



DRAFT

2024 Fiscal Year - Consolidated Annual Performance and Evaluation Report

Effective Date: September 29, 2025

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

At the end of its program year, the City of Alameda is required to provide an annual report to HUD that summarizes its performance for the program year. This report is called the Consolidated Annual Performance and Evaluation Report (CAPER). This CAPER is for fiscal year 2024-25 (FY 2024), the fifth year of the five-year Consolidated Plan (2020 – 2024).

This 2024 CAPER covers the period from July 1, 2024 through June 30, 2025 (FY 2024). The City received \$1,112,658 in CDBG entitlement funds. Other CDBG funds noted in the Annual Action Plan for FY 2024 include \$60,000 of projected program income to be received from loan repayments and reprogramming of over \$1.3 million of CDBG funding from prior years that were not expended by the assigned projects. The actual amount of program income received was \$71,675 at the end of the fiscal year. Public service and administration projects are funded at the maximum allowed by HUD (15% for public services activities and 20% for administration activities per Title 24 Code of Federal Regulations (CFR) [570.201 \(e\)](#) and [570.200\(g\)](#)).

2024 Annual Action Plan Goals & Outcomes Highlights

- Mental Health Services - 56 persons assisted
- Emergency Food Distribution – 20,965 persons assisted
- Midway Shelter Services – 80 persons assisted
- 2-1-1 Information & Referral – 443 persons assisted
- Direct Legal Services – 33 persons assisted
- Legal Assistance for Alameda Seniors – 42 persons assisted
- Community-Based Development Organization – 55 jobs created/retained (persons assisted)
- Public Facilities/Improvements – None
- Residential Rehabilitation – 4 households repaired

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Economic Development Support	Non-Housing Community Development	CDBG: \$575,000.00	Jobs created/retained	Persons Assisted	100	102	102.00%	60	55	91.67%
Fair Housing	Non-Housing Community Development	CDBG: \$100,000.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	379	0.00%	125	127	101.60%
Food Access	Non-Housing Community Development	CDBG: \$138,190.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	36,188	361.88%	3200	20,965	655.16%
Mental Health Services	Non-Housing Community Development	CDBG: \$250,000.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	139	111.20%	55	56	101.82%
Overnight Shelter	Homeless	CDBG: \$339,495.00	Overnight shelter	Persons Assisted	400	241	60.25%	85	80	94.12%

Public Improvement	Non-Housing Community Development	CDBG: \$370,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1094	0.00%	0	0	0.00%
Public Improvement	Non-Housing Community Development	CDBG: Listed above	Other	Other	5	2	20.00%	1	1	100.00%
Public Services - Safety Net	Non-Housing Community Development	CDBG: \$985,530.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	23,000	243	1.06%	77	75	97.40%
Substantial Renovation	Affordable Housing	CDBG: \$1,085,253.00	Rental units rehabilitated	Household Housing Unit	3	1	33.3%	3	1	33.3%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The 2024 Annual Action Plan outlined the goals for the City to achieve. Table 1 reflects the five-year goals set in the Consolidated Plan. The City did not receive applications for activities such as clearance or for loans to small businesses. For this reason, there are goals that were not funded in FY 2024. However, they remain City priorities.

GOAL: Public Services - Safety Net

Project: Direct Legal Services

Estimated: 32 persons assisted

Actual: 33 persons assisted

Project: Legal Assistance for Alameda Seniors

Estimated: 45 persons assisted

Actual: 42 persons assisted

GOAL: Food Access

Project: Emergency Food Distribution

Estimated: 3,200 persons assisted

Actual: 20,965 persons assisted

Goal: Mental Health Services

Project: Mental Health Services

Estimated: 55 persons assisted

Actual: 56 persons assisted

GOAL: Economic Development - Support

Project: Community Based Development Organization

Estimated: 60 persons assisted

Actual: 55 persons assisted

GOAL: Homeless Housing

Project: Midway Shelter Services

Estimated: 85 persons assisted

Actual: 80 persons assisted

GOAL: Public Improvements

Project: Public Works ADA Transition Plan

Estimated: Citywide

Actual: In progress

Project: Bessie Coleman Court Sewer Lateral & Renovations

Estimated: 16 individuals/households

Actual: In progress

GOAL: Public Improvements/Tenant Acquisition

Project: Alameda Food Bank Tenant Acquisition

Estimated: 3,200 individuals/households

Actual: In progress

GOAL: Administration

The City provided program administration, oversight, monitoring, information and referrals as well as technical assistance.

GOAL: Fair Housing

Project: Housing Counseling Services

Estimated: 125 persons served

Actual: 127 persons served

SECTION 108

In 2006, the City of Alameda was awarded HUD Section 108 funding. The former Community Improvement Commission (CIC) obtained a \$7,000,000 loan to finance the construction of the Civic Center Parking Garage (Garage) in conjunction with the redevelopment of the historic Alameda Theatre. The Garage was developed to serve downtown Alameda, which was badly under-parked, with vacancies in retail and office directly related to the lack of parking. Based on survey data collected in 2022, staff determined that more than 203 full-time equivalent jobs had been created in the locations that had been vacant at the time that the City submitted the Section 108 loan application to HUD. Based on this analysis, the City determined that it has satisfied HUD's Section 108 loan job creation requirements.

As of June 2025, the Civic Center Parking Garage is set to undergo renovations and upgrades designed to improve safety, security, and aesthetics. Key improvements will include the installation of an access control gate at the vehicle entry and pedestrian gates at the ingress/egress points, along with fencing in open areas to allow for closure of the facility at night. The City plans to go through a competitive procurement process to secure a contractor to complete this project.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,715
Black or African American	836
Asian	1,773
American Indian or American Native	55
Native Hawaiian or Other Pacific Islander	115
Total	4,494
Hispanic	1,433
Not Hispanic	3,061

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Alameda is very diverse. The table above does not capture the bulk of the beneficiaries who are biracial or other. For example, the City of Alameda CDBG program served 4,494 minority and minority biracial individuals and families in the 2024 fiscal year. The U.S. Census July 1, 2024 (V2024) showed the City's population to be 43.4% white alone, 6.1% Black or African American alone, and 30.2% Asian alone. There is also a segment of the population that identifies as "two or more races," which comprises 14.5% of the total population.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,686,640	662,648.58

Table 3 - Resources Made Available

Narrative

During FY 2024, the City of Alameda had available:

Resources Made Available

\$ 1,502,307 CDBG entitlement funding from previous program years that was not expended

\$1,112,658 CDBG entitlement funding for the current program year

\$ 71,675 program income

\$2,674,965 total available funding

The following amounts were drawn for projects during the program year:

\$2,686,640 CDBG FY2024

\$1,279,935 CDBG-CV FY2020 through FY2024

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Low Mod Census Tracts 4276 and 4287	0		
Tract 4276	0		

Table 4 – Identify the geographic distribution and location of investments

Narrative

All activities discussed in the 2024 CAPER were intended for, and open to, income-eligible households and persons within the City of Alameda. Because of the compact geography, programs are implemented on a community-wide basis unless otherwise indicated, with participants' eligibility determined based on the household's income. According to 2023 US Census Bureau Data, 6.9% of Alameda residents are living below the poverty line. Both the statistics for the area and stakeholder comments direct the City of Alameda to fund projects that will directly impact those with the most need.

Most of the programs the City of Alameda funds with its annual allocation directly benefit low or moderate-income individuals or households. Through programs like the Alameda Food Bank, Building Futures with Women and Children, Midway Shelter, Eden Council for Hope and Opportunity, Eden I & R, Spectrum Community Inc., Family Violence Law Center, Legal Assistance for Seniors and the Alameda Point Collaborative, the City will improve the physical environment, and focus resources on safety net and empowerment services needed by the area's residents.

At the same time, there are many low-income or disabled homeowners and renters who live in other Alameda neighborhoods, and assistance is provided to qualified households through substantial residential rehabilitation, homeownership, and public service programs.

The City works continuously with City departments, other public agencies, community-based organizations, and neighborhoods to identify and address obstacles to meeting underserved needs.

Projects for FY 2024 were available to low- and moderate-income residents throughout the city. A few projects are site-specific for capital improvements and additions to homeless shelters or rental rehabilitation projects. These projects benefit low- and moderate-income persons.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Because the provision of affordable housing and social services can be high in cost, the City of Alameda and its projects must leverage other dollars to achieve the outcomes each year. In fiscal year 2024, the City of Alameda leveraged approximately \$9,443,014 to address housing and non-housing community needs.

For CDBG there are no matching requirements. However, the City of Alameda made available \$60,000 in Program Income loans collected to leverage housing rehabilitation activities, including but not limited to the 4 housing rehabilitation activities completed this program year.

Publicly owned land at Alameda Point¹ maximizes opportunities for additional affordable housing in the Main Street Neighborhood Specific Plan area, in the Town Center Waterfront Specific Plan area, and in the former residential buildings in the Adaptive Reuse area of Alameda Point by:

- Reducing construction costs by utilizing public resources, federal and state grants, and proceeds from land sales at Alameda Point to fund infrastructure improvements for affordable housing and lessen the city's reliance on the private capital and market rate housing to fund needed infrastructure and affordable housing.
- Advocating for Federal and State funding for infrastructure and housing construction for lower and moderate-income housing construction.
- Supporting and providing land at no cost for affordable and mixed income home ownership projects.
- Maintaining public ownership of lands use for mixed income and affordable rental housing.
- Supporting less costly manufactured or modular construction to reduce construction costs on public lands as Alameda Point.

¹ City of Alameda 2023 - 2031 Housing Element

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	3	4
Number of Special-Needs households to be provided affordable housing units	0	0
Total	3	4

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	3	4
Number of households supported through Acquisition of Existing Units	0	0
Total	3	4

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

To help the community as a whole overcome the barriers to affordable housing development, and also maximize the impact in the community, Alameda works to increase affordable housing opportunities with the following programs:

- Residential Rehabilitation Program - This program provides financial and technical assistance to renovate single and multifamily unit properties occupied by low-income households, elderly,

and persons with disabilities to maintain safety, accessibility, and enhancing efficiency of owner-occupied homes.

- Substantial Rehabilitation Program - This program provides financial and technical assistance to restore and/or create affordable rental units in existing vacant and underutilized structures.

The accomplishments associated with these programs were impacted by staff changes as well as the need to implement new protocols for interacting with a medically fragile population as a result of the COVID pandemic. In FY 2023, Rebuilding Together Oakland/East Bay and Habitat for Humanity were contracted to administer the rehabilitation and home repair programs for the City. Within a span of year, Rebuilding Together Oakland/East Bay dissolved as a company and Habitat for Humanity did not renew their contract with the City. In July 2024, the City released a Request for Proposals for a residential rehabilitation program administrator and Rebuilding Together East Bay Network was selected as the new provider. On December 18, 2024, the City entered into agreement with the long-established agency.

In FY 2024, the City of Alameda had several affordable housing projects in various stages, including some in the process of applying for different sources of funding. Once those projects obtain financing, the construction period can take up to 24 months. When projects are fully funded, construction is completed and units are occupied, the City can report data in the tables seen in the section above.

Discuss how these outcomes will impact future annual action plans.

The City of Alameda will continue to fund its affordable housing programs, helping low- and moderate-income households maintain their housing in an increasingly expensive housing market. Traditional redevelopment has been led by non-profit community development organizations and local, nonprofit affordable housing developers. The City is working with affordable housing developers with the following proposed projects:

- North Housing Permanent Supportive Housing
 - Estuary I
 - Estuary II
 - Linnet Corner
- Site A Affordable Housing Developments
- McKay Wellness Center
- Rebuilding the Existing Supportive Housing at Alameda Point (RESHAP)

The North Housing Master Plan is a multi-year commitment for the Housing Authority of the City of Alameda (AHA), along with Island City Development, to create 586 homes to serve low-income Alamedans in need of affordable housing. The twelve acres allocated for North Housing is situated at the former naval base and was granted to the Housing Authority (in 2019) via the Surplus Land Act by the U.S. Department of Navy. The first 109 new affordable homes are coming to North Housing via two new housing developments (The Estuary I and Linnet Corner). These two new developments will provide

housing for homeless and formerly homeless individuals, military veterans, and for seniors (ages 62+). Construction for Estuary I was completed in July and Linnet Corner is nearing completion in October. RESHAP is a partnership between Alameda Point Collaborative (APC), Operation Dignity, and Building Futures—collectively known as the Collaborating Partners. RESHAP is a development that will deliver quality affordable housing combined with supportive services for people who have experienced homelessness or trauma. Midpen Housing (developer) will be applying for HomeKey funds to secure more funding to finance the remainder of the project.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	4	0
Low-income	0	0
Moderate-income	0	0
Total	4	0

Table 7 – Number of Households Served

Narrative Information

The Alameda area continues to grow with households attracted to the historic downtown area, good schools and park system, and homes with Victorian charm. This demand for housing along with limited space has made the increases in property values to grow exponentially. According to Zillow, the typical value of a home in Alameda County was \$1,109,299 as of July 2025. Although the average value of a home has decreased by 3.6 percent in the last year, Alameda County is known as one of the most expensive areas to live in California. With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda.

HUD defines affordable housing as a household paying equal to or less than 30 percent of its gross monthly income towards housing costs. If the household pays more than 30 percent, it is considered to have a cost burden. If the household pays more than 50 percent of its gross monthly income, it is considered to have a severe cost burden.

With the high rent and purchase costs in Alameda, few affordable opportunities exist for residents of Alameda. Those who work in Alameda may have to choose other places to live and commute into the City for their employment. For others, housing becomes unattainable. According to the Point-in-Time count of unhoused individuals, unsheltered homelessness grew from 180 individuals in 2022 to 300 individuals in 2024 and sheltered grew from 84 individuals to 155 individuals since the City created approximately seventy-three (73) new beds over the two year period.

In FY2024, the City's residential rehabilitation program funded the Alameda Point Collaborative Rehabilitation project. A total of 4 units received new paint, new vinyl plank flooring, new appliances,

new bedroom/bathroom doors, vent covers, sheetrock repairs, bathtubs/shower and faucet glazing, vertical blinds, windows, kitchen cabinets, smoke /Carbon monoxide detectors, closet rods, and light fixtures.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

At the first stage of intervention, the City of Alameda (City) serves its unhoused population on the streets through a Homeless Outreach Team (HOT). The need for mobile homeless outreach is present and growing as Alamedans continue to be adversely affected by the impact of rising housing prices, the inflation of costs for basic needs like food and toiletries, family trauma, and serious mental health illnesses. According to the January 2024 Point-In-Time (PIT) count, the City has 455 homeless individuals (300 unsheltered and 155 sheltered).

In FY 2024, the Village of Love Foundation (VOL) provided HOT services to the City. VOL plays a critical role in the journey from homelessness to supportive housing solutions. VOL is able to meet the unhoused on the street, offer basic services, develop relationships and refer individuals forward to supportive housing options as appropriate.

Alameda County's Coordinated Entry System supports households experiencing homelessness to access needed housing resources and supports to end their homelessness. There are 12 housing resource centers across the County that provide Housing Problem Solving services and assessment. In FY 23, over 24,000 people were served by Alameda County's Homelessness Response System. Based on data trends from the last 2 years it is expected that in FY24, a comparable amount of residents were served.

https://homelessness.acgov.org/data_homeless_response.page?#Clients_Served.

Addressing the emergency shelter and transitional housing needs of homeless persons

Dignity Village is a 47-unit, 61-bed non-congregate shelter that provides five set aside units to serve Transitional Age Youth, eight hearing and/or sight impaired units, and eight units accessible to persons with mobility disabilities. Dignity Village serves homeless and chronically homeless individuals. Dignity Village is staffed 24/7 and supportive services like case management, housing navigation, security checks, clinical therapy, and programmed activities are offered onsite. Since opening, Dignity Village has served 113 individuals. Development and operational costs, for a minimum of five years, come from City general funds and grants from the County of Alameda and the State of California.

Open since November 2022, four City-owned homes continue to offer up to 26 beds for individuals and families experiencing homelessness. Supportive services are available 24 hours a day, seven days a week. Counseling, case management, and permanent housing assistance are offered onsite in a comfortable, home setting.

The City continues to offer emergency shelter at its day center, through the Safe Parking program and through four trailers that it obtained at the beginning of the COVID pandemic. While those programs were previously funded by CDBG, in FY 2022, the City funded them with general funds as well as local, State and private sources. The City is actively working on a new site for the Day Center which will expand the capacity of the Day Center. In addition, the Day Center will switch from a first-come-first-serve model to a reservation model.

These units reported above, support estimated shelter and transitional housing needs of Alameda. Alameda, which is part of Mid-County of Alameda County reports 455 sheltered and unsheltered unhoused individuals as part of the 2024 Point In Time (PIT) count. The 455 is 36% of the total Mid-County PIT count of sheltered and unsheltered populations experiencing homelessness. The [2026 Home Together Report](#) estimates Mid-county inventory needs for 581 shelter units and 39 transitional housing units for adults only and households with children. It can be further estimated, based on the 2024 PIT count totals for Alameda, Hayward and Unincorporated San Leandro (Mid-County) and Mid-County wide inventory needs that approximately 223 shelter and transitional units are needed for the City of Alameda.

In addition, Alameda County is a “Housing First” Continuum of Care and is working with several publicly funded institutions of care to ensure that persons are not discharged into homelessness. all funded programs prioritize finding clients permanent housing as quickly as possible without any clinical pre-conditions. The Alameda County HOME Consortium has expanded resources for families experiencing homelessness. While families make up a smaller share of our populations served in the last Point-In-Time Count, during 2023 the Alameda County Homelessness Response System served 18,373 households without children and 5,150 households with children. Based on equal amounts of investment across 2023 and 2024, the 2024 data should follow the 2023 data closely.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City contracted with Building Futures with Women and Children (Building Futures) to provide one-time, flexible funding for housing problem solving. An example of this use would be to repair a car that a family or individual needs to maintain employment. The loss of employment would lead to the inability to pay housing costs and may lead to a downward spiral to homelessness. Building Futures holds a contract with the County of Alameda to implement a similar service. Individuals served receive outreach, housing counseling, referrals to needed services, and intake into the Homeless Management Information System (HMIS).

Alameda County’s Housing Crisis Response System seeks to prevent homelessness whenever possible,

provides dignified homeless safety net services, and maintains people in permanent homes with ongoing subsidies and services. Coordinated Entry is the front door and central organizing feature of the Housing Crisis Response System. The purpose of Coordinated Entry is to quickly assess the needs of people in crisis, connect them to available support, and track the outcomes and performance of the system. Coordinated Entry provides a standard and transparent way for the Housing Crisis Response System to effectively identify people in Alameda County who are experiencing a housing crisis and assess their needs, then prioritize and match them to the most supportive services and housing programs for which they are eligible. To do this, Alameda County Office of Homeless Care and Coordination (OHCC) manages a Countywide Housing Queue, which is maintained in HMIS and governed by all applicable privacy and security policies. Housing problem solving services and flexible funding resources are provided at 12 housing resource centers and by 14 street health outreach teams.

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

In FY 2024, VOL's HOT staff provided critical expertise in building trust and helping individuals move from Alameda's streets to shelters. VOL and Building Futures also actively collaborated to ensure that individuals were enrolled in the County's Homeless Management Information System. Through outreach efforts from VOL and Building Futures, Dignity Village has served 113 formerly homeless individuals. There were 8 individuals who transitioned from Dignity Village to permanent supportive housing in FY 2024-25.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Public Housing is defined as housing assisted under the United States Housing Act of 1937, excluding Section 8.

The Housing Authority of the City of Alameda (AHA) does not own any public housing. There is no public housing within the City of Alameda.

The Housing Authority of the City of Alameda used its Faircloth limit in a Restore-Rebuild project resulting in up to 120 families receiving vouchers, but under the public housing regulations, this means there is no possibility of public housing being in the City going forward.

The City's CDBG programs help serve low- to moderate-income residents, including those who are utilizing housing choice vouchers. The City's activities that provide legal assistance, emergency rental assistance, access to food, mental health program for students, and job training all provide support to residents most in need of support.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Although there are no public housing units within the City of Alameda, AHA is proactive in incorporating resident input into the agency's policy-making process. An equitable and transparent policy-making process that includes the opinions of residents is achieved through the involvement of two tenant commissioners on the AHA board.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the City of Alameda is not a troubled PHA. ²

² Faircloth Limit • PHAs may not use public housing funds to pay for the development of units that increases the number of units owned/operated by the PHA since October 1, 1999. • The limit adjusts for PHA transfers of ACC units, consolidations, and RAD removals. • Units that exceed posted Faircloth limits will not be funded. • PHAs are responsible for reviewing Faircloth limits and notifying HUD if there are errors in the limits.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Alameda is committed to evaluating and removing the negative effects of public policies that serve as **barriers to affordable housing**. The City continues to work through the regional goals outlined in the Alameda Home Consortium's Assessment of Impediments to Fair Housing Choice and the goals set forth in its [Housing Element Plan \(General Plan\)](#).

Regional Goal: Jurisdiction Policies

Maintain, improve, and implement a local policy that supports affordable housing and fair housing.

ACCOMPLISHMENTS: The City of Alameda contracted with Eden Council for Hope and Opportunity (ECHO) for fair housing and tenant/landlord counseling services. These services helped maintain people in housing and prevent homelessness. ECHO also supports fair housing efforts in the community by assisting individuals facing challenges in securing housing, providing tenant advocacy materials that summarize tenant rights, and investigating fair housing complaints.

Regional Goal: Rehabilitation

Preserve and rehabilitate existing affordable housing stock.

ACCOMPLISHMENTS: In FY 2024, the City provided funds to Alameda Point Collaborative for the rehabilitation of four (4) existing permanent supportive housing units. Rehabilitation was completed in March 2025. In addition, the City has a carryforward rehabilitation project taking place at Bessie Coleman Court. The project will serve a total of sixteen (16) individuals and/or households.

Regional Goal: Unit Production

Increase the number of affordable housing units.

ACCOMPLISHMENTS: Through the City's Inclusionary Housing program, The Launch, a market rate development, offered two (2) rental units that were leased to households who earn under fifty percent (50%) of the area median income (AMI). These two units were offered upon their initial tenants' vacancy.

ACCOMPLISHMENTS: North Housing Permanent Supportive Housing (PSH) I, also known as Estuary I, was completed in the summer of 2025 and the grand opening took place on September 25. Estuary I is the City's first 100% permanent supportive housing complex and features 45 units for previously homeless households.

Regional Goal: Homeownership

Increase homeownership among low and moderate-income households

ACCOMPLISHMENTS: In FY 2024, the City did not enter into an Affordable Housing Agreement. In the Alameda Marina Phase 2 development, there was one (1) home purchased by households who earn under 50% AMI.

Regional Goal: Supportive Services

Maintain and expand supportive services for lower-income households

ACCOMPLISHMENT: The City funded Alameda Point Collaborative (APC), a Community Based Development Organization (CBDO). APC provided on the job training to 23 participants. APC relaunched a summer youth program targeting youth still in high school with early workforce exposure, and 34 residents participated in ongoing career readiness workshops and trainings.

ACCOMPLISHMENT: The City contracted with Alameda Family Services (AFS) to provide a full time on-site mental health care worker to support Dignity Village. The services provided by AFS include therapeutic interventions, crisis intervention, staff and resident training, counseling, assessments, case consultation, resident workshops, referrals and linkages to higher level of care and referral specialty programs.

Regional Goal: Marketing

Maintain and expand awareness of affordable housing opportunities and services through marketing efforts.

ACCOMPLISHMENT: The City provides information on the Internet that is accessible and translatable. In addition, print materials are available in multiple languages. The Housing Authority of the City of Alameda, Alameda County Housing and Community Development Department, and the Bay Area Housing Finance Authority maintain affordable housing listings. The City collaborates with all three entities to disseminate information about available affordable rentals throughout the County and the Bay Area.

Regional Goal: Community Development

Explore new funding sources for affordable housing and community development

ACCOMPLISHMENT: The City continues to apply for affordable housing and community development funds from the California Department of Housing and Community Development (HCD) and other funding opportunities. In January 2025, the City was designated a Prohousing jurisdiction by HCD and became eligible to receive up to \$1 million in Prohousing Incentive funding for affordable housing development.

The 2023-2031 City of Alameda Adopted Housing Element Report establishes 22 Programs aligned with

the regional goals and accomplishments listed above, reducing barriers to affordable housing opportunities:

Housing Element Programs can be found at the following website: <https://irp.cdn-website.com/f1731050/files/uploaded/2023-2031-city-of-alameda-adopted-housing-element.pdf>.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

To address the immediate, short-term needs of residents facing imminent hunger and/or homelessness, the City funds safety net programs designed to prevent homelessness.

Emergency Food Distribution

During FY 2024, the Alameda Food Bank (AFB) continued to see greater demand for the services that had been provided prior to the COVID-19 health pandemic. There has been an increase in both the number of new participants, as well as an increase in the frequency of visits by existing participants. During fiscal year 2024, AFB provided food to 10,338 individuals.

AFB participates in many collaborative endeavors in Alameda, including Meals on Wheels, Mastick Senior Center, Alameda Hospital, Mobility Matters, Friendly Visitors, Alameda Family Services; the Alameda Collaborative for Children, Youth and their Families; Collaboration Advancing Resources, Efforts, and Support for Alameda's Homeless; and the Executive Directors Roundtable group. AFB has a strong partnership with the Alameda Housing Authority, providing food on-site at their apartments for seniors and low-income residents. AFB also provides snacks and fruit to disadvantaged students through Alameda Family Services' school-based health clinics.

While AFB is fortunate to receive donated produce from local grocery stores and the farmers' market, plus picking up free produce from the Alameda County Community Food Bank, AFB needs to purchase additional produce to ensure that there are enough good quality fruits and vegetables for all.

In addition to its normal operations, AFB is part of the city-wide Homeless Outreach Team. AFB provides food to the groups making dinners for the Dine and Connect monthly dinners for the homeless.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City participates in the Alameda County Service Area for Lead Abatement (CSALA), which funds the Alameda County Lead Poisoning Prevention Program (LPPP). Through the LPPP, renters and homeowners receive information about lead hazards in their homes.

The Alameda County Health Department recommends that children six (6) years old and under be screened for lead, particularly those children living in, regularly visiting or attending a child care facility built before 1978. The local health department also provides guidance to address any concerns parents or guardians might have as well as guidance for renovating and clean up of lead-based paint hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City's anti-poverty strategy will be carried out through a combination of CDBG-funded public initiatives and non-profit services to low-income residents. A range of public services are intended to move families and individuals along a continuum from "in crisis" or "vulnerable" to "stable" or "thriving" members of the community. This keeps within the recommendations of the City's Social Services and Human Relations Board. Public services funding will include safety net services and other services helping individuals in poverty move along this continuum.

Alameda funded the following services in FY 2024:

- Emergency food and shelter
- Domestic violence services
- Senior legal services
- Employment training and placement
- Fair housing/tenant-landlord services
- Mental Health Services

On May 17, 2022, City Council approved a \$4.6 million allocation from American Rescue Plan Act of 2021 (ARPA) to develop a Guaranteed Basic Income Pilot Program (GBIPP) for low-income residents. GBIPP provides \$1,000 per month for 150 households over a two-year period. The program launched on September 8, 2023, with 1,900 eligible applications. All 150 participants have been randomly selected and fully onboarded. First payments were disbursed on or before December 15, 2023 and final payments will be disbursed on or before November 15, 2025. An interim report found that participants in the program performed better than the control group across several key evaluation markers. Researchers observed statistically significant improvements among the recipients in financial well-being, mental health, and sense of community and no negative effect of employment. For example, GBIPP recipients demonstrated greater financial stability and resilience - only 15% reported going into debt compared to 42% of the control group. Additionally, Rise Up participants were more likely to have money left over at the end of each month (13%) compared to the control group (1%). The participant population is trending toward being older, with an average participant age of 49.2 and a median household income of \$21,690.

On October 2, 2018, the Alameda City Council passed a Minimum Wage Ordinance that is subject to increase on July 1 of every year up to five percent based on the Bay Area Consumer Price Index regardless of the number of employees. The ordinance applies to all employees working two hours or more per week within the geographic boundaries of the City of Alameda. On July 1, 2025, the City's minimum wage was raised to \$17.46 per hour.

Rental Policy

The City of Alameda's [Rent Ordinance No. 3250](#) prevents landlords from terminating a tenancy except

for certain allowable grounds and requires a relocation payment in circumstances that are not the fault of the tenant. Amounts for these relocation payments were established by City Council resolution and are adjusted annually based on a component of the Consumer Price Index (CPI) calculated by the U.S. Bureau of Labor Statistics. Any tenant whose tenancy is permanently terminated based on Owner Move-In, Demolition, Withdrawal of the Rental Unit from the Rental Market, or Compliance with a Governmental Order is entitled to a relocation payment. Tenant households that include someone age 62 or older, who has a disability, or who has a child younger than 18 receive a larger payment.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City's Housing and Human Services staff work closely with other departments to accomplish local community, housing, and business development objectives outlined in the Action Plan. City Boards and Commissions, such as the Commission on Disability Issues and the Social Services and Human Relations Board (SSHRB), are advisory to the City Council and provide input regarding priority community needs and objectives. SSHRB conducted a Public Community Needs hearing and made recommendations to the City Council regarding CDBG public service funding allocations.

In FY 2024, SSHRB completed the Community Needs Assessment and confirmed the continued need for CDBG-funded services. The following priority areas were shared by SSHRB based on data collected and information gathered from community meetings with local service providers and stakeholders.

- Mental Health Services
 - Promotion of healthy relationships
 - Implementation of crisis intervention
- Domestic violence awarenessFood Security and Nutrition Programs
 - Emphasis on serving unhoused, low-income, seniors and persons with disabilities
 - Accessibility to healthier food options
- Access to Housing and Emergency Shelter
 - Increase housing affordability and supply
- Advocacy and Coordination
 - Wraparound services to support marginalized and underserved communities
- Age Friendly Communities
 - Inclusion model of engagement
 - Integrated with Disability and Equity initiatives
 - Livable Alameda for people of all ages
- Social connectedness
 - Community building, diversity, and inclusivity

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

There is a strong communication network among Alameda County jurisdictions, Alameda service providers, community groups, and citizens and this provides a broad knowledge base of the housing and social service needs within Alameda. For example, data gathered from local boards, community groups, and citizens, such as the Social Services and Human Relations Board, the Alameda Services Collaborative,

and the Alameda Collaborative for Children, Youth, and Their Families, provide comprehensive information about housing, homeless, and social service needs within Alameda. Organizations serving the homeless, including Alameda County, EveryOne Home, and local homeless service providers, advise on the needs of the homeless.

The City's Collaboration Advancing Research, Efforts, and Supports for Alameda's Homeless (CARES) Team is the City-led consortium working to address the issue of homelessness in Alameda. Under the oversight of the CARES Team are programs that provide outreach and services to individuals experiencing homelessness. These are a product of work by CARES Team members including City departments, non-profit agencies, the Housing Authority, and community and faith-based organizations in Alameda.

These programs include:

- **Mobile Outreach** – The Homeless Outreach Team provide basic necessities to those experiencing homelessness while working on stabilizing their situation and helping them to find housing.
- **Dine and Connect**- Held every Monday, dinners lead by Alameda's faith-based community provide a warm meal to those experiencing homelessness. Alongside dinner, this program connects individuals to services and resources and fosters community with an opportunity for individuals to meet, talk, and connect.

Intensive Case Management - The City supports case management services in addition to those provided through the countywide Continuum of Care. Building Futures provides a comprehensive, individualized array of services, including securing identification documents, obtaining pension or social security income, and physical and mental health needs. This helps to prepare unhoused individuals to obtain housing.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In FY 2024, the City provided funds to Eden Council for Hope and Opportunity (ECHO) for fair housing services. ECHO met its fair housing goals for the year and attributes its success to continuous auditing for compliance. ECHO Housing served 127 people. ECHO's Housing Counselor conducted 10 Fair Housing Audits and reached 100% of annual goals.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Alameda places a high priority on monitoring to ensure programs and projects are in compliance with federal regulations and with the objectives of the community. The City's monitoring efforts begin with the execution of legal agreements with nonprofit subgrantees, and housing owners, and memoranda of understanding with other public agencies. A risk analysis is completed before the City determines which monitoring to conduct. On-site monitoring includes visiting subrecipients to assess CDBG and HOME fiscal and programmatic compliance. The City maintains regular communication with all CDBG and HOME funded programs and properties. By incorporating performance requirements and reporting procedures, including outlines of specific objectives, timelines, and budgets, the City is able to evaluate performance. In FY2024, the City successfully monitored all CDBG subrecipients and 7 rental properties that received HOME funding.

The City's standards and procedures for monitoring include:

Public Services

- Monitoring subgrantees' quarterly performance reports and requests for reimbursements
- Annual or biannual on-site monitoring
- Annual review of audits for continuing subgrantees

Facilities and Improvements

- On-site monitoring of construction progress and labor monitoring
- Project oversight by City's Planning and Building and Public Works Department as needed

Housing

- Annual monitoring of rental projects in former Redevelopment Areas
- Monitoring of HOME-funded projects in the housing pipeline
- Annual monitoring of all affordable ownership units City-wide
- Guyton Annual Report discussing total housing units developed City-wide

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Consistent with the City of Alameda's [Citizen Participation Plan](#), the City makes the draft CAPER available for public review and comment for a 15-day period, which overlaps with the Consortium's review period. The City's Participation Plan describes the City's policies and procedures for public involvement in the CDBG involvement in the CDBG program and offers provisions which:

- Provides for and encourages citizen participation, particularly by persons of low-income and in low-income neighborhoods;
- Provides citizens with reasonable and timely access to local meetings, information and records related to the City's proposed use of Program funds;
- Provides for technical assistance in developing proposals for funding;
- Provides for convenient and accessible public hearings to obtain citizen views and questions regarding needs, proposed activities and Program performance;
- Provides for timely written answers to written complaints and grievances; and
- Provides non-English speaking and disabled residents a method for participating in public hearings.

As shown in Appendix B, the City of Alameda published a Public Notice in the following newspapers with the language shown in parentheses: Alameda Sun (English), Asian Journal (Tagalog), BaoMo (Vietnamese), Singtao Daily (Chinese), and Vision Hispana (Spanish).

The draft CAPER was also available for review on the City of Alameda's website as well as the Consortium's review locations. The City's web site is translatable.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The objectives have not changed.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	93.5				
Total Section 3 Worker Hours	31				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

In FY 2024, the City of Alameda funded 2 activities that was subject to Section 3 requirements. CDBG funds were utilized to cover a portion of the North Housing PSH I pro rata share of the soil stabilization costs for the North Housing Block A site and Alameda Point Collaborative for residential rehabilitation to existing units.

EXHIBIT 1 - PR 26 - CDBG Financial Summary Report

This section will be completed on September 25, 2025 and the report will be included in the final CAPER once HUD approves.

EXHIBIT 2 – Proof of Publication

This section will be completed on September 25, 2025 and the report will be included in the final CAPER once HUD approves.

EXHIBIT 3 - PR 26 - CDBG-CV Financial Summary Report

This section will be completed on September 25, 2025 and the report will be included in the final CAPER once HUD approves.