> **IMPORTANT NOTES**
>
> **Measure W 2nd Year Essential Services funding is NOT part of this proposal** and is not under consideration as a source for the Housing Trust Fund.
>
> Any future recommendation on the fund **should not supplant existing funding**; the Housing Trust Fund would be an additional resource.

A Dedicated Housing Trust Fund for Unincorporated Alameda County | *The Policy Case, Comparative Research, and Fund Design Recommendations*

This brief outlines the research and proposal for an Unincorporated Housing Fund in Alameda County being explored by Alameda County, District 4 and My Eden Voice with support from The Partnership for the Bay's Future. We outline the current need for residents and housing developers, the proposed fund design, and its intended impact.

1 THE NEED

The Unincorporated Housing Trust Fund seeks to address two related needs; the poor habitability and lack of affordable housing for a largely working class, POC community, and the lack of localized public financial support for preservation of small site naturally occurring housing.

Urban unincorporated Alameda County is home to over 150,000 residents, over 45% of whom are renters. If incorporated, the region would be the 4th largest city in the County, and while it faces many of the same housing issues as neighboring cities, as described below, it does not have dedicated resources to address those issues. For example, the unincorporated area only received a third of its share of the recent A1 Housing Bond on a per capita basis.

17% **Overcrowding in Cherryland**[1]	**1 in 3** **Renters below habitability standards**[2]	**Widespread** **Fear of eviction reported**[3]

Much of the unincorporated area's existing small-site housing is aging, unsubsidized, and at risk of speculative sale — while residents have expressed strong interest in expanding community ownership through community land trusts (CLTs) and limited-equity housing cooperatives.

Our research also uncovered that there are extremely limited resources available for community ownership models to be competitive in the acquisition of naturally occurring affordable housing. We see this on two fronts; a lack of actual dollars dedicated towards this type of preservation and, when available, the lack of nimbleness of these resources to allow community ownership developers to be competitive in a competitive market environment.

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[1] Alameda County Community Development Agency, Housing Element Appendix A: Demographics and Housing Needs Assessment, citing Figure A-14

[2] My Eden Voice & East Bay Housing Organizations (EBHO), "In the Shadows of Eden: Rising Rents, Evictions, and Substandard Housing Conditions in Alameda County" (2023).

[3] My Eden Voice & East Bay Housing Organizations (EBHO), "In the Shadows of Eden: Rising Rents, Evictions, and Substandard Housing Conditions in Alameda County" (2023).

2 KEY TERMS, UP FRONT

Preserving affordable stock: acquiring at-risk, unsubsidized rental buildings before they are lost to speculative sale.

Habitability reinvestment: capital to fix substandard or unsafe conditions in housing that is already occupied, which is a related but distinct need from acquisition-based preservation.

Community ownership: resident or nonprofit control of housing through Community Land Trusts or cooperatives that puts ownership within the community rather than with outside investors. In this context, community ownership refers to community ownership of rental affordable rental property as well as deed restricted resident ownership where the land is held in community.

3 THE PROPOSAL: FUND DESIGN

The Fund is designed to close two related gaps that keep the public sector from competing for at-risk housing:

- Financing gap: the dollar difference between total development cost (purchase + rehab + soft costs) and what a permanent mortgage can support at income-restricted rents.
- Execution/timing gap: naturally occurring affordable housing (NOAH) trades on fast market timelines that outpace competitive state or federal NOFA cycles. A local, revolving fund lets sponsors make credible, fast offers against investor buyers.

Features:

- Acquisition and rehabilitation of small multifamily rental properties (2–40 dwelling units) naturally occurring affordable housing (NOAH) and/or mobile home parks
- Prioritizes CLTs, cooperatives, and other community ownership entities as developers
- Initial investment required: $3 million to $4 million as established by RHNA actualizations
- Possible opportunities for funding include: Measure W allocations, upcoming inclusionary zoning in-lieu fees
- Expected to contribute $150,000 - $200,000 per unit and meant to leverage state, federal, and philanthropic funds.
- Managed by Alameda County HCD, proposal is to be governed by HCDAC

OUTSTANDING ISSUES UNDER EXPLORATION

- Speed & execution: how a publicly administered fund can move fast enough to compete with private, market-rate buyers on NOAH deals.
- Governance & approval process: how to balance that speed with required public oversight (NOFA/scoring, underwriting, and Board of Supervisors approval).
- Subsidy level & leverage: what would be most catalytic? Is what we propose sufficient?

V. FY 2027-28 Unincorporated County CDBG RFP and Schedule

Informational Item | HCDAC Meeting: November 18, 2026

Summary

Alameda County Housing and Community Development (HCD) will release a Request for Proposals (RFP) for FY 2027-28 Community Development Block Grant (CDBG) funds for the Unincorporated County on Monday, November 23, 2026. The release date has moved from November 16, and the application period will run about six weeks, closing January 7, 2027, to accommodate the holidays. The HCDAC public hearing remains scheduled for March 10, 2027.

Anticipated Funding

HCD anticipates approximately $2.5 million in CDBG funds will be available, subject to the County's final FY 2027 allocation from HUD:

- **Capital projects** (public facilities and infrastructure): approximately $2 million
- **Public services**: up to $250,000; services must be located in unincorporated Alameda County

Funding Priorities

- **Community centers** that serve unincorporated residents
- **Community engagement**: projects shaped by, and responsive to, the communities they serve
- **Project readiness**: projects that can proceed promptly, including projects that do not trigger Build America, Buy America (BABA) requirements, which have slowed recent federally funded construction

All funded activities must meet a CDBG national objective, primarily benefiting low- and moderate-income residents, and comply with applicable federal requirements.

RFP Schedule

Date	Milestone
Monday, November 23, 2026	RFP released
Nov. 26–27, Dec. 25, Jan. 1	County holidays; offices closed
Thursday, January 7, 2027	Applications due
January – February 2027	Staff review, scoring, and CDBG TAC review
February – March 2027	Draft FY 2027 Annual Action Plan released for 30-day public comment
Wednesday, March 10, 2027	HCDAC public hearing and funding recommendations
May 2027	Board of Supervisors approval; Annual Action Plan submitted to HUD
July 1, 2027	Program year begins

Dates after January 7, 2027 are anticipated and may shift.

Next Steps and Recommendation

The RFP will be posted at https://www.achcd.org/ on release; members are encouraged to share it with organizations serving the unincorporated area. Staff will return on March 10, 2027 with funding recommendations. Informational only; no action is requested.