

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Alameda is an island city located in the geographic center of San Francisco Bay, 12 miles east of San Francisco and separated from the City of Oakland by an estuary. The City of Alameda is approximately 12.4 square miles and is home to an estimated 78,280 people. Figure 1 is a map showing the City's boundaries. Alameda is defined by the U.S. Department of Housing and Urban Development (HUD) as an entitlement city. As an entitlement city, the City of Alameda receives an annual allocation of the Community Development Block Grant (CDBG) to use for housing, economic development and social services. Although HUD has not released the allocations amounts, the City anticipates the 2025 allocation to be approximately \$1,112,658.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The allocation for all communities in 2025 is estimated to be \$1,406,473. The City of Alameda expects to receive approximately \$200,000 of that allocation in 2025.

To receive funding each year, the City of Alameda, in conjunction with the Alameda County HOME Consortium, must complete a Five-Year Consolidated Plan. The Consolidated Plan is an assessment of the needs in the community relating to housing, social and public services, and public infrastructure. The analysis looks at the populations most affected by the current housing stock, state of the economy and the ability to meet daily living needs. The Consolidated Plan then outlines priorities and goals to address those needs. The Alameda County Consolidated Plan contains the full data analysis for the area and the Alameda Consolidated Plan contains an abbreviated data analysis. The two documents work together to complete the full analysis and strategies for the area.

The City of Alameda completes an Action Plan on an annual basis to update the Consolidated Plan and to outline specific projects and funding resources that will meet the Consolidated Plan goals. At the end of each year, the City of Alameda will write a Consolidated Annual Performance and

Evaluation Report to report the progress towards each of the Consolidated Plan goals. These three documents enable the public, elected officials and HUD to understand the needs in the community, provide input, and measure progress in relation to community investment.

This document will serve as both the Consolidated Plan and the Action Plan for the City of Alameda. The Consolidated Plan will cover program years 2025 through 2029. The program year will begin on July 1st of each year and end on June 30th. The first year of this Consolidated Plan will begin July 1, 2025, and end June 30, 2026. The last year of this Consolidated Plan will end on June 30, 2030.

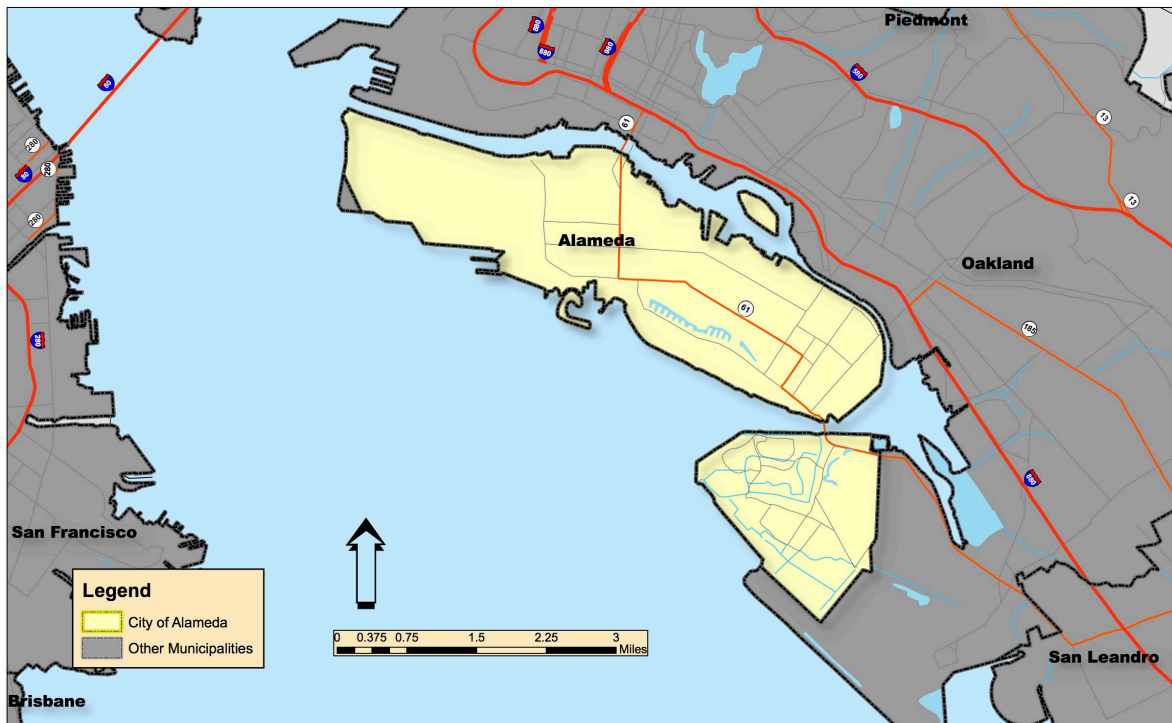


Figure 1 - Map of the City of Alameda

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City's main priority areas include public services, homelessness, affordable housing, public improvements economic development, fair housing and administration. These priority areas will allow the City to create goals to better serve the community and address disparities for individuals and families. The following section provides a brief overview of the goals under each priority area.

Under the ***public services*** priority, the City of Alameda will focus on supporting public services, reducing challenges for very low to moderate income households of varying high need demographics. The goals under this priority area are:

- Support programs for very low- and low-income residents, preserving safety net services, and providing support and coordination for families and individuals who are vulnerable or “in crisis.”
- Improve access to food and reduce food insecurity.
- Support services that provide mental health care or support services for those residents experiencing mental health challenges.

Under the ***address homelessness*** priority, the City of Alameda will focus on supporting services that address the needs of homeless individuals. The goals under this priority area are:

- Fund and support overnight shelter, crisis housing and public services for homeless families and individuals.
- Fund supportive services, including case management and outreach, at agencies that serve homeless families and individuals.

Under the ***economic development and microenterprise assistance*** priority, the City of Alameda will support economic development initiatives that benefit very low to moderate income households. The goals under this priority area are:

- Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.
- Under the ***promote affordable housing*** priority, the City of Alameda will promote affordable housing for all residents living in the community. The goals under this priority area are:
 - Create new affordable housing throughout the City.
 - Offer financing for residential rehabilitation projects.

Under the ***non-housing public improvements*** priority, the City of Alameda will build community assets and make public improvements. The goals under this priority area are:

- Clean-up and securing of unsafe structures and sites that pose a health and safety threat.
- Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public improvement activities.

Under the ***fair housing and administration*** priority, the City of Alameda will focus on coordination and administration, as well as furthering fair housing. The goals under this priority area are:

- Improve the administration of funding and coordination among project providers.
- Support fair housing efforts in the community, including providing assistance to individuals facing challenges with acquiring housing.

3. Evaluation of past performance

The City of Alameda is finishing its final year of the 2020 – 2025 Consolidated Plan. Many of the projects outlined in the 2025 Action Plan, approved in May 2025, are still underway. Table 1 shows accomplishments towards the five-year goals from 2020-2025 Consolidated Plan as of the end of fiscal year 2024.

Goal	Units of Measure Completed
Public Services – Safety Net	2,368 People
Food Access	37,491 People
Mental Health Services	170 People
Economic Development Support	94 People
Housing Safety Program	15 Homes
Homeless Housing	0 Other
Fair Housing	319 People
Public Improvements	3 Other
Overnight Shelter	488 People
Substantial Renovation	1 Home

Table 1 - Four Year Accomplishments towards 2020 Consolidated Plan Goals

4. Summary of citizen participation process and consultation process

The City holds several hearings and posts related documents, including the Five-Year Strategic Plan/Annual Plan Priority Needs, funding recommendations and the Consolidated Annual Performance and Evaluation Report (CAPER). The City’s Social Service Human Relations Board

(SSHRB) conducts a public meeting to initiate the needs process, and the City Council conducts a public hearing which complete that phase of the process. Every two to three years the SSHRB conducts a community needs survey that contributes to the needs assessments. A Request for Proposals based on identified needs elicits suggestions from community-based organizations for the use of CDBG funds for the Annual Action Plan. The Action Plan is published and distributed during a 30-day comment period. During that time, a second round of public meetings and hearings before the SSHRB and the City Council occurs, and written comments are received from the public. In addition, the County of Alameda Housing and Community Development Department prepared a new Analysis to Impediments (AI) to Fair Housing report and held a public comment period and public hearing.

All public notices are translated and published in the local English, Spanish, Chinese, Tagalog, Vietnamese language newspapers and posted on the City of Alameda's website at www.alamedaca.gov.

Other opportunities for citizen participation included the community meetings conducted by the City's Boards and Commissions. Meetings to address community need are held by the Social Service Human Relations Board (SSHRB), the Commission on Persons with Disabilities, and the Alameda Collaborative for Children, Youth and their Families (ACCYF), established in 1997 as collaboration between the Alameda Unified School District, Alameda County Supervisor's Office, and the City. ACCYF meets in Alameda on the third Thursday of every month with more than 30 youth and family service providers in attendance. These meetings provide valuable feedback on the needs of youth in Alameda from the perspective of the community at large, including parents, children, and youth. Lastly, the SSHRB, through its workgroups, meets to evaluate needs and facilitate community conversations and actions on issues facing the community.

5. Summary of public comments

The final draft submitted to the US Department of Housing and Urban Development will include all public comments received and the City's responses.

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

The City of Alameda has accepted all comments regarding the drafting of the 2025-2029 Consolidated Plan. The final draft submitted to the US Department of Housing and Urban Development will include all public comments received and the City's responses.

7. Summary

Alameda County's 2025-2029 Consolidated Plan includes a more in-depth needs and housing market analysis. The City of Alameda's 2025-2029 Consolidated Plan has a needs and market overview because the housing market of the City is intertwined with each member of the Alameda County HOME Consortium. Alameda will have a separate strategic plan as well as conducted a portion of its public input process separate from the Consortium. The Consolidated Plans of all the communities in the Alameda County HOME Consortium complete the requirements set by the U.S. Department of Housing and Urban Development.

The City of Alameda will spend the five years striving to meet the needs of the residents of the community. The area continues to grow with households attracted to the historic downtown area and homes with Victorian charm. This demand for housing along with limited space continues to affect the median home value, the increasing the value exponentially. 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.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ALAMEDA	
CDBG Administrator	ALAMEDA	City of Alameda-Housing and Human Services Division
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 2– Responsible Agencies

Narrative

The City of Alameda receives an annual allocation of Community Development Block Grant funding (CDBG). The allocations are approximately \$1.1 million every year, for a total of \$5.5 million over the five years of the 2025-29 Consolidated Plan. The City's 2025 allocation will be approximately \$1,112,658.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the Consortium. Together, this group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The 2025 allocation for all communities is estimated to be \$1,406,473. The City of Alameda expects to receive approximately \$200,000 of that allocation in 2025. Information regarding the HOME grant will be included in the Alameda County 2025 Action Plan.

The City of Alameda is responsible for the administration of the awards to subrecipients including but not limited to non-profit and community-based organizations. In addition, the City's responsibilities include the completion of planning and reporting documents, implementation of certain projects, supervision of public service providers and file maintenance on all projects funded with CDBG.

Consolidated Plan Public Contact Information

City of Alameda

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Housing and Human Services Division

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City of Alameda

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The 2025-2029 Consolidated Plan needs and priorities are based on information developed and compiled from community, public and nonprofit partner agencies, and from the public. The 2025-2029 Consolidated Plan also includes goals and input from the 2025 Analysis of Impediments to Fair Housing, led by Alameda County and included all of the Alameda County HOME Consortium. Built on interagency coordination, consultation, and public participation, both plans focus attention on housing and community development needs and resources available to meet these needs. The City of Alameda and the Alameda County HOME Consortium continued this same public input and consultation process to ensure projects continue to meet the changing needs in the community.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Alameda continues its partnerships with private and public agencies throughout the community, soliciting input on a year-round basis. The HOME Consortium Technical Advisory Committee, comprised of staff from all jurisdictions in the HOME Consortium, met monthly to provide policy input into the Action Plan planning process. The Alameda County Lead Poisoning Prevention Program provided valuable information on the number of households at risk of lead poisoning and the programs currently operating or planned to mitigate lead-based paint hazards. The three public housing authorities operating in the Alameda County HOME Consortium (City of Alameda, City of Livermore, and Alameda County [including the City of Dublin]) were consulted to obtain current data on public housing and Section 8 housing needs, public housing improvements, and other activities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Stakeholders in Alameda County have been assessing the needs of persons experiencing homelessness and working to improve our response across the county since the founding of Alameda County-wide Homeless Continuum of Care Council in 1997. The collaboration includes service providers, people with lived experience of homelessness, cities and Alameda County government agencies representing multiple systems of care that share overlapping client populations, including but not limited to homelessness services, HIV/AIDS services, behavioral health services, foster care, veteran's services, health care services, and probation/parole.

In 2019-2020, the CoC conducted a systemwide needs analysis, then used that analysis in 2021 to develop the Home Together Community Plan (Plan). The Plan, relying on the extensive needs analysis (system modeling) to predict changes in homelessness over time, calls for significant increases in homelessness prevention, subsidized housing, interim housing (shelter) and direct services over five years to meet the needs of people experiencing or at risk of homelessness in Alameda County.

For each year of the Plan, data will be collected in the following areas in order to analyze progress towards the Home Together goals and to inform strategic planning for Alameda County's homelessness response system:

- Funding and investments
- System Inventory
- Home Together strategies and activities
- Key service and outcome measures

The CoC coordinates local efforts to address homelessness, seeking to maintain the existing service capacity, establish inter-jurisdictional cooperation, and build new partnerships that generate greater resources for the continuum of housing and support services. EveryOne Home leverages substantial federal, state, and local resources for homeless housing and services, standardize data collection, and facilitate a year-round process of collaboration. The CoC includes representation from HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers, homeless or formerly homeless persons, representatives of the faith community, business representatives, and education and health care professionals.

The City of Alameda leads coordination in the Oakland/Berkeley/Alameda County CoC. The City of Alameda Housing and Human Services (HHS) division manager currently holds the CoC leadership board co-chair seat. Division staff also actively participate on various committees dedicated to system development and coordination.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

In 2022, the CoC revisited utilizing additional data sources besides HMIS data, and cover indicators of most importance and interest. The new scorecard has 13 indicators that will now be disaggregated by race/ethnicity (whereas in the past there were none), has added measures to monitor coordinated entry, and includes additional data from 211 and census data. The CoC utilizes the HUD system wide performance outcome measures for evaluating ESG funded projects. The Results Based Accountability committee developed system performance outcomes into measures for each component of the Housing Crisis Response System, including those funded by ESG such as outreach, shelter and Rapid Re-Housing. The Committee also developed measures for data quality and service quality as well as outcomes. All jurisdictions within Alameda County administering local and federal funds including ESG incorporate these new measures into funding contracts. For more information see: <https://homelessness.acgov.org>. All providers receiving ESG funds will be contractually expected to meet or exceed performance standards. The CoC sat a new committee, the System Impact Committee, taking the place of the RBA Committee. The aim is to develop more in-depth and comprehensive system-wide data monitoring tools that track outcomes in the Home Together Plan and other new committees that will be seated soon including the Housing Capacity Committee and the Youth Committee. CoC partners developed county-wide system standards to be implemented with related program funding including Emergency Solutions Grant (ESG) funds. The standards for assistance have been updated to incorporate the use of the new assessment scoring tool and continuous prioritization. In addition, Alameda County adopted standards for the operation of emergency shelters and all shelters funded with County general funds and ESG funds are expected to comply with those standards. Those standards include accepting persons referred by coordinated entry with no sobriety or income requirements for receiving ESG assistance. The CoC's HMIS Committee and Workgroup works closely with the Homeless Management Information System (HMIS) Lead. The Committee collaborates with the HMIS Lead to update policies and procedures related to HMIS operations, including a Privacy Plan, Security Plan, and Data Quality Plan. On an annual basis, the HMIS Committee completes a monitoring process of the HMIS Lead to support ongoing quality improvements. The work of the Committee includes developing

recommendations for changes to the HMIS database, reviewing system-level data reports, and implementing the Data Quality Plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table shown in the next page.

1	Agency/Group/Organization	The City of Alameda Housing & Human Services
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy Managed Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of their Public Housing Annual Plan.
2	Agency/Group/Organization	City of Alameda Commission on Persons with Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
3	Agency/Group/Organization	City of Alameda Base Reuse and Economic Development Department
	Agency/Group/Organization Type	Services-Employment Other government - Local

	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
4	Agency/Group/Organization	Housing Authority of the City of Alameda
	Agency/Group/Organization Type	Housing PHA Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy Managed Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
5	Agency/Group/Organization	City of Alameda Park and Recreation Department
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Parks and Recreation Needs for Community

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
6	Agency/Group/Organization	Mastick Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Senior Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
7	Agency/Group/Organization	City of Alameda Social Services and Human Relations Board
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
8	Agency/Group/Organization	Alameda Point Collaborative
	Agency/Group/Organization Type	Housing Services - Housing Services-Homeless Services – Elderly Persons Services - Health Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Senior Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

9	Agency/Group/Organization	Building Futures with Women and Children
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
10	Agency/Group/Organization	Eden Information and Referral
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Information and Referral Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
11	Agency/Group/Organization	Family Violence Law Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Domestic Violence Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
12	Agency/Group/Organization	Legal Assistance for Seniors
	Agency/Group/Organization Type	Services-Elderly Persons Services-Health Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Senior Services Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
13	Agency/Group/Organization	Alameda Chamber of Commerce
	Agency/Group/Organization Type	Services-Employment Business Leaders Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Business Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
14	Agency/Group/Organization	Alameda County Housing & Community Development
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
15	Agency/Group/Organization	Eden Council for Hope and Opportunity (ECHO Housing)
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
16	Agency/Group/Organization	Alameda Boys & Girls Club

	Agency/Group/Organization Type	Services - Children Services-Education Service-Health
	What section of the Plan was addressed by Consultation?	Information and Referral Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
17	Agency/Group/Organization	Alameda Food Bank
	Agency/Group/Organization Type	Services-Homeless Service-Health
	What section of the Plan was addressed by Consultation?	Information and Referral Strategy Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
18	Agency/Group/Organization	Alameda Meals on Wheels
	Agency/Group/Organization Type	Services – Veterans Services – Elderly Persons Services - Health
	What section of the Plan was addressed by Consultation?	Senior Services Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
19	Agency/Group/Organization	Alameda Dine & Connect
	Agency/Group/Organization Type	Services - Homeless Services-Chronically Homeless Services- Children Service-Health

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.
20	Agency/Group/Organization	Bananas Inc.
	Agency/Group/Organization Type	Services – Homeless Services – Chronically Homeless Services - Education Services- Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Annually consult with as part of the City Action Plan Community Needs Assessment.

Table 3– Agencies, groups, organizations who participated

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

The City of Alameda strived to include as broad a group of community stakeholders as possible. No agency types were excluded from participation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alameda County Health – Housing and Homelessness Services	The objective is to drive the development of homelessness activity goals and improve health and housing outcomes among people experiencing homelessness.
Regional Analysis of Impediments to Fair Housing Choice	County of Alameda	The goals set by the City of Alameda as part of the Analysis of Impediments to Fair Housing Choice have been incorporated as part of the goals of the Consolidated Plan.

Table 4– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The County contracts with the larger cities in the Consortium (Alameda, San Leandro, Hayward, Union City, Fremont, Pleasanton and Livermore) and those cities administer HOME funds within their jurisdictions.

The City of Alameda has partnered with the Alameda County HOME Consortium to complete the 2025-2029 Analysis of Impediments to Fair Housing (AI). The County of Alameda served as lead

agency, and multiple participating jurisdictions, including the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing. The process for the development of the AI began in the fall of 2024 and wrapped up in winter 2025. The AI can be found on the County of Alameda website at <https://www.achcd.org/read-alameda-countys-analysis-of-impediments-to-fair-housing-choice>. The City of Alameda must, and will, partner with the entire consortium to implement fair housing initiatives as part of the Consolidated Plan.

Narrative

Through the consultations, even with different agencies or stakeholder types within community development as part of the interview, four topics repeated themselves: 1) fair and affordable housing, 2) transportation, 3) public services such as food security and legal services, and 4) mental health care services. The City of Alameda has responded with priorities and goals that address all three of the main threads of discussion, with an emphasis on affordable housing development along the entire continuum.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

As required by the City's Citizen Participation Plan, the City holds several hearings and posts related documents, including the Consolidated Plan/Action Plan Priority Needs and funding recommendations. The City adheres to all state and federal Fair Housing and Civil Rights laws.

The City's Social Service Human Relations Board (SSHRB) regularly schedules public hearings to identify needs and administers a biennial survey. The survey asks respondents to respond to various questions about their specific circumstances and their personal experience with accessing housing. Taken together, the surveys and public hearing input provide data that is then used in preparing a consolidated plan for the expenditure of CDBG funds that is submitted by the City to HUD for approval.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Survey	Non-targeted/broad community	City conducted a survey to reify the 2023 Community Needs Assessment survey results.	Needs identified by respondents included affordable housing, fair housing, tenant/landlord counseling, food access, housing supports, homeless services, healthcare and mental health services, safety and senior connections and community engagement.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog Non-targeted/broad community	Social Service Human Relations Board - Community stakeholders and citizens participate to identify priority needs for the 2025-2029 Consolidated Plan. October 24, 2024	No written comments were received. Organizations commented on the need to preserve and increase affordable housing, reduce housing challenges, prevent and address homelessness, and address non-housing community development needs.	All comments were received.	
2	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog Non-targeted/broad community	City Council Needs Public Hearing - Community needs priorities for the 2025 Action Plan. December 3, 2024.	No written comments were received. Organizations commented on the need and strong emphasis for affordable housing and mental health concerns to be the core of safety net services.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog Non-targeted/broad community	Social Service Human Relations Board - Propose social service agencies and corresponding funding levels for 2025 Action Plan. March 27, 2025.			
4	30 Day Comment Period	Non-English Speaking - Specify other language: Spanish/Chinese/Vietnamese/Tagalog Non-targeted/broad community	Thirty-day comment period for the 2025 Consolidated Plan and the 2025 Action Plan. April 3, 2025 – May 5, 2025.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish/Chinese/Tagalog/Vietnamese</p> <p>Non-targeted/broad community</p>	<p>City Council Public Hearing to adopt the Five-Year Strategic Plan for FY 2025-2029 and funding recommendations for FY 2025 CDBG May 6, 2025.</p>			

Table 5– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

According to the 2023 American Community Survey (2019-2023 tabulation) of the U.S. Census, the City of Alameda experienced a population decrease of 2 percent from 2018 to 2023. Despite the population decrease, there is a significant demand for new housing, rehabilitation of the aging housing stock, and efforts to keep the existing housing stock affordable in the City of Alameda. The number of low-moderate income households has decreased from about 14,000 in 2016 to about 12,393 in 2023. While economic conditions have improved throughout Alameda County, the housing market recovery has been slow, resulting in continued housing need in the City of Alameda and the issue of rental rates increasing rapidly. The City's is experiencing a need for affordable housing for families and seniors aging in place. In Alameda 51 percent of households are renters. To support the City's effort to identify the social service needs of the community, the City's Social Service Human Relations Board (SSHRB) held a Public Needs Meeting and made the recommendation for the following social services needs in Alameda:

Strongly emphasize that affordable housing and mental health concerns are at the core of all social services needs in Alameda. Preserving Alameda's "Safety Net" services for families, seniors, and individuals who are vulnerable and in crisis, through programs that provide mental health services, food, case management services, homeless prevention services. Prioritize preserving and increasing affordable housing, social connectedness and age-friendly communities. Demographic priority be given to the most vulnerable communities with the greatest need and fewest resources in order to have an opportunity to thrive.

The County of Alameda Housing and Community Development Department and the HOME Consortium prepared a new Analysis to Impediments (AI) to Fair Housing report with input from all the participating Cities. The AI further emphasized the need for affordable housing and social services in Alameda.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

This is not applicable to the City.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City utilizes CDBG funds to rehabilitate, acquire, and improve public facilities and infrastructure that serve low-income clients and neighborhoods, as well as the disabled. The City will continue programs that offer financial assistance to nonprofit agencies serving low-income clients to access to funding for capital improvements. Similarly, CDBG funds will be used to improve public facilities serving low-income neighborhoods. The City is also committed to addressing public facility access and pedestrian access. The City anticipates it will continue to support one to two facility improvements each year.

The City has several former redevelopment areas, including the Alameda Point Improvement Project area, which was formed after the closure of the Alameda Naval Air Station. Some of our biggest projects are located at Alameda Point and will contribute to the economic, cultural, and recreational landscape of the entire City. The City is working to ensure that all Alamedans (including our most vulnerable community members, workers, teachers, law enforcement, students, and seniors) can afford housing that meets their needs, and that those who are unhoused or at risk of being unhoused can access the services they need.

How were these needs determined?

On October 24, 2024, a Board meeting was held to discuss the needs being identified by non-profit service providers. The Public meeting included 15 individuals representing City Departments, the business community, local non-profits and residents.

On December 3, 2024, the City Council held a Public hearing to discuss the needs identified as a result of the various Community needs meetings. The needs were identified and approved for the Five-Year Strategic Plan.

Describe the jurisdiction's need for Public Improvements:

The City will expand and improve public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects. Additionally, the City annually review the citywide

Capital Improvement Program to prioritize investments in maintenance and improvement of existing facilities as well as the investments in new or expanded plans and programs to ensure that transportation services are being equitably distributed.

The City of Alameda has scheduled the following major planning projects.

ADA Transition Plan Implementation -- The ADA Transition Plan Implementation Project seeks to resolve the ADA deficiencies identified through the Self- Assessment, the outcome of which will be a more accessible community.

Alameda Municipal Power Solar Project - The project consists of the construction and operation of a 2.0-megawatt photovoltaic solar facility on an 11-acre portion of a 33.2-acre site located northwest of the intersection of Doolittle Drive and Harbor Bay Parkway, in the northeastern area of Bay Farm Island in Alameda. The proposed technology type for the solar project is fixed-tilt solar array and will contain approximately 7,830 solar modules on site.

Harbor Bay (Hilton) Hotels, 2051 Harbor Bay Parkway – This project will construct a five-story, 211-room hotel on an approximately 3.7-acre site. The project includes a multi-panel façade in order to help it blend into the surrounding urban environment. The site is on vacant land adjacent to a self-storage facility and office complex and is under construction in 2024-2025.

Alameda Marina Project -- This project, being built in three phases scheduled for completion in 2026, will construct 760 housing units, including 104 permanently affordable units, and up to 150,000 s.f. of commercial uses, as well as a waterfront public park and boat dock. The site consists of three parcels under both private and public ownership. The project also includes a transportation demand management program that includes transit passes for all residents and employees, improvements to several surrounding roadways, and new recreational parks, trails, and shoreline improvements.

Del Monte Warehouse Project – This project redeveloped and rehabilitated the historic Del Monte Warehouse property at 1501 Buena Vista Avenue. A mixed-use development completed in 2024, it provides 362 units, of which 55 housing units are affordable to low- to moderate-income households. A separate building provides an additional 31 units restricted to seniors.

De Pave Park – This project is a 12-acre ecological park in which all existing concrete from the former Naval Base airfield runway system will be removed to create tidal wetlands and wildlife habitat. De-Pave Park is designed to inundate over time with sea level rise and create a tidal ecology system, which has notable carbon sequestration benefits.

Encinal Terminals – This project will redevelop the existing Encinal Terminals Properties located at 1521 Buena Vista Avenue into a mixed-use development that will yield approximately 500 housing units and up to 50,000 s.f. of commercial space. About 80 of the housing units will be available to low- to moderate-income households. A land swap among the owners and City has been approved by the State to maximize public access to the waterfront.

Estuary Park Phase Two -- Estuary Park is a eight-acre public park located at 201 Mosley Avenue. Phase 1 was constructed and opened to the public in 2018. Phase 2 encompasses five acres on the eastern side of the park and will incorporate a new restroom, picnic areas, an inclusive playground, basketball courts (including Bankshot, an inclusive basketball system), pickleball courts and two dog parks.

South Shore Center Neighborhood Plan – This proposal includes 1,215 residential units with affordable housing, assisted living facilities, childcare, and 500,000 square feet of new and existing commercial retail/office space to be developed over 25 years. A design review process is planned for application to individual buildings.

McKay Wellness Center – This project involves the demolition of an aging coast guard training center and the construction of a medical rehabilitation facility for senior veterans and a supportive housing facility for formerly homeless seniors. The project is a collaboration of the City, local service providers and State and federal government grants. The sites would be secured for resident safety and comfort.

Alameda Point – This project constitutes the latest redevelopment plan for the Naval Air Station Alameda. There are two Specific Plan areas for redevelopment and large areas of existing buildings and land that are intended to be renovated and reused for commercial and industrial activity. The development framework

includes form and use regulations within an arrangement of public and private streets, public open space and parks, and other infrastructure improvements. The plans seek to reinforce Alameda Point's status as a mixed-use neighborhood of over 1,000 housing units that is economically and socially diverse, environmentally sustainable, and compatible with and supportive of the NAS Alameda Historic District and the surrounding neighborhoods. The plans are intended to guide the redevelopment of the area for the next 20 years, with multiple phases already approved and underway.

Alameda Aquatic Center – This project will develop a 2-acre portion of the Jean Sweeney Open Space Park as a community swim center with a children's play pool and a 30-meter recreation and competition pool. The site plan includes bleachers, showers, and offices. Funding is being sought and environmental review is underway.

AUSD Maintenance Facility Conversion – The local school district has sold 1 acre of surplus property to the Alameda Housing Authority for redevelopment into between 40 and 50 affordable housing units with a point preference for school district employees, improving their opportunity to live and work in the same community.

Radium Theater – A local non-profit arts organization is proposing to develop a 500-seat performing arts theater and training facility. The site would be acquired from the City and improved with a large public plaza and modern building compatible in scale and design with the neighboring former Navy buildings. A new street, parking area, and linear park linkage would be created as well.

How were these needs determined?

The primary document outlining the City's development policy is the City's General Plan, specifically the Housing Element that was certified by the City and State at the end of 2022 (<https://www.alameda2040.org>). It is the standard practice to involve extensive public participation in the preparation of the General Plan, as well as for each development plan, particularly where a public/private partnership is involved.

How were these needs determined?

The primary document outlining the City's development policy is the City's General Plan (https://irp.cdn-website.com/f1731050/files/uploaded/AGP_Book_June2022_Amend-

1.(https://irp.cdn-website.com/f1731050/files/uploaded/AGP_Book_June2022_Amend-1.pdf). It is the standard practice to involve extensive public participation in the development and updates pertinent to the General Plan.

Describe the jurisdiction's need for Public Services:

Lack of sufficient funding is the major obstacle the City faces in achieving its public services objectives. The City typically receives requests for twice as much funding as is actually available through CDBG to support public services. Nonprofit organizations dedicate significant time to organizing fundraising events, soliciting donations, and seeking private grants but even with these efforts, local agencies do not have enough funding for staffing and other basic costs of operating. In addition, demand for basic safety net services has increased exponentially, as evidenced by the client loads now carried by the Alameda Food Bank.

Alameda continues to lead the way in utilizing CDBG funds toward preventing homelessness and rapid-rehousing. By keeping families off of the streets to begin with, we are significantly reducing the social service cost to our community. Examples of services funded by the City include, but are not limited to: counseling, programs for individuals with special needs, programs for abused children and adults, housing services, information and referral, respite and day care services, health services, and legal assistance, information and referral, and supportive services for job seekers.

How were these needs determined?

To support the City's effort to identify the social service needs of the community, the City's Social Service Human Relations Board (SSHRB) held a Public Needs Meeting and made the recommendation for the following social services needs in Alameda:

Strongly emphasize that affordable housing and mental health concerns are at the core of all social services needs in Alameda. Preserving Alameda's "Safety Net" services for families, seniors, and individuals who are vulnerable and in crisis, through programs that provide mental health services, food, case management services, homeless prevention services. Prioritize preserving and increasing affordable housing, social connectedness and age-friendly communities. Demographic priority be given to the most vulnerable communities with the greatest need and fewest resources in order to have an opportunity to thrive.

Other efforts undertaken to identify community development needs include conducting a Board meeting in October 2024 to discuss the needs being identified by non-profit service providers. The Public meeting included 15 individuals representing City Departments, the business community, local non-profits and residents.

On December 3, 2024, the City Council held a Public hearing to discuss the needs identified as a result of the various Community needs meetings. The needs were identified and approved for the Five-Year Strategic Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to the 2019-2023 American Community Survey (ACS), the 76,876 residents of the City of Alameda reflect a very diverse population:

- The average household size is of 2.54.
- The City's 29,810 households consist mainly of families (64%) (2019-2023 ACS), with an average family size of 3.15 (2019 - 2023 ACS).
- Households that have children under 18 make up 31.2% of households. Renters slightly outnumber owners in Alameda, with 51% renting their homes and 49% owning them.

The number of households with one or more “housing problems” (cost burden, overcrowding, lack of complete plumbing facilities, lack of complete kitchen facilities, and lack of telephone services) has decreased from 7,565 in 2016 to 5,037 in 2023. The cost of housing has risen sharply, with median home value rising from \$797,300 in 2018 to \$1,203,900 in 2023 (an increase of 51%), and median contract rent rising from \$1,720 to \$2,286 (32.9% increase) in that same time period; accordingly, the number of units (home ownership and rental units) affordable to low-moderate income people has increased from 2,745 in 2016 to 18,160 (561.57%) in 2023.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides insight into the economic development landscape of Alameda. The extensive number of development projects with employment uses (see Section NA-50, above) may close the gap. The City has a median household income of \$132,015 (2019-2023 American Community Survey [ACS]) that is roughly higher with that of the greater San Francisco area (\$128,151). Still, 35.4% of workers earn less than \$40,000 per year.

CDBG funding is to be utilized for households at 80 percent or below the area median household income. The median household income is the point where 50 percent of the population earns above the wage and 50 percent of the population earns below the wage. The 2023 ACS listed the median income for the City of Alameda at \$121,817, lower than the mean or average wage.

The economic development analysis will examine the types of employment in the area and the needs of people who may earn incomes below the household median income.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	84	30	0	0	0
Arts, Entertainment, Accommodations	2,843	4,175	7	14	7
Construction	1,573	2,228	4	7	3
Education and Health Care Services	8,576	6,663	22	22	0
Finance, Insurance, and Real Estate	2,847	1,384	7	5	-2
Information	1,545	565	4	2	-2
Manufacturing	3,966	4,493	10	15	5

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services	1,655	1,061	4	4	0
Professional, Scientific, Management Services	7,768	3,933	20	13	-7
Public Administration	1,769	1,905	5	6	1
Retail Trade	2,884	2,618	7	9	2
Transportation and Warehousing	2,775	484	7	2	-5
Wholesale Trade	771	800	2	3	1
Total	39,056	30,335	--	--	--

Table 6 - Business Activity

Data 2019-2023 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	41,126
Civilian Employed Population 16 years and over	39,056
Unemployment Rate	5.0%
Unemployment Rate for Ages 16-24	23.10
Unemployment Rate for Ages 25-65	4.25

Table 7 - Labor Force

Data Source: 2019-2023 ACS

Occupations by Sector	Number of People Median Income
Management, business and financial	24,572
Farming, fisheries and forestry occupations	0
Service	4,338
Sales and office	6,382
Construction, extraction, maintenance and repair	1,117

Occupations by Sector	Number of People Median Income
Production, transportation and material moving	2,647

Table 8 – Occupations by Sector

Data Source: 2019-2023 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,692	49.4%
30-59 Minutes	9,451	34.1%
60 or More Minutes	4,573	16.5%
Total	27,716	100%

Table 9 - Travel Time

Data Source: 2019 –2023 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,179	81	680
High school graduate (includes equivalency)	2,919	170	898
Some college or Associate's degree	6,563	476	1,927
Bachelor's degree or higher	23,807	774	2,707

Table 10 - Educational Attainment by Employment Status

Data Source: 2019-2023 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	25	64	171	754	1,062
9th to 12th grade, no diploma	450	181	256	514	668

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	1,009	1,047	834	2,179	1,981
Some college, no degree	1,253	1,699	1,616	3,110	2,403
Associate's degree	238	618	544	1,463	980
Bachelor's degree	765	4,330	4,892	6,698	3,544
Graduate or professional degree	125	2,132	4,256	5,259	2,552

Table 11 - Educational Attainment by Age

Data Source: 2019-2023 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	36,444
High school graduate (includes equivalency)	46,879
Some college or Associate's degree	54,161
Bachelor's degree	94,983
Graduate or professional degree	127,595

Table 12 – Median Earnings in the Past 12 Months

Data Source: 2019-2023 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors are Professional, Scientific, & Management services with over 17 percent of total employment, Health Care and Social Assistance with over 14 percent, and Manufacturing, with over 9 percent.

Describe the workforce and infrastructure needs of the business community:

Workforce and infrastructure needs vary. Transportation and warehousing typically have low educational needs, while those for education/health care and professional/management services are typically high. Infrastructure needs are primarily limited to maintenance.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.

A large number of development projects is planned with proposals in various stages of development (see Section NA-50, above). These development projects continue to have a transformative impact on the employment availability in the future, particularly for service industries, office, and retail.

Describe any needs for workforce development, business support or infrastructure these changes may create.

With the City being primarily built out, infrastructure development will primarily consist of transportation projects intended to improve access to redeveloped properties, particularly roadway and alternative transportation modes, but also potentially including mass transit. Many of the new jobs will be in (personal) service industries and retail, which traditionally do not have demanding workforce education and training requirements.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City of Alameda has a highly educated workforce. 88.3% of the workforce has an Associate's, Bachelor's, or Graduate Degree. Another 57% of the population has some college education without a degree. Employment opportunities in the jurisdiction are primarily geared towards out-of-community workers with low to moderate skill levels and are not towards the resident workforce. 87.1% of the population residing in the City work outside of it, while 12.9% of the workforce both live and work in the City. With more lucrative

opportunities outside the City, it is likely that City residents are going to find local employment opportunities to be attractive. At present, jobs in service industries and retail outnumber workers – meaning that the City has to import a significant part of its labor from surrounding communities for these jobs – and an increase in these jobs is likely to exacerbate local labor shortages. A critical question is whether jobs in these industries can pay enough for workers to live within the community.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Alameda County has a Workforce Development Board, (ACWDB) consisting of a 27-member employer-led oversight body that oversees the Workforce Innovation and Opportunity Act (WIOA) Title I programs in Alameda County (outside the city of Oakland). ACWDB sets local program policies in alignment with the WIOA and ensures that there are comprehensive WIOA services for job seekers, youth, and employers. ACWDB also develops strategic partnerships to address workforce issues. Members represent the business community, higher education, economic development, labor, government, and community-based organizations.

The College of Alameda is a two-year public college offering Associate Degrees and Certificates in vocational topics, liberal arts, and management and administration. In 2022, about 89% of the nearly 5,670 students are part-time. Also, 59% of undergraduate students at the College of Alameda received financial aid through grants.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

In 2018, the City adopted an “Economic Development Strategy Plan” (EDSP) that identified business sectors that were seen as opportunities for growth, including life sciences, high tech, tourism and hospitality (including retail and waterfront development), and artists and “maker” communities. The EDSP also identified critical services to support the retention, expansion, and growth of businesses within the City. These critical services were identified as follows:

- Multi-modal transportation choices;
- Housing at a range of income levels;
- Workforce development to support rising incomes; and,
- Supportive regulatory policies and city services.

Discussion

As noted above, a large number of employment and residential development projects (a substantial portion of which are mixed-use) are focal points of the City's long-term strategic vision. It is difficult to understate the potential impact that these projects will have on the local economy. Key to the success of these projects will be the degree to which low-income housing, which is proposed in several of the projects, can keep pace with projected employment growth. Retail and personal service employment within the City currently imports most of its labor from surrounding communities, and further growth in this employment will exacerbate demands on housing and transportation services. The impacts on low-income housing is particularly worrisome in a community where the proportion of cost-burdened households – both renter and owner – have increased so substantially in a few short years (see Section MA-05 for description).

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

In reference to the Alameda County Regional AI, concentrated areas of poverty are a point of emphasis for County's fair housing goals. Concentration occurs when the area experiences multiple housing problems at a greater rate than the rest of the community. HUD uses four housing problems in the Comprehensive Housing Affordability Strategy (CHAS) data to define a housing problem: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost-burdened. A household is said to have a housing problem if they have one or more of these four problems.

The most common housing problem for low to moderate-income households in the City of Alameda is cost burden and/or overcrowding. Renters struggle to afford rental rates and homeowners struggle to afford the cost of household maintenance and repairs for the aging housing stock. Poorly-maintained homes in turn lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. One persistent problem throughout the City is that 20.1% of the total renter households are cost burdened, and about 35.3% of owner households having cost burden (2019-2023 ACS).

Due to the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (the "Redevelopment Act"), reasonable accommodations were required to be made on all closing military bases to meet the needs of the homeless. For this reason, there is some concentration in the Alameda Point neighborhood with multiple housing problems including decaying housing stock from the former military base. Other problem areas include the neighborhood around Woodstock Park, and the neighborhoods north of Central Avenue and east of Webster Street.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test.

The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, HUD defines neighborhoods of

extreme poverty as census tracts with 40 percent or more individuals living at or below the poverty line. HUD supplements this with an alternate criterion because overall poverty levels are substantially lower in many parts of the country. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% and a non-white population of 50% or more.

What are the characteristics of the market in these areas/neighborhoods?

The City of Alameda does not include any R/ECAP areas, which HUD defines as a Racially/Ethnically Concentrated Area of Poverty.

Are there any community assets in these areas/neighborhoods?

The City of Alameda does not include any R/ECAP areas, which HUD defines as a Racially/Ethnically Concentrated Area of Poverty. Alameda has low-to-moderate income housing throughout the City. There are community assets throughout the community. Additional LMI housing is in the predevelopment phase.

Are there other strategic opportunities in any of these areas?

The strategic opportunities in these areas align with the strategies of the Strategic Plan as a whole. As identified in other areas of the Consolidated Plan, wages have not kept up with rent acceleration. To meet the needs of cost-burdened renters, additional affordable units are needed throughout the City.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Wireless connection to the internet has become almost ubiquitous in our society as more and more common everyday devices. Wireless networks (Wi-Fi) and the resulting access to the internet have become commonplace throughout our work environment and at home. Public agencies and organizations initially deployed Wi-Fi at their facilities to support municipal operations but have expanded the use to provide public benefits such as digital inclusion, economic development, and services to an underserved population who do not have internet access at home. The recent pandemic has required students to transition to online schooling and employees to work from home. It has even meant that seeing a doctor was done online via telehealth/telemedicine. Equitable internet access options enable all members of the Alameda community the opportunity for civic and cultural participation, employment, education, and access to essential information and services. Reliable access to the internet is becoming necessary to thrive in the modern economic environment.

The City of Alameda does not have significant gaps in broadband coverage. Most of the city has multiple internet provider options, including in Low-Moderate Income areas. The average Alameda internet customer can buy internet service from 2 to 13 different providers, depending on where they live. For different types of service, Alameda homes have between 2 and 4 options. The type(s) of service available are fixed wireless, cable, DSL, and fiber, though these may vary depending on the region within the city.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

It is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. The average number of internet service providers to a home in the City of Alameda is 10.2. Most residents in the City have access to at least two (2) broadband providers.

The Alameda Free Library offers free public wi-fi at each of its three libraries to reduce the digital divide in the City of Alameda. The Main Library also has a lab with 20 computers where patrons can find a quiet space to access the internet, learn how to use computers, and attend computer-related classes. In addition, the Alameda Free Library launched mobile wi-fi hotspots and laptop lending programs. Library patrons can check out a mobile wi-fi hotspot for 3-weeks and a laptop for up to three days. Both programs remove challenges to technology and bring the power of computing directly to community members.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate Action and Resiliency Plan (CARP): The vision of the City is to use the CARP to position Alameda as an innovative climate leader, paving the way for cities around the region, state, and country to follow its example. Alameda aims to be carbon neutral and to build community resilience in ways that enhance our quality of life and reduce environmental burden on vulnerable communities. The whole community is a vital part of this effort. The CARP provides a roadmap for reducing Alameda's GHG emissions and becoming more resilient through a number of strategies. The CARP recommends specific GHG emissions reduction strategies in the following areas: transportation, land use and housing, energy and buildings, and carbon sequestration. Importantly, the CARP aims to be equitable, inclusive and community driven.

CARP has identified the following hazards and goals when it comes to climate change:

Goals

1. Carbon Neutral. Alameda will fairly reduce emissions from transportation, buildings, solid waste, and water in line with local and State targets.
2. Community Resilience. Alameda will safeguard the community, especially vulnerable communities, from the impacts of climate change and natural hazards.
3. Community Education and Activation. The Alameda community will be inspired to participate in climate action and resilience efforts. Alameda will cultivate climate leadership, innovation, and community building among all residents, businesses, community organizations, and service providers.
4. City Leadership. The City of Alameda will lead by example by aligning resources and working collaboratively to implement CARP.

Hazards

- *Earthquakes*
- *Flooding*
- *Sea level rise*
- *Coastal erosion*
- *Groundwater rise*
- *Tsunamis*

- *Drought*
- *Heat:*
- *Wildfires*
- *Dam breach inundation*

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The social vulnerability index is used in the CARP to identify the best strategies for the populations most vulnerable to climate change. Alameda contains 57 census block groups, and 14 of those read as having high or highest vulnerability. The study examined different populations with the highest vulnerability: 1) renters, 2) households with children under the age five, 3) very low income, 4) non US citizens, 5) without a vehicle, 6) people with a disability, 7) single-parent families, 8) communities of color, 9) 65 and over living alone, 10) limited English proficiency, 11) without a high school diploma or 12) severely housing cost burdened. The compounded vulnerability of each block group directs the City's attention to areas that need more targeted community resilience strategies.

Low-income households that spend more than half their income on housing live mostly near Alameda Landing, along Lincoln Avenue and Park Street. Due to limited resources and added stressors, these low-income households will face more challenges in adapting to climate impacts than higher-income households that also spend more than half their paycheck on housing. Stable housing is important for community resilience, and high housing costs can decrease an individual's ability to adapt to a climate impact like flooding. Ensuring an ample supply of affordable housing in Alameda can mitigate displacement after disasters and increase a household's economic ability to prepare for natural hazards. It will be important to consider affordable housing as an adaptation strategy that contributes to individual and community resilience.

Significantly, nearly half of all residents in Alameda are renters. Renters have less autonomy over housing upgrades and typically do not have insurance in the case of flooding, earthquakes, and other hazards, making them much more susceptible to instability during climate disasters.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan provides the roadmap for the City to address the needs of the most vulnerable residents in Alameda over the next five years. Following collection and review of the data presented in this document, as well as the input received through an extensive community engagement process, the City has established the following priorities to guide its strategies during program years 2025-2029: support non-housing community development, promote affordable housing, build strong supportive services, support efforts to end homelessness, and improve coordination and availability of fair housing.

In this year's planning process, the City found many of the same issues identified five years ago during the last Consolidated Plan planning process are still relevant. The City reviewed the priorities and goals of the Strategic Plan and still found them relevant to assisting residents of Alameda.

However, some priorities, such as supportive services may be a higher priority in the beginning of the five-year period than non-housing community development.

The City's annual allocation of HUD entitlement funds has fluctuated over the past ten years, as shown in Figure 2. In the past five years, the City's annual allocation of HUD entitlement funds has decreased. The City receives only one source of funding directly from HUD, the Community Development Block Grant (CDBG). The annual allocation from program year 2023 to 2024 has decreased by 0.98 percent.

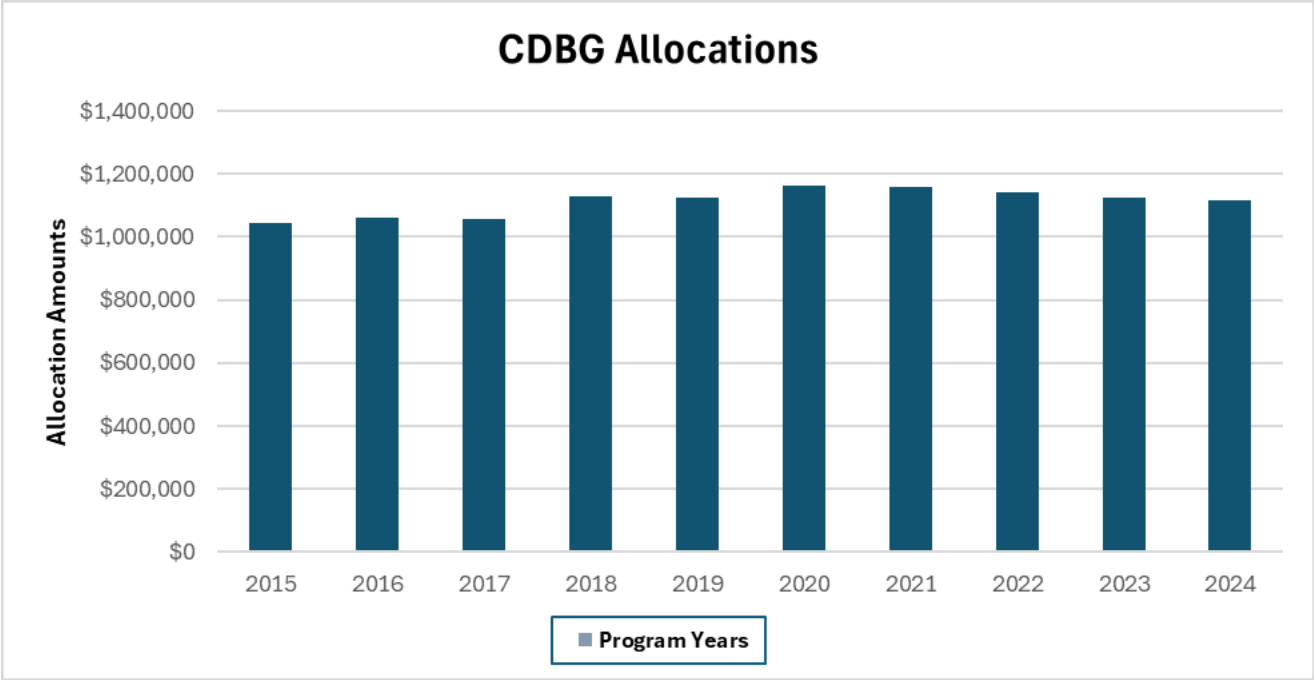


Figure 2 - CDBG Allocations Over Time

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

1	Area Name:	City-wide
	Area Type:	Local Area
	Other Target Area Description:	Local Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The target area is the entire City of Alameda.
	Include specific housing and commercial characteristics of this target area.	The needs overview and market analysis overview discusses the needs in the community.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City of Alameda must submit a complete Consolidated Plan through the eCon Planning Suite. To do so, each project and goal must be in a target area. This target area allows programs that serve low income individuals, regardless of where they live, to be in compliance with the planning document.
	Identify the needs in this target area.	The needs overview and market analysis overview discusses the needs in the community.
	What are the opportunities for improvement in this target area?	The City of Alameda has positive economic growth and demand for housing.
	Are there barriers to improvement in this target area?	High demand housing and a low supply of housing has significantly increased the price of housing, pricing many low income households out of the market.

Table 13 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Because the City is an island community with compact geography and limited land for new housing, programs are implemented on a citywide basis, except for the targeted funding for Alameda Point Collaborative (APC). APC manages 200 units of supportive housing for formerly homeless individuals and families (approximately 500 residents, almost 50 percent are children). Supportive housing is housing attached to social services, helping those with the most need to consistently receive support until they are self-sufficient. APC is located at Alameda Point, the former Naval Air Station. The APC units represent approximately 75 percent of the residential units, which provide low-moderate income housing. .

Adhering to CDBG's national objectives, priority will be given to projects that address the housing and community development needs of low and moderate-income persons, particularly as they are outlined in the Consolidated Plan.

1. In making funding decisions, the City of Alameda will give priority to activities that:

- Meet a goal of the 2025-2029 Consolidated Plan
- Demonstrate a significance of need
- Serve an eligible area within Alameda
- Project or program is eligible under HUD rules
- Participation in a larger revitalization project that includes new affordable housing opportunities
- Create a visual impact in the neighborhood, particularly for infrastructure projects

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

1	Priority Need Name	Strong Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Special Needs
	Geographic Areas Affected	City-wide
	Associated Goals	Public Services – Safety Net Food Access Mental Health Services
	Description	The City of Alameda will focus on supporting public services, reducing challenges for low to moderate income households.
	Basis for Relative Priority	Preserving Alameda’s “Safety Net” services for families and individuals (including seniors) who are vulnerable and in crisis, through programs that provide food, shelter, case management services, personal safety services, and homeless prevention services such as short-term rental and utility assistance. Demographic priority be given to the residents with the greatest need and fewest resources.
2	Priority Need Name	Address Homelessness
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly Persons with Special Needs
	Geographic Areas Affected	City-wide
	Associated Goals	Overnight Shelter
	Description	The City of Alameda will focus on supporting services that address the needs of homeless individuals.
	Basis for Relative Priority	It is far more cost effective to support people, maintaining their housing and avoiding evictions, preventing the need for emergency shelter and a lengthy housing search. Homelessness is a regional issue and the City will work County-wide to address homelessness and the needs of these vulnerable residents.
3	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City-wide
	Associated Goals	Economic Development – Support
	Description	The City of Alameda will promote affordable housing for all residents living in the community.

	Basis for Relative Priority	With the cost of housing increasing, it is important to enable all residents the opportunity to earn a living wage. The City of Alameda will increase economic opportunity through job training supports, microenterprise assistance and capital improvements for locally owned businesses.
4	Priority Need Name	Promote Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Special Needs
	Geographic Areas Affected	City-Wide
	Associated Goals	Rental – Renovation Substantial Renovation
	Description	The City of Alameda will focus on supporting services that address the needs of homeless individuals.
	Basis for Relative Priority	Many sections of this document confirm that housing is not affordable to all residents. The goals of this Consolidated Plan will have to address this need as a high priority. Extremely low-income households and low-income households are living with cost burdens because the supply of affordable housing does not exist. Incentives for developers and funding projects that address this specific need will be the only way the households with these incomes will be able to find housing in the community.

5	Priority Need Name	Non-Housing Public Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Special Needs Non-housing Community Development
	Geographic Areas Affected	City-Wide Low Mod Areas
	Associated Goals	Public Improvements
	Description	The City of Alameda will build community assets and make public improvements.
	Basis for Relative Priority	The City of Alameda will support the redevelopment of a neighborhood in a holistic manner.
6	Priority Need Name	Administration and Fair Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Elderly Frail Elderly Persons with Special Needs
	Geographic Areas Affected	City-wide
	Associated Goals	Administration Fair Housing
	Description	The City of Alameda will further fair housing efforts in the community and educate the public about fair and affordable housing. Efforts to coordinate with the City of Alameda as well as other private/public to improve services in the community also fall under this initiative.
	Basis for Relative Priority	The City is required to further fair housing initiatives and address concerns in its Fair Housing Assessment. The priority will also continue coordination among local governments and private service providers to continually improve services in the community.

Table 14 – Priority Needs Summary

Narrative (Optional)

The need for affordable housing in Alameda County far exceeds the supply of affordable rental and for-sale housing in the areas. Likewise, the City of Alameda faces a demand for affordable housing that greatly outstrips the supply. Low-income households are highly likely to pay more for housing than they can afford and have other housing-related problems. These include overcrowding of units, substandard plumbing and electrical, inadequate kitchen facilities, low numbers of affordable units, and high rents and ownership costs.

The identification of priority housing needs was prepared, in accordance with HUD guidelines by

the City of Alameda, in partnership with the Alameda County HOME Consortium. The City of Alameda is a participating jurisdiction in the Consortium. Because of the City's compact geography and generally uniform housing conditions, programs are implemented on a city-wide basis unless otherwise indicated.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Alameda will use Community Development Block Grant funds as the primary source of funding for projects. The City of Alameda will receive an allocation of Community Development Block Grant funding (CDBG) in the amount of approximately \$1,112,658 for the 2025 fiscal year.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The allocation for all communities in 2025 is estimated to be \$1,406,473. The City of Alameda expects to receive approximately \$200,000 of that allocation in 2025.

These funding allocations are part of the regular 2025 Allocation and do not include any possible funds the City will receive as a part of the additional CDBG funding from Emergency Solutions Grants Program (ESG) and Housing Opportunities for Persons with AIDS (HOPWA).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,112,658	60,000	597,127	1,769,785	4,690,632	Funding will be used for public services, economic development, and supporting public improvements and housing development for low-income households.

Table 15 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

With limited federal resources and the high cost of housing development, Alameda needs to leverage other funding to make projects viable and sustainable. To the greatest extent possible, federal funds are used to leverage private investment (low income housing tax credits, Federal Home Loan Bank, business expansion, private loans or grants and any other available state and local sources). Only HOME funding requires a minimum match but the high cost of development requires that the City of Alameda leverage federal funding for all federal grants.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

The western section of Alameda is known as Alameda Point. This land is the former Alameda Naval Air Station that closed in 1997. Alameda Point is considered one of the best remaining development opportunities for large-scale development in the East Bay, with an inspirational setting overlooking the Bay Bridge and the San Francisco skyline. Over 100 businesses, employing more than 1,000 workers, are currently located there, benefiting from large industrial buildings with adjacent deep-water access. A portion of the site was conveyed to the City in 2013 and will be redeveloped with mixed industrial and residential uses including approximately 1,500 residential units. In 2019, the U.S. Navy transferred approximately 12 acres of land at the former Alameda Naval Air Station (NAS) to the Alameda Housing Authority (AHA). AHA and its affiliate, Island City Development, announced plans to develop the largest new mixed-income affordable housing development yet (the North Housing Project) targeting 586 new rental homes by 2030. The Navy approved the land transfer to the Alameda Housing Authority with the requirement that 90 units of permanent supportive housing for formerly homeless households eligible for services under the McKinney-Vento Act are built on the property. AHA and its partners, Building Futures and Alameda Point Collaborative, submitted a successful application for a homeless accommodation at the Alameda NAS to satisfy this requirement. In January 2024, the Alameda Housing Authority and its affiliate (Island City Development) closed financing on Estuary I, also known as North Housing Permanent Supportive Housing I, the first phase of the 586 unit development project. The City contributed \$2,093,325 of construction financing across four funding sources, including Permanent Local Housing Allocation, Home Investment Partnerships (HOME), Community Development Block Grant, and the Affordable Housing Fund. Estuary I will provide 44 units of affordable housing plus one manager's unit and is expected to be completed by late 2025. The RESHAP (Rebuilding the Existing Supportive Housing at Alameda Point) Alameda plan is the redevelopment of approximately eight (8) acres of Alameda's former Navy base. RESHAP will create a cohesive community providing high quality and stable housing with enhanced services for the residents while also re-energizing the Main Street Neighborhood. Alameda Point Collaborative (APC), Building Futures (BFWC), and Operation Dignity (OD) are partnering with MidPen Housing to design, construct, own and operate new high-quality housing at Alameda Point. The trauma-informed campus is

designed to provide 332 units of deeply affordable housing, comprising of 201 replacement units and 131 new units.

Discussion

The primary activities the City of Alameda will fund in the first year of the 2025-2029 Consolidated Plan are:

- Strong Public Services
- Address homelessness
- Increase economic opportunities
- Promote affordable housing;
- Make Non-Housing Public Improvements
- Support Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding. In addition to CDBG and HOME funding, the City has been awarded grant funding from the California Department of Housing and Community Development over the past few years. Permanent Local Housing Allocation (PLHA) Program funding continues to be used for projects and programs that assist in addressing the unmet housing needs. A total amount of \$2,383,008 in PLHA funds was awarded to date. The City also received a grant award of over \$2.5 million in Homekey funding for interim supportive housing operations and other affordable housing related projects. Homekey funds were committed for up to five years from 2022-2027. In December 2024, the City applied for Prohousing Incentive Program (PIP) funding to support planning and implementation activities related to housing and community development. As a Prohousing Jurisdiction under the Prohousing Designation Program, the City is eligible for up to \$1 million in grant funding.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

(Table shown below)

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Alameda Housing and Human Services Division	Departments and agencies	Planning Ownership Rental Neighborhood Improvements Homelessness	Jurisdiction
City of Alameda Base Reuse and Economic Development Department	Departments and agencies	Economic Development Planning	Jurisdiction
City of Alameda Public Works Department	Departments and agencies	Neighborhood Improvements Public Facilities	Jurisdiction
City of Alameda Park and Recreation Department	Departments and Agencies	Public Facilities Public Services	Jurisdiction
City of Alameda Social Services and Human Relations Board	Departments and Agencies	Planning Public Services	Jurisdiction
Alameda Housing Authority	Departments and Agencies	Affordable Housing Development	Jurisdiction
Alameda County Housing and Community Development	Departments and agencies	Ownership Planning Rental	Jurisdiction
Alameda Point Collaborative	CBDO	Economic Development Homelessness	Jurisdiction
Alameda Food Bank	Non-Profit Organizations	Public Services	Jurisdiction
Building Futures for Women with Children	Non-Profit Organizations	Homelessness Public Services	Jurisdiction
Family Violence Law Center	Non-Profit Organizations	Public Services	Jurisdiction
Legal Assistance for Seniors	Non-Profit Organizations	Public Services	Jurisdiction
Spectrum Community Services Inc.	Non-Profit Organizations	Public Services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ECHO Housing	Non-Profit Organizations	Public Services	Jurisdiction
EDEN I&R	Non-Profit Organizations	Public Services	Jurisdiction
Alameda Boys & Girls Club	Non-Profit Organizations	Public Services	Jurisdiction
Village of Love Foundation	Non-Profit Organizations	Homelessness	Jurisdiction
Alameda Family Services	Non-Profit Organizations	Public Services	Jurisdiction
Upwards Inc.	Private	Economic Development/Microenterprise	Jurisdiction

Table 16 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Alameda has found that the most cost-effective way to deliver public services is through contracts with community-based organizations. As described in the citizen participation section of this document, the City conducts surveys and needs hearings to determine which programs are most critical to low- and moderate-income residents. Requests for Proposals are developed to reflect those priorities. The City then selects and develops contracts with organizations that will meet the range of identified community needs. One of the City's greatest strengths is the presence of excellent, active community-based organizations. Community-based organizations also work closely with one another in Alameda, through a number of collaborations, including the Alameda Collaborative for Children, Youth and their Families, and the Social Services and Human Relations Board.

Alameda has a strong sense of community, and volunteerism levels are high. All of the community-based organizations in Alameda receive significant volunteer support. A number of local organizations also rely on individual donations from local residents to support their work. For example, the Alameda Food Bank serves 1,300 families per week. Up to 40 volunteers are available on Mondays, Wednesdays, and Fridays to support the number of clients it serves. In addition, the food bank is a generous community-based partner for many agencies in Alameda, such as All Good Living Foundation. Dine & Connect coordinates the preparation and delivery of dinner by local churches and service organizations to Midway Shelter and Village of Love every Monday.

All Good Living Foundation receives generous donations from community-based partners to support programs such as Do Good Community Closets and food distribution programs. Its dedicated team of volunteers helps organize and maintain these programs so students and staff can easily access what they need.

Lack of access to services for low- and moderate-income residents can be the result of several factors including lack of transportation, services that are not delivered in a culturally appropriate manner or in the appropriate language, burdensome requirements prior to accessing services, and services that are not provided close to those in need. Some challenges to services suggested by stakeholders also include the issues below.

- Lack of transportation is a particular challenge for the elderly, for persons with special needs, and for others who may not drive or have a car. Transportation to services must be appropriate for the population in need, such as “door-to-door” transit for the elderly and persons with special needs.
- Lack of awareness of the availability of services by those in need and a lack of knowledge about how to access services are significant obstacles to the provision of services. Outreach to those in need should be significant and culturally appropriate.
- Those in need must often access services from several points; similar services may also be provided by more than one agency. Those being served by one agency may have needs that are not being addressed by the particular agency currently serving that person or family due to not meeting qualifying requirements.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 17 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City participates in the comprehensive planning and coordination of services for the homeless. EveryOne Home is the community-based organization responsible for the coordination and implement of the *EveryOne HOME Together 2026 Community Plan*.

The *EveryOne HOME Together 2026 Community Plan* is a 5-year strategic initiative which identifies the strategies, activities, and resources needed to dramatically reduce homelessness in Alameda County.

The Plan identifies what is needed to operate a homeless response system that has the capacity to address the needs of people experiencing homelessness.

The City of Alameda is one of 14 cities in Alameda County that have adopted the plan. In Alameda County, issues of homelessness are addressed through a coordinated regional effort with every organization, city and CoC member participating. Therefore, homelessness will be discussed from a regional perspective in this Strategic Plan unless otherwise noted.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Special needs populations face greater obstacles to economic self-sufficiency than the general population. In addition, special needs populations often require supportive services and/or special housing accommodations in order to stay independently housed. The 2025-2029 Analysis of Impediments to Fair Housing found, through community feedback, that persons with special needs often find it difficult to find an appropriate housing unit. Contributing factors affecting access include:

- Access to publicly supported housing for persons with special needs;
- Lack of affordable housing for individuals who need supportive services;
- Lack of assistance for housing accessibility modifications;
- Location of accessible housing; and,
- Limited supply of affordable housing within neighborhoods.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Alameda will continue to fund services that assist low to moderate income individuals that address the gaps in the community and support further development of affordable housing. Regional strategies that are included in the 2025-29 Analysis of Impediments to Fair Housing are:

- Participating jurisdictions will continue to fund housing placement services for people with special needs to assist them in finding accessible housing.
- The participating jurisdictions will continue all existing programs to support development of local affordable housing units through a variety of strategies such as applications for state and federal funding, entitlement assistance, outreach to the community and other

stakeholders, direct financial support, and site identification and acquisition assistance. This support will include development of units that serves specialized populations as defined by the funding source, Housing Element, Consolidated Plan, or Analysis of Impediments, such as transitional and supportive housing, and housing for seniors, persons with disabilities, persons experiencing homelessness, and persons living with HIV/AIDS or severe mental illness.

- Participating jurisdictions will continue to support access to resources.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - Safety Net	2025	2029	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$719,147	Public service activities other than Low/Moderate Income Housing Benefit: 22,100 Persons Assisted
2	Economic Development Support	2025	2029	Non-Housing Community Development	City-wide initiatives	Economic Development	CDBG: \$350,000	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
3	Substantial Renovation	2025	2029	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$1,728,790	Households/Rental Units Renovated: 10 Projects
4	Public Improvements	2025	2029	Non-Housing Community Development	City-wide initiatives	Non-Housing Public Improvements	CDBG: \$1,800,000	Other: 5,000 Persons Assisted
5	Administration	2025	2029	Administration	City-wide initiatives	Administration	CDBG: \$1,155,000	

6	Fair Housing	2025	2029	Fair Housing	City-wide initiatives	Fair Housing	CDBG: \$97,105	Public service activities other than Low/Moderate Income Housing Benefit: 625 Persons Assisted
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Table 18 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services - Safety Net
	Goal Description	Support programs for very low and low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
2	Goal Name	Economic Development - Support
	Goal Description	Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market.
3	Goal Name	Substantial Renovation
	Goal Description	Offer financing for residential rehabilitation projects.
4	Goal Name	Public Improvements
	Goal Description	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
5	Goal Name	Administration
	Goal Description	Improve the administration of funding and coordination among project providers.
6	Goal Name	Fair Housing
	Goal Description	Support fair housing efforts in the community, including providing assistance to individuals facing challenges.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Alameda will fund public service programs within the City. Based on previous performance, the public service organizations will serve 30,000 people over five years who have extremely low incomes, less than 30 percent of the area median income.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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 City of Alameda will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. Housing renovation funded with HOME funds will also be required to follow the same regulatory requirements. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). In implementing rehabilitation programs, the City notifies tenants of lead-based paint hazards; refers owners to an environmental testing firm for risk assessments; initiates lead hazard controls and/or abatement protocols in conformance with the HUD Guidelines; and obtains final clearance testing.

When conducting Section 8 Housing Choice Voucher program inspections, the Housing Authority inspectors are trained to look for chipped or peeling paint that may indicate the presence of old lead paint and if so, lead-safe remediation of the hazard and clearance testing are required and performed by outside contractors.

How are the actions listed above integrated into housing policies and procedures?

The City's policies indicate the procedures to be followed dependent on the amount of CDBG funding or HOME funding invested in a single property. Specific actions required include:

Up to \$5,000 - Repair of paint disturbed during rehabilitation. Includes repairing disturbed paint and applying a new coat of paint.

\$5,000 - \$25,000 Interim controls and standard treatments. Includes addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

Over \$25,000 Remediate. Remediation involves permanently removing lead-based paint hazards, often through paint and component removal and enclosure.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's anti-poverty strategy will be carried out during the five-year period through a combination of CDBG-funded public initiatives and non-profit services for low- to moderate-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 SSHRB. Public services funding will include safety net services and other services helping individuals in poverty move along this continuum.

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, and 1,900 eligible applications. First payments were disbursed on or before December 15, 2023 and have continued to be disbursed on or before the 15th of every month. 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. On July 1, 2024, the City's minimum wage was raised to \$17.00 per hour. According to the National Low-Income Housing Coalition *Out of Reach 2024* study, a wage of \$49.81 per hour is required to afford a two-bedroom apartment in Alameda, CA. While the additional minimum wage requirement will be helpful to meet basic needs, affordable housing will remain out of reach for these households.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The primary strategy in 2025 to 2029 for the City of Alameda will be to close the gap on housing for households earning less than 30 percent of the area median income. With few housing units available and affordable to this income bracket, that it is essential for families living in poverty to have more housing options. Initiatives and goals the City of Alameda will take on in the next five years include:

- New affordable rental housing through renovation of underutilized buildings and vacant properties for households with incomes below 80 percent of AMI
- Assist households with income at or below 80 percent AMI to become homeowners
- Improve the City's housing stock
- Provide a safe-net of services for families "in-crisis"
- Improve access to food and reduce food insecurity
- Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use 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. Furthermore, construction projects will need to meet the City's building, planning, and/or regulatory permit requirements. By incorporating performance requirements and reporting procedures, including outlines of specific objectives, timelines and budgets, the City is able to evaluate performance.

Additional 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

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

Housing

- Annual monitoring of rental projects in former Redevelopment Areas
- Monitoring of HOME-funded projects
- Annual monitoring of all affordable ownership units City-wide

- Guyton Annual Report discussing total housing units developed City-wide
- On-site monitoring of construction progress
- Review of project expenses
- Housing Element Annual Report
- Affordable Housing Unit Fee Report

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Alameda will use Community Development Block Grant funds as the primary source of funding for projects. The City of Alameda will receive an allocation of Community Development Block Grant funding (CDBG) in the amount of approximately \$1,112,658 for the 2025 fiscal year.

The City is also one of eight members of the Alameda County HOME Consortium. The Alameda County Housing and Community Development Department is the lead agency for the Consortium. The cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, Union City and the Urban County are all members of the HOME Consortium. This group receives and shares an allocation of HOME Investment Partnerships Program funds (HOME) from HUD. The allocation for all communities in 2025 is estimated to be \$1,406,473. The City of Alameda expects to receive approximately \$200,000 of that allocation in 2025.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,112,658	60,000	597,127	1,769,785	4,690,632	Funding will be used for public services and supporting public improvements and housing development for low-income households.

Table 19 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

With limited federal resources and the high cost of housing development, Alameda needs to leverage other funding to make projects viable and sustainable. To the greatest extent possible, federal funds are used to leverage private investment (low income housing tax credits, Federal Home Loan Bank, business expansion, private loans or grants and any other available state and local sources). Only HOME funding requires a minimum match but the high cost of development requires that the City of Alameda leverage federal funding for all federal grants.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

The western section of Alameda is known as Alameda Point. This land is the former Alameda Naval Air Station that closed in 1997. Alameda Point is considered one of the best remaining development opportunities for large-scale development in the East Bay, with an inspirational setting overlooking the Bay Bridge and the San Francisco skyline. In 2013, nearly 1,400 acres of the former air station were transferred from the U.S. Navy to the City of Alameda, spurring the beginning of the Alameda Point development plans.

As part of the housing development process, The City approved the entitlements for the construction of 90 units of permanent service-enriched housing for formerly homeless individuals at North Housing and the entitlements for 90 units of service enriched assisted living units for formerly homeless seniors at the McKay Wellness Center. The Alameda Point Collaborative has 200 units of transitional and permanent housing and operates a community center at Alameda Point for formerly homeless families. The transitional and permanent housing units are old and in need of repair; therefore, the Alameda Point Collaborative plans to build 200 new units to replace existing units.

The Housing Authority of the City of Alameda redeveloped existing affordable housing at Rosefield Village, resulting in 92 affordable units (including one manager's unit). The 2.4-acre property is located at 727 Buena Vista Ave, in an amenity-rich neighborhood, one block from the Webster Street commercial district. Rosefield Village incorporates significant green building techniques and universal design strategies to maximize livability and visit-ability for households with an array of family sizes, age ranges, and talents.

Discussion

The primary activities the City of Alameda will fund in the first year of the 2025-29 Consolidated Plan are:

- Strong Public Services
- Address Homelessness
- Increase Economic Opportunities
- Promote Affordable Housing;
- Make Non-Housing Public Improvements
- Support of Fair Housing

Each of these activities and projects will require resources outside of the CDBG funding. In addition to CDBG and HOME funding, the City has been awarded grant funding from the California Department of Housing and Community Development over the past few years. Permanent Local Housing Allocation (PLHA) Program funding continues to be used for projects and programs that assist in addressing the unmet housing needs. A total amount of \$2,383,008 in PLHA funds was awarded to date. The City also received a grant award of over \$2.5 million in Homekey funding for interim supportive housing operations and other affordable housing related projects. Homekey funds were committed for up to five years from 2022-2027. In December 2024, the City applied for Prohousing Incentive Program (PIP) funding to support planning and implementation activities related to housing and community development. As a Prohousing Jurisdiction under the Prohousing Designation Program, the City is eligible for up to \$1 million in grant funding.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services - Safety Net	2025	2026	Non-Housing Community Development	City-wide initiatives	Strong Public Services	CDBG: \$175,899	Public service activities other than Low/Moderate Income Housing Benefit: 4,500Persons Assisted
2	Substantial Renovation	2025	2026	Affordable Housing	City-wide initiatives	Promote Affordable Housing	CDBG: \$345,758	Rental Units – Renovated: 1 Project
3	Public Improvements	2025	2026	Non-Housing Community Development	Low Income Census Tracts	Non-Housing Public Improvements	CDBG: \$360,000	Other: 2 Project
4	Administration	2025	2026	Administration	City-wide initiatives	Administration	CDBG: \$231,000	

5	Fair Housing	2025	2026	Fair Housing	City-wide initiatives	Fair Housing	CDBG: \$19,421	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
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Table 21 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services - Safety Net
	Goal Description	Support programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in crisis.”
2	Goal Name	Substantial Renovation
	Goal Description	Offer financing for residential rehabilitation projects.
3	Goal Name	Public Improvements
	Goal Description	Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, and other public facilities/community centers.
4	Goal Name	Administration
	Goal Description	Improve the administration of funding and coordination among project providers.
5	Goal Name	Fair Housing
	Goal Description	Support fair housing efforts in the community, including providing assistance to individuals facing challenges.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Action Plan covers the period from July 1, 2025 through June 30, 2029 (FY 2014). The City will receive approximately \$1,112,658 in CDBG entitlement funds for FY 2020. Other CDBG funds noted in the Plan for FY 2025 include approximately \$60,000 in program income from loan repayments and reprogramming of \$597,127 of CDBG funding from prior years that was not expended by the assigned projects. Public service and administration projects are funded at the maximum allowed by HUD.

The City of Alameda is one of eight members of the Alameda County HOME Consortium. The Consortium was formed so participating jurisdictions could receive HOME funding from the U.S. Department of Housing and Urban Development (HUD). As the lead agency for the Consortium, the County of Alameda prepares and submits a Strategic Plan that describes the planned use of HOME funds by the Consortium. The City of Alameda expects to invest approximately \$200,000 of HOME funding from the Alameda County HOME Consortium within its borders.

Additional federal, state, local, and grant resources expected to be leveraged and available during the planning period.

#	Project Name
1	Public Services – Safety Net
2	Public Facilities and Infrastructure
3	Residential Rehabilitation and Program Delivery
4	Administration and Planning
5	Fair Housing

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In preparing the FY 2025 Action Plan, the City of Alameda consulted with many community-based service providers. Those open conversations about the continuing needs in the community are held throughout the entire year. This enables the staff responsible for implementing programs to remain connected to the community and not solely focused on the day-to-day implementation of grant

regulations.

In May 2023, the Social Service Human Relations Board (SSHRB) concluded its Community Needs Assessment and presented their findings to Council. The findings were used to inform the City Council of Alameda residents' needs, assist community-based organizations in documenting community needs in their funding applications, and give granting agencies important information to guide their giving programs. The Community Needs Assessment confirmed the needs and services identified by SSHRB during the Action Plan preparation process. Stakeholders consistently identified having limited funds available, especially flexible funds, as a common recurring obstacle to addressing underserved needs. Recognizing that the priorities have remain unchanged, but the need for public services funding continues grow beyond what is available from CDBG, SSHRB recommended that the City preserve Alameda's "Safety Net" services for families and individuals (including seniors) who are vulnerable and in crisis. This includes programs that provide mental health services, food, shelter, case management services, personal safety services, and homeless prevention services. In subsequent years, the City plans to fund economic development related projects or programs. There were no eligible proposals for the FY 2025-26 funding cycle.

AP-38 Project Summary

Project Summary Information

1	Project Name	Public Services
	Target Area	City-wide
	Goals Supported	Public Services - Safety Net
	Needs Addressed	Strong Public Services
	Funding	CDBG: \$156,478
	Description	Mental health services, food access, overnight shelter, legal advice, counseling, representation, and other legal services for very low to moderate-income residents.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The project will assist approximately 4,300 people.
	Location Description	Citywide
	Planned Activities	Planned activities may include mental health services, food access, overnight shelter, legal advice, counseling, representation, legal services and other eligible activities. Projects are eligible under 24 57.201(a)(e). the CDBG regulations.
2	Project Name	Public Infrastructure and Facilities
	Target Area	Citywide
	Goals Supported	Public Improvements
	Needs Addressed	Non-Housing Public Improvements
	Funding	CDBG: \$360,000
	Description	The City of Alameda will improve and expand access to public infrastructure through development activities for low to moderate income individuals and households.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	2 Project
	Location Description	Citywide Services will be provided to low- to moderate-income residents throughout the City of Alameda.
	Planned Activities	Planned activities may include infrastructure improvements at preestablished facilities, project-related costs for repairs and renovations. This project is eligible under 24 CFR 570.201(c) and other eligible activities in the CDBG regulations.
3	Project Name	Residential Rehabilitation and Program Delivery
	Target Area	City-wide
	Goals Supported	Substantial Renovation
	Needs Addressed	Promote affordable housing
	Funding	CDBG: \$345,758
	Description	Financial and technical assistance to restore and/or create affordable rental units in existing vacant or underutilized structures and facilitate other residential rehabilitation programs and projects.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 projects
	Location Description	Citywide Services will be provided to low- to moderate-income residents throughout the City of Alameda.
	Planned Activities	Planned activities may include financial and technical assistance to restore and/or create affordable rental units in existing vacant or underutilized structures and facilitation of other residential rehabilitation programs and projects. This project is eligible under 24 CFR 570.202 (a)(2), 570.208 (a)(3) and other eligible activities in the CDBG regulations.
4	Project Name	Administration and Planning

	Target Area	City-wide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$231,000
	Description	General Administration
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Citywide program delivery.
	Location Description	Citywide Services will be provided to low- to moderate-income residents throughout the City of Alameda.
	Planned Activities	The City of Alameda is committed to using CBDG entitlement funding for administration to help continue growing a community development program that is efficient, effective, and resourceful. Planned activities may include but are not limited to: general management, oversight, coordination, program planning, public information, monitoring program activities, preparing reports, budgets and schedules and indirect costs. This project is eligible under 24 CFR 570.206 and other eligible activities.
5	Project Name	Fair Housing
	Target Area	City-wide
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: \$19,421
	Description	Fair housing and tenant/landlord counseling services. This project is eligible under 24 CFR 57.201(e) the CDBG regulations.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	The project will assist approximately 125 people.
	Location Description	Citywide
	Planned Activities	Respond to Fair Housing inquiries, investigate Fair Housing complaints, and conduct Fair Housing audits.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Projects during the FY 2025-2029 will be available to very low- and moderate-income residents throughout the city. A few projects are site specific for improvements and additions to homeless shelters or rental rehabilitation projects. These projects will benefit very low- to moderate-income persons.

Geographic distribution will be 100% citywide.

Geographic Distribution

Target Area	Percentage of Funds
City of Alameda	100%

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All activities discussed in this Action Plan are intended for, and open to, income-eligible households and persons within the City of Alameda. Due to 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 the 2019-2023 American Community Survey, 6.9 percent of Alameda residents are living below the poverty line. Both the statistics for the area and stakeholder comments direct the City of Alameda fund project that will directly impact those with the most need.

The projects during FY 2025-2029 do not emphasize any one geographic area of Alameda. The City does not have a singular concentration of low—to moderate-income residents. Funds are generally dispersed out geographically to have the most significant impact. While some projects may focus on a low- to moderate-income area (LMA), they are not part of a greater neighborhood reinvestment or a designated neighborhood Revitalization Strategy Area (NRSA).

Discussion

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, Family Violence Law Center, Legal Assistance for Seniors, Eden Council for Hope and Opportunity, and Spectrum Community Services, 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 will be 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. The City works continuously with City departments, other public agencies, community-based organizations, and neighborhoods to identify and address obstacles to meeting underserved needs.

In subsequent years, the City plans to fund economic development related projects or programs.

There were no eligible proposals for the FY 2025-26 funding cycle.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

In the City of Alameda and Alameda County altogether, there are a variety of obstacles contributing to underserved housing needs. Obstacles to affordable and adequate housing include the Bay Area's ever-increasing housing costs caused by an aging housing stock, high demand and a limited supply of land resources and funds.

Actions planned to address obstacles to meeting underserved needs

The Consolidated Plan priorities are designed to address the needs of disadvantaged communities in the City of Alameda. The primary obstacle to meeting the City's needs is securing adequate funding resources.

Additional challenges exist because of the City's growing population with varying needs. Based on the 2019-2034 American Community Survey Five-Year Estimates for the City Alameda, 34.6 percent of Alameda's population speaks one of 37 languages other than English at home. The City has analyzed the language needs of the community and is working to improve language access to Chinese, Tagalog, Spanish, and Vietnamese-speaking populations. Language needs are continually being addressed in partnership with nonprofit organizations providing social services. Public outreach and announcements regarding the 2025 Action Plan have been translated to these languages to include the population that does not speak English. Additionally, the senior population makes up 67.7 percent of Alameda's population. The City has analyzed the needs of the aging community and strives to improve accessibility for all communities. The Action Plan has been published in Mastick Senior Center's newsletter.

Actions planned to foster and maintain affordable housing

As housing becomes less affordable and the demand outpaces supply, it is becoming harder for residents to afford housing, especially for low-income families and individuals. The City has several programs to increase the supply of affordable housing by providing assistance with acquisition, rehabilitation, and construction; providing technical assistance, streamlining development applications, and other incentives; and working with affordable housing providers to preserve units. The sites where there is an existing need for an increased supply of affordable housing for lower-income residents is Alameda Point, Webster District and near the Alameda Landing Shopping

Center. The City of Alameda has an affordable housing pipeline of approximately 1,309 new affordable units to be constructed by 2030, pending funding.

In addition to developing affordable housing, the City adopted the Inclusionary Housing Ordinance on June 15, 2004. The ordinance requires at least 15 percent of all new housing constructed shall be affordable to very low-, low- and moderate-income households. Currently, there are 485 units tied to the Inclusionary Housing Ordinance, creating opportunities for safe and sanitary affordable housing and contribute to a healthy job and housing balance. These units represent a significant step towards increasing the regional shortage of affordable housing. The City of Alameda will continue to fund several housing assistance programs with CDBG, including fair housing and tenant/landlord counseling services, and both homeowner and rental rehabilitation as part of its efforts to preserve existing affordable housing.

Actions planned to reduce lead-based paint hazards

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 City of Alameda will use CDBG funds to undertake lead-based paint hazard mitigation when required by the housing rehabilitation regulations. Housing renovation funded with HOME funds will also be required to follow the same regulatory requirements. This can include inspection, risk assessment, specification writing, abatement, clean up, disposal work and clearance testing. This assistance will be in accordance with 24 CFR 35, et al. (9/15/99). In implementing rehabilitation programs, the City notifies tenants of lead-based paint hazards; refers owners to an environmental testing firm for risk assessments; initiates lead hazard controls and/or abatement protocols in conformance with the HUD Guidelines; and obtains final clearance testing.

When conducting Section 8 Housing Choice Voucher program inspections, the Housing Authority inspectors are trained to look for chipped or peeling paint that may indicate the presence of old lead paint and if so, lead-safe remediation of the hazard and clearance testing are required and performed

by outside contractors.

Actions planned to reduce the number of poverty-level families

According to the 2022 American Community Survey, 6.9 percent of the Alameda population lives at or below the poverty line. For a family of four in 2024, the federal government raised the poverty line to \$31,200.

The City's anti-poverty strategy will be carried out during the Action Plan period 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 SSHRB. Public services funding will include safety net services and other services helping individuals in poverty move along this continuum. Alameda will fund the following services in FY 2025:

- Emergency food and shelter
- Direct Legal Services
- Legal Assistance and Education for Seniors
- Employment training and placement
- Housing Counseling Services
- Mental health services
- 211 Alameda County Communication System

Actions planned to develop institutional structure

The City is fortunate to have a strong tradition of community collaboration, which strengthens the service delivery capacity within the City and ensures that linkages between residents, public agencies, and service providers are both comprehensive and coordinated. The following are a few examples of public and private partnerships working to help the most vulnerable neighbors in the community and promotion/preservation of affordable housing.

Rent Program- The Alameda City Council adopted the Rent Review, Rent Stabilization and

Limitations on Evictions Ordinance 3148 on March 1, 2016. The ordinance applies to approximately 15,000 residential rental units. The policy protects tenants from certain evictions and requires a relocation assistance payment when a tenancy is terminated due to circumstances that are not the fault of the tenant.

City of Alameda CARES Team (Source: www.alamedaca.gov/cares)- The City of Alameda and its community partners are committed to addressing homelessness in our island city. The City coordinates the CARES team whose members provide outreach and programs to support homeless individuals and families 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, and community and faith-based organizations in Alameda. These programs include:

- Information and Referrals - Eden I&R provides county-wide information and referral for people experiencing housing instability and homelessness through Alameda County's 2-1-1 system. Housing Resource Centers distributed throughout the county have regular telephone and drop in hours where people experiencing homelessness can obtain housing problem solving and assessment services. As well, domestic violence service providers offer 24-hour hotline support for homeless households that are fleeing domestic violence.
- Mobile Outreach - Non-profit organizations Operation Dignity and Building Futures provide basic necessities to those experiencing homelessness while working on stabilizing their situation and helping them to find housing.
- Dine and Connect - Held on every Mondays of each month, dinners lead by Alameda's faith-based community provide more than just 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 that 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.

Actions planned to enhance coordination between public and private housing and social service agencies

In preparing its FY 2025 Action Plan, the City consulted with community-based service providers, residents, and City departments and Boards and Commissions, the Social Services and Human relations board, to obtain feedback regarding priority needs and objectives and developed projects and activities to further these objectives.

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 housing and social service needs within Alameda. For example, data gathered from community groups and citizens, such as 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 and local homeless service providers, advise on the needs of the homeless.

Discussion

As a recipient of HUD funds, the City of Alameda certifies it will affirmatively further fair housing choice by conducting an analysis of impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records reflecting the analysis and actions taken in this regard. The County of Alameda, as lead agency, and multiple participating jurisdictions, the cities of Alameda, Albany, Berkeley, Dublin, Emeryville, Fremont, Hayward, Livermore, Newark, Oakland, Piedmont, Pleasanton, San Leandro, and Union City; the housing authorities for the cities of Alameda, Berkeley, Livermore, and Oakland; and the Housing Authority of the County of Alameda, have formed a regional collaborative for the purpose of completing an Analysis of Impediments to Fair Housing Choice (Regional Analysis of Impediments) while meeting their goals and obligations under the fair housing rules to affirmatively further fair housing.

Findings from the 2025 Analysis of Impediments to Fair Housing include:

- Lack of local private fair housing outreach and enforcement.
- Lack of resources for fair housing agencies and organizations; lack of local public (local, state, federal) fair housing enforcement;
- Lack of resources for fair housing agencies and organizations;
- Access to publicly supported housing; lack of affordable, integrated housing for individuals who need supportive services;
- Displacement of residents due to economic pressures; source of income; lack of local private fair housing outreach and enforcement; lack of local fair housing enforcement; lack of local public (local, state, federal) fair housing enforcement;
- Displacement of residents due to economic pressures;
- Lack of affordable housing;
- Source of income; community opposition; lack of affordable housing for individuals who need supportive services;
- Source of income; community opposition; lack of affordable housing for individuals who need supportive services; limited supply of affordable housing in areas with access to opportunity;
- Lack of assistance for housing accessibility modifications; location of accessible housing; limited supply of affordable housing in areas with access to opportunity;
- Lack of affordable housing for individuals who need supportive services; location and type of affordable housing; lack of assistance for housing accessibility modifications; location of accessible housing; and,
- The availability of affordable units in a range of sizes.

Each jurisdiction set goals to address during the fiscal years 2025-29. Some initiatives from the 2025 Analysis of Impediments to Fair Housing that will be implemented include:

- Allocate CDBG funds annually over the next five-year AI period to fund a fair housing service provider with the expectation that the provider will market its services through some combination of the distribution of flyers, pamphlets, website postings, and other marketing activities as approved by the City of Alameda.

- Develop a registry of rental property owners and raise awareness of the City's Rent Program among new and existing rental property owners.
- Incorporate these goals into the 2025-2029 Consolidated Plan.
- Continue to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that evaluates the progress towards these Regional AI goals.
- Continue to offer the Residential Rehabilitation program and allocate CDBG funds as they are available.
- Facilitate the development of vacant land and the redevelopment of existing structures to provide more affordable housing serving specialized populations.
- Continue to implement the City's Inclusionary Housing Requirements.
- Continue to fund economic development, including on-the-job training programs, with CDBG funds as funds are available.
- Continue to fund mobile outreach, case management services and the Midway Shelter.
- Continue to provide materials in multiple languages.
- Continue to fund economic development activities, including on-the-job training throughout the City of Alameda.

Program Specific Requirements

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

Introduction

This Action Plan covers the period from July 1, 2025 through June 30, 2026 (FY 2025). The City of Alameda expects to receive an allocation of approximately \$1,112,658 in FY 25-26 CDBG entitlement funds for the City of Alameda. Other CDBG funds noted in the Plan for FY 25-26 include an estimated \$60,000 in program income from loan repayments.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	60,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	60,000

Other CDBG Requirements

1. The amount of urgent need activities	0
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Discussion

The City of Alameda will fund projects in fiscal year 2025 that address the needs outlined in the Consolidated Plan. At least 100 percent of the funds allocated in fiscal year 2025 will help low and moderate-income households directly or indirectly, through housing and social services programs.

Appendix - Alternate/Local Data Sources