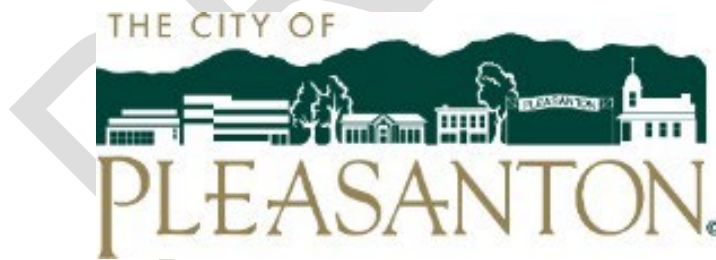


**DRAFT**  
**FY 2025 - 2029**  
**CONSOLIDATED PLAN**

**Housing and Community Development**  
**Strategic Plan**  
**Non-HOME Funds**

*includes*

**FY 2025 - 2026 Action Plan**



**Alameda County**  
**HOME Consortium**

***Public Review Period: June 20 - July 21, 2025***

## **Executive Summary**

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

#### **1. Introduction**

Alameda County Housing and Community Development Department (HCD) of the Alameda County Community Development Agency is the lead agency for the Alameda County HOME Consortium, which includes the cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the unincorporated areas of the County.

The HOME Consortium (referred to as the Consortium in this document) has adopted a five-year consolidated planning cycle starting July 1, 2025 through June 30, 2026, and has produced this Action Plan for the first year of that cycle (July 1, 2025 – June 30, 2026) (FY25). This Consolidated Plan and Action Plan have been prepared for all jurisdictions in the Consortium. HCD coordinated the process with the assistance of community development and planning staff from each of the Consortium's jurisdictions.

The Consolidated Plan and Action Plan are important documents for the HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan and Action Plan focus attention on housing and community development needs and the resources available to meet these needs.

The FY 2025-2029 Consolidated Plan, which includes the first year Annual Action Plan for FY 2025-2026, is referred to as the Consolidated Plan throughout this document.

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

The City of Pleasanton's Consolidated Plan will prioritize the use of federal funds for the following priorities:

- Support public services for low-income residents
- Support the expansion or improvements, including ADA accessibility, to public facilities and infrastructure, parks and recreational facilities, and neighborhood facilities.

The City's priorities, which will be funded with federal CDBG funds, are in line with the needs in the Pleasanton community and align with the Priority Needs and Five-Year Objectives that will be the focus of activities over the next five years for the Alameda County Housing and Community Development and the Alameda County HOME Consortium.

#### **3. Evaluation of past performance**

An evaluation of FY2023 activities was developed for public comment in September 2024. Accomplishments of FY2023 activities were included in the FY2023-2024 CAPER that was released for public comment in September 2024. Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY2024-2025 will be completed in September 2025.

#### **4. Summary of citizen participation process and consultation process**

Community participation is a very important part of the Consolidated Plan and Action Plan development process. The City maintains an active database of potential interested parties and uses it to send out notification of grant funding opportunities at the beginning of every application cycle (early December) which is also the beginning of the annual Action Plan (and Consolidated Plan) process. The list currently includes approximately 250 nonprofit agencies, individuals, and other interested parties. In addition, ads are placed in local newspapers (including the Pleasanton Weekly which is distributed to every household in Pleasanton) and on the City's website. Interested parties have multiple opportunities to participate and provide input on the process starting with annual grant workshops in early December through the annual CAPER hearing held annually in August.

The 30-day public comment period for the Consolidated Plan will take place from June 20 – July 21, 2015. A public hearing at a Pleasanton City Council meeting will be held on July 15, 2015, to take comments on the DRAFT Consolidated Plan. A Public Hearing Notice was published in a locally circulated newspaper *Tri-Valley Herald* on June 30, 2015. Alameda County also published notices regarding the DRAFT Consolidated Plans on June 12, 2015 in the following newspapers: *Alameda Times Star*, *Oakland Tribune*, *Hayward Daily Review*, *Fremont Argus* and the *Tri-Valley Herald*. The notices includes provisions for how the disabled can access the meeting along with a detailed description of what is included in the Consolidated Plan. At the July 9, 2015 Alameda County public hearing, the hearing is listed and noticed as a hearing in the agenda. A sign-in sheet is circulated for attendance. HCD staff present the staff report regarding the Consolidated Plan. Committee members ask questions of staff, the public is then asked to make comments. Any comments are recorded in the meeting.

The draft Consolidated Plan will be distributed to all cities and main library branches in Alameda County, HUD, and any interested citizens, organizations, or agencies. The City will also post the draft and final plans on its web site. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public. Distribution will be the same as mentioned above as well as any requests made to HCD for a copy of the Consolidated Plan. Materials will also be made available in alternate formats upon request.

#### **5. Summary of public comments**

All public comments received will be included in the Consolidated Plan.

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

Not applicable.

#### **7. Summary**

None.

## 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	PLEASANTON	
CDBG Administrator	PLEASANTON	City Manager / Housing Division
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1– Responsible Agencies

### Narrative

The Consolidated Plan is prepared by the City's Housing Manager who reports directly to the Community Development Director. The Housing Manager is also responsible for administering the CDBG program and is the liaison to County of Alameda for matters related to the HOME program (the City of Pleasanton is a member of the Alameda County HOME Consortium).

### Consolidated Plan Public Contact Information

City of Pleasanton  
Attn: Steve Hernandez, Housing Manager  
200 Old Bernal Ave.  
P.O. Box 520  
Pleasanton, CA 94566-0802 925-931-5007  
shernandez@cityofpleasantonca.gov

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The Consolidated Plan is an important document for the Alameda County HOME Consortium. Built on interagency coordination, consultation, and public participation, the Consolidated Plan focuses attention on housing and community development needs and resources available to meet these needs.

The FY2025-2029 Consolidated Plan was prepared through consultation with other public and private entities. At the countywide level, the HOME Consortium Technical Advisory Committee (TAC), composed of staff from all jurisdictions in the HOME Consortium, met bi-monthly to provide policy input into the Action Plan planning process. Additional countywide consultation efforts are discussed in detail in the Alameda County section of the Consolidated Plan is an important document for the HOME Consortium.

Locally, information for Pleasanton's section of the Consolidated Plan was collected through consultation with a variety of entities:

The City's Human Services Commission (HSC) is appointed by the City Council and holds public meetings monthly on the first Wednesday of the month. The HSC provides the main public forum for discussion of a range of issues related to public services in Pleasanton and the Tri-Valley region. Of specific relevance to the Consolidated Plan were meetings held in August 2024 [for the annual CAPER review and discussion of priorities for the upcoming Housing and Human Services Grant (HHSG) process], February 2025 (discussion of the process for reviewing and evaluating applications for HHSG funding), and March 2025 (recommendation for HHSG funding for projects to be included in the next Action Plan).

The Pleasanton City Council served as the highest level decision making body for all matters related to the Consolidated Plan. The City Council holds public meetings twice monthly on the first and third Tuesday of the month. The City Council met on June 17, 2025, to: 1) review recommendations for HHSG funding from the HSC for projects to be included in the next Action Plan and solicit public comments, and 2) formally approve the Consolidated Plan for FY 2025-2029 and the Action Plan for FY 2025-2026 for submission to HUD prior to the August 16, 2025 submittal deadline.

**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's General Plan Housing Element Update for the 2023-2031 planning period was adopted by the City Council on January 26, 2023 and certified by the California Department of Housing and Community Development. This recent Housing Element update process provided a significant opportunity for public input regarding goals, policies, and programs for the City's future housing development. The Housing Element process was conducted in collaboration with Lisa Wise Consulting, Inc. (LWC), a consultant specializing in the preparation of local housing elements. The process involved the following public events throughout 2021: 1) introductory meetings with the Planning Commission, Housing Commission, City Council, and the community; 2) stakeholders meeting with for- and non-profit housing developers, community and housing advocates, and local institutions, and businesses; 3) sites criteria meetings; 4) preliminary report meetings; 5) initial sites introduction meetings; 6) sites inventory meetings; 7) housing policy/program items meetings; 8) draft housing element meetings;

9)HCD comments and revisions meetings; and 10) adoption meetings. Stakeholder meetings involved participation from both non-profit and for-profit groups, including Tri-Valley Haven, Catholic Community of Pleasanton, Tri-Valley REACH, CityServe of the Tri-Valley, Goodness Village, Sunflower Hill, East Bay Housing Organization, Pleasanton VFW Post 6298, Greenbelt Alliance, Pleasanton Unified School District, East Bay for Everyone, and Open Heart Kitchen.

The City of Pleasanton collaborates with Livermore and Dublin to hold an annual grant kickoff virtual meeting via Zoom in early December. The City maintains an active database of potential interested parties and uses it to send out notification of grant funding opportunities at the beginning of every application cycle (early December). The list currently includes approximately 250 nonprofit agencies, individuals, and other interested parties. In addition, ads are placed in local newspapers (including the Pleasanton Weekly which is distributed to every household in Pleasanton) and on the City's web site. Representatives from 34 agencies (primarily non-profit) and other interested parties attended the annual virtual Zoom meeting held in December 2024 and were able to use these opportunities to learn and provide feedback regarding policies and programs of relevance to the Consolidated Plan.

**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 cities and Alameda County government agencies representing three separate care systems — homeless services, HIV/AIDS services and mental health services — that share overlapping client populations. Alameda Countywide Homeless and Special Needs Housing Plan, known as the EveryOne Home plan and published in 2006, helped to form EveryOne Home into a community-based organization to implement the Plan and served as the County's Continuum of Care.

EveryOne Home coordinates local efforts to address homelessness, seeks to maintain the existing service capacity, build new partnerships that generate greater resources for the continuum of housing, services, and employment, and establish inter-jurisdictional cooperation. 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. EveryOne Home includes representation from HOME Consortium jurisdictions and CDBG entitlement jurisdictions in the County, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business representatives, and education and health care professionals. EveryOne Home receives administrative funding through Alameda County's General Fund as well as contributions from each of Alameda County's jurisdictions.

The EveryOne Home plan is structured around three major goals: 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes.

In 2018, EveryOne Home updated that Plan now known as the Strategic Plan Update: Ending Homelessness in Alameda County. This Update recommends strategies and actions to reduce homelessness so that in five years no person without a permanent home would need to sleep outside. The Update focuses on 1) preventing homelessness; 2) ensuring safer and more dignified conditions for those experiencing homelessness; and 3) increasing permanent homes. The EveryOne Home Governance Charter memorializes how stakeholders govern the collective impact initiative to end homelessness and meet the federally-defined responsibilities of operating a HUD Continuum of Care as found in the Continuum of Care Program Rule at §578 and its related HUD rules, regulations and notices, direct the work of the backbone organization, and promote partnership and accountability among the various leadership bodies.

The 5-year strategic initiative Home Together 2026 Community Plan centers on racial equity and 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 and to reduce racial disparities. A companion to the Home Together Community Plan is the Alameda County's Homelessness Prevention Framework which outlines the actions and resources needed to significantly prevent homelessness in Alameda County.

**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**

The City of Pleasanton is not an entitlement jurisdiction for ESG funding.

Alameda County Housing and Community Development Department through HMIS and leadership of the EveryOne Home Performance Management Committee supports the EveryOne Home initiative to establish system wide outcomes and to evaluate effectiveness of programs against those outcomes. These outcomes include shortening the period of time homeless and reducing the recidivism rates for homeless people.

Consultation with EveryOne Home, the Alameda Countywide Continuum of Care, on the use of Emergency Solutions Grant (ESG) funds, began in early 2012, when representatives from the City of Berkeley, the City of Oakland, Alameda County Housing and Community Development Department (Urban County grantee), and EveryOne Home worked together to implement the new ESG requirements in a way that would be consistent county-wide and would continue a collaboration which began in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. This collaboration resulted in the creation of Priority Home Partnership (PHP), which was a single county-wide program to implement HPRP. EveryOne Home held a community-wide meeting at which additional consultation and public input into the use of ESG funds was solicited. A series of meetings with EveryOne Home and the ESG grantees continues through the year and a coordinated ESG program was established and began implementation in early 2013. This coordinated program will use this same structure for FY25-FY29 ESG funding.

**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**

**See Table 2 – Agencies, groups, organizations who participated.**

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**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Alameda County Entitlement Jurisdictions
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local Regional organization Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alameda County and all of the cities in Alameda County meet to discuss regional issues affecting all jurisdictions and to coordinate consultations. Many neighborhood group were also consulted in preparing the Analysis of Impediments to Fair Housing Choice.
2	<b>Agency/Group/Organization</b>	Housing Authority of the County of Alameda
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	All Housing authorities in Alameda County (Oakland, Berkeley, City of Alameda, Livermore and Alameda County) participated in the planning and development of the Analysis of Impediments to Fair Housing Choice Plan.
3	<b>Agency/Group/Organization</b>	City of Livermore
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Human Services Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The cities of Livermore and Pleasanton collaborated to conduct the Tri-Valley Human Services Needs Assessment in 2011. Pleasanton also adopted a Human Services Needs Assessment Strategic Plan 14-16 and the HSNA Updated Strategic Plan 2018-2022. The 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA) evaluates the strengths, needs, and recommendations for the human services delivery network for the Tri-Valley region and individual Tri-Valley cities.

4	<b>Agency/Group/Organization</b>	Abode Services, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services – Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). The City coordinates with services providers to assess needs and establish ways to coordinate services on a regional level.
5	<b>Agency/Group/Organization</b>	Axis Community Health
	<b>Agency/Group/Organization Type</b>	Services – Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). The City coordinates with services providers to assess needs and establish ways to coordinate services on a regional level.
6	<b>Agency/Group/Organization</b>	CityServe of the Tri-Valley
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Elderly Persons Services – Persons with Disabilities Services – Victims of Domestic Violence Services – Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically Homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied minors
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). The City coordinates with services providers to assess needs and establish ways to coordinate services on a regional level.

7	<b>Agency/Group/Organization</b>	Community Resources for Independent Living (CRIL)
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). The City coordinates with services providers to assess needs and establish ways to coordinate services on a regional level.
8	<b>Agency/Group/Organization</b>	Eden Council for Hope and Opportunity (ECHO Housing)
	<b>Agency/Group/Organization Type</b>	Housing Services – Housing Services – Homeless Services – Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). The City coordinates with services providers to assess needs and establish ways to coordinate services on a regional level.
9	<b>Agency/Group/Organization</b>	Eden I&RR
	<b>Agency/Group/Organization Type</b>	Housing Services – homeless Information and Referral
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs – Chronically homeless Homeless Needs -Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). The City coordinates with services providers to assess needs and establish ways to coordinate services on a regional level.

10	<b>Agency/Group/Organization</b>	Legal Assistance for Seniors
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). The City coordinates with services providers to assess needs and establish ways to coordinate services on a regional level.
11	<b>Agency/Group/Organization</b>	Open Heart Kitchen
	<b>Agency/Group/Organization Type</b>	Meals for children and seniors
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). The City coordinates with services providers to assess needs and establish ways to coordinate services on a regional level.
12	<b>Agency/Group/Organization</b>	Spectrum Community Services
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons Services – Persons with Disabilities Meals for homebound seniors
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). The City coordinates with services providers to assess needs and establish ways to coordinate services on a regional level.
13	<b>Agency/Group/Organization</b>	Tri-Valley Haven
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Children Services – Victims of Domestic Violence Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Homeless Needs -Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). The City coordinates with services providers to assess needs and establish ways to coordinate services on a regional level.

14	<b>Agency/Group/Organization</b>	City of Pleasanton Human Services Commission
	<b>Agency/Group/Organization Type</b>	Other government - local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input in the development of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). The City coordinates with services providers to assess needs and establish ways to coordinate services on a regional level.

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

Not applicable. Efforts were made 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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care, includes Home Together 2026 Community Plan	Alameda County Housing and Homelessness Services	Drives the development of the homelessness activity goals.
2024 Alameda County Homeless Point in Time Count	EveryOne Home	Annual homeless population census and analysis of addressing homelessness in Alameda County.
2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA)	Tri-Valley cities of Dublin, Livermore, and Pleasanton	EACHSNA evaluates the strengths, needs, and recommendations for the human services delivery network for the Tri-Valley region and individual Tri-Valley cities.
2025-2029 Analysis of Impediments to Fair Housing Choice (AI)	Alameda County Housing and Community Development Department	The AI identified and evaluated impediments to choosing housing free of discrimination and included a 5-year Housing Action Plan that recommends actions to address the impediments.

**Table 1– 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))**

Pleasanton is a member of the Alameda County HOME Consortium, which consists of the Alameda County Housing and Community Development Department (HCD) as the lead agency and the following cities of Alameda, Fremont, Hayward, Livermore, Pleasanton, San Leandro, and Union City, and the Urban County, which includes the cities of Albany, Dublin, Emeryville, Newark, and Piedmont, and the unincorporated areas of the County. Pleasanton met with the HOME Consortium members to coordinate planning efforts, which included sharing data, establishing goals and priorities, and aligning funding strategies, for the adoption of the Consolidated Planning cycle starting July 1, 2025 through June 30, 2030 and the Annual Action Plan for FY 2025-2026. Additionally, the Alameda County HOME Consortium jurisdictions meet bi-monthly to coordinate strategies to address regional housing and community development priorities, including affordable housing development, homelessness and services for low-income residents.

Pleasanton will continue to partner with the Alameda County HOME Consortium, and other local governments, and as well as with State agencies to ensure full and complete implementation of the Consolidated Plan.

**Narrative**

The 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA) was completed in January 2024 and was a collaborative effort among the cities of Dublin, and Livermore, and Pleasanton to assess the Tri-Valley human service gap areas. The EACHSNA updates the Pleasanton's Human Services Needs Assessment Updated Strategic Plan 2018-2022, which provided a reassessment and update to the Human Services Needs Assessment Strategic Plan 14-16.

## **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**

All aspects of programs administered by the U.S. Department of Housing and Urban Development (HUD) are conducted with freedom of access for all interested persons. Citizens are encouraged to be involved in the development of programs offered by HUD including recommending program policies and funding, the Five-Year Consolidated Plan, Annual Action Plans, Substantial Amendments to the Consolidated/Action Plans, Consolidated Annual Performance and Evaluation Reports, and the Citizen Participation Plan. Community participation is a very important part of the Consolidated Plan development process. Many organizations, including social service agencies, homelessness service providers, and healthcare providers, were contacted during the development period for the Consolidated Plan.

As described earlier, the City maintains an active database of interested parties and stakeholders and uses it to send out notification of grant funding opportunities at the beginning of every application cycle (early December) which is also the beginning of the annual Action Plan (and Consolidated Plan) process. The list currently includes approximately 250 nonprofit agencies, individuals, and other interested parties. In addition, ads are placed in local newspapers (including the Pleasanton Weekly which is distributed to every household in Pleasanton) and on the City's website. Interested parties have multiple opportunities to participate and provide input on the process starting with annual grant workshops in early December through the annual CAPER hearing held annually in August.

Pre-draft public hearings on the Consolidated Plan and Annual Action Plan took place on January 9, 2025 and February 5, 2025 at the Housing and Community Development Advisory Committee meeting. A public hearing was held on July 9, 2025 to take comments on the draft HOME Consortium Consolidated Plan. This meeting was held at the Alameda County Community and Housing Development (HCD) office in Hayward. Public Notices were placed in the following newspapers: *Alameda Times Star*, *Oakland Tribune*, *Hayward Daily Review*, *Fremont Argus* and the *Tri-Valley Herald*. The notice included provisions for how the disabled can access the meeting along with a detailed description of what is included in the Consolidated Plan. HCD staff presented the staff report regarding the Consolidated Plan. Committee members were provided the opportunity to ask questions of staff. The purpose of the meeting was to present an overview of the Consolidated Plan, and review and solicit input on the housing and community development needs in the HOME Consortium. The public was also provided with an opportunity to make comments or ask questions, but there were no members of the public who attended the virtual meeting so there were no public comments received as well.

On June \_\_, 2025, the City published a public hearing notice in *The Valley Times* advising the public of another public hearing on July 15, 2025, regarding the Five-Year Consolidated Plan and Annual Action Plan, to solicit public comments on the these HUD plans. The HUD-required 30-day public review period to solicit public comments on the Draft FY 2025-2029 Consolidated Plan and FY 2025-2026 Annual Action Plan, coordinated by Alameda County HOME Consortium, began on June 20, 2025 and will end on July 21, 2025.

The draft Consolidated Plan was distributed to all cities and main library branches in Alameda County,

HUD, and any interested citizens, organizations, or agencies and also posted on the City's website for public review. Once the Consolidated Plan is adopted, it will be made available along with any substantial amendments (if necessary) and the annual performance reports made to the general public.

### 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	Public Hearing	Non-targeted / broad community	Six HCDAC members and four HCD staff	No comments were received	N/A	
2	Public Hearing	Non-targeted / broad community	Eight HOME Consortium members and one HCD staff	No comments were received	N/A	
3	Newspaper Ad	Non-targeted / broad community	Five local newspaper received notice of a 30-day public comment period and public hearing.			

**Table 2– Citizen Participation Outreach**



## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

Pleasanton has experienced a population decline of more than 5% from the 2020 Census (79,871) to the Census population estimate of 75,664 as of July 2024. Despite the decrease in population, there is still a need for planning for new housing, the rehabilitation of existing housing stock, and continued efforts to keep the existing housing stock affordable. The Alameda County HOME Consortium has conducted a Housing Needs Assessment, Housing Market Analysis and Homelessness Analysis to provide an overview of the current state of housing and homelessness within the HOME Consortium. The results are provided in the County's section of the Consolidated Plan. Additionally, the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA) was completed at the end of 2024.

The Needs Assessment of the Consolidated Plan identifies the following Pleasanton's priority needs:

- Support public services for low-income residents
- Support the expansion or improvements, including ADA accessibility, to public facilities and infrastructure, parks and recreational facilities, and neighborhood facilities.

The City invited residents, non-profit organizations, and the general public to participate in a Priority Needs Survey to create the Consolidated Plan and determine the City's priority needs. The City will allocate CDBG funds to programs and projects addressing these priority needs from July 1, 2025, to June 30, 2030.

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

### **Describe the jurisdiction's need for Public Facilities:**

The City has historically prioritized public facility improvements, particularly non-profit agencies and their facilities that benefit low-income residents. Some examples of the City assisting non-profit agencies to address their public facility needs include: Open Heart Kitchen's commercial kitchen that was built in the Vineyard Resource Center, a 23-unit permanent supportive housing development for people experiencing homelessness that also has a year-round 30-bed temporary shelter for homeless individuals, that opened in 2024; and the Livermore Multi-Service Center that was renovated and is now home for seven non-profit agencies including CityServe of the Tri-Valley and ECHO Housing.

The City recently adopted its five-year Capital Improvement Program (CIP) for FY 2025/26 – FY 2029/30. The capital improvement projects were identified through the City's CIP prioritization process, which uses a systematic approach to rank projects to help the City allocate resources effectively and make data-driven decisions on capital improvements. The City's CIP has seven categories: transportation & streets, parks, miscellaneous, water, sewer, storm, and facilities. Most projects in the CIP are anticipated to be funded with local funding sources, including development fees, gas taxes, grants, interest earnings, and the General Fund.

Additionally, the City must dedicate CDBG funds for annually (until FY 2033-2034) repaying the City's \$950,000 HUD Section 108 loan, which used to assist in the acquisition of the Axis Community Health Center in 2014, in accordance to HUD's 20-year repayment schedule.

### **How were these needs determined?**

The 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA) identified the need for health care facilities (including mental health and substance abuse facilities), child care centers, and youth centers. The City's five-year CIP identifies the CIP projects for the City in the next five years.

### **Describe the jurisdiction's need for Public Improvements:**

See above.

### **How were these needs determined?**

See above.

### **Describe the jurisdiction's need for Public Services:**

The lack of sufficient funding is the biggest challenge for the City in achieving its public services objectives. For instance, for the upcoming FY 2025/26 grant program, the City received requests of \$1,337,164 but the City will only be able to fund approximately 51% (\$694,166) of these funding requests, using federal CDBG and HOME funds as well as local General Fund and Lower Income Housing Fund (LIHF). Every year the City receives more public service grant requests compared to the prior year. As the demand for basic safety needs continues to

increase exponentially each and every year, the non-profit organizations are tasked with increasing their services while using the same funding levels from prior years.

### **How were these needs determined?**

Since the 2011 Tri-Valley Human Services Needs Assessment (commissioned jointly by the Tri-Valley cities of Pleasanton, Livermore, and Dublin), the City has updated this assessment multiple times, including the most recent 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). These assessments analyze the human services needs in Eastern Alameda County. The City also has ongoing engagement with non-profit social services providers.

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# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Incorporated in 1894, Pleasanton is a suburb in the San Francisco Bay Area located about 25 miles east of Oakland and 6 miles west of Livermore. With a population of more than 75,000, Pleasanton is considered as one of the wealthiest mid-sized city in the nation.

Pleasanton was recently (June 10, 2025 press release) ranked #2 in the nation in quality of life on the [U.S. Social Progress Map](#), which measures outcomes that directly impact daily life, including safety, health, education, and access to opportunity. The U.S. Social Progress Map, which covers all 50 states, the 500 largest U.S. cities, and 32,000 neighborhoods, making it the country's most comprehensive measure of quality of life, uses over 50 carefully selected indicators that reflect what matters most to people's lives grouped into three dimensions:

- **Basic Human Needs** – covering essentials like housing, safety, and healthcare
- **Foundations of Wellbeing** – encompassing education, environmental quality, and access to information
- **Opportunity** – reflecting personal rights, inclusiveness, and freedom of choice

Pleasanton, California is one of the more expensive cities nationally, with housing being the primary. According to [The Council for Community and Economic Research \(C2ER\)](#), a nationally recognized, trusted leader in the community, economic, and workforce research field, Pleasanton ranked 13 out of 273 cities across the country in terms of cost of living. The cost of living in Pleasanton is estimated to be 134.6% of the national average. The current average rent in Pleasanton is \$3,600, per Zillow, which is 71% higher than the national average; 14% higher compared to Livermore's average rent of \$3,150 but 1% lower than Dublin's average rent of \$3,650. The median value of homes in Pleasanton is \$1,432,300 (2019-2023 American Community Survey 5-year Estimates), while popular online real estate platforms, including Zillow, Redfin, and Realtor, reflect the median sales price at more than \$1.6 million (approximately \$724/Sqft).

The City of Pleasanton 2023-2031 Housing Element reports that 24% of Pleasanton homeowners are cost-burdened (4,787 households), defined by the U.S. Department of Housing and Urban Development (HUD) as monthly housing costs exceed 30% of monthly income, while almost 44% of Pleasanton renters are cost burdened (3,804 households). 13% of Pleasanton households spend 50 percent or more of their income on housing while 16.9% spend 30 to 50 percent. Among low-income (earning less than 80% of the Area Median Income), Pleasanton households, 76.4% (4,034 households) are cost burdened, while 52.8% (2,785 households) are severely cost burdened (monthly housing costs exceed 50% of monthly income).

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

### Introduction

Pleasanton was incorporated in 1894 and lies along the route of the historic first transcontinental railroad. Located in Alameda County, the City of Pleasanton encompasses 24.3 square miles and is adjacent to the cities of Hayward, Livermore, and Dublin.

Known as the city of planned progress, Pleasanton is a community that successfully integrates a thriving residential population within a robust business environment. Pleasanton's commercial market is home to more than 4,000 businesses, supporting 53,000 jobs. The City's largest employers include Workday, Kaiser Foundation Hospitals, Oracle, Roche Molecular Systems, Inc., Stanford Healthcare-ValleyCare, Veeva Systems, Vocera Communications, Inc., Thermo Fisher, and 10x Genomics.

### Economic Development Market Analysis

#### Industry Activity

	Number
Civilian employed population 16 years and over	38,344
Agriculture, forestry, fishing, and hunting, and mining	155
Construction	1,139
Manufacturing	4,896
Wholesale trade	1,004
Retail trade	3,035
Transportation and warehousing, and utilities	1,001
Information	1,767
Finance and insurance, and real estate and rental and leasing	2,827
Professional, scientific, and management, administrative and waste management services	10,120
Educational services, and health care and social assistance	7,472
Arts, entertainment, and recreation, and accommodation and food services	2,828
Other services, except public transportation	1,001
Public administration	1,099

**Table 5 - Industry Activity** Data Source: 2023: ACS 5-Year Estimates

#### Labor Force

Population 16 years and over	62,017
In labor force	40,329
Civilian labor force	40,275
Not in labor force	21,688
Unemployment Rate	4.8%

**Table 6 - Labor Force** Data Source: Data Source: 2023: ACS 5-Year Estimates

Occupations by Sector	Number of People
Management, business, science, arts occupation	26,499
Service occupations	26,499
Service occupations	3,360
Sales and office occupations	6,291
Natural resources, construction, maintenance	986
Production, transportation, and material moving	1,208

**Table 7 – Occupations by Sector** Data Source: 2023: ACS 5-Year Estimates

### Community To Work

	Number	Percentage
Workers 16 years and over	37,678	
Car, truck, or van – drove alone	21,040	55.8%
Car, truck or van – carpooled	2,286	6.1%
Public transportation (excluding taxicab)	2,641	7.0%
Walked	677	1.8%
Other means	1,110	2.9%
Worked from home	9,924	26.3%
Mean travel time to work (minutes)	34.0	

**Table 8 - Travel Time** Data Source: Data Source: 2023: ACS 5-Year Estimates

### 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	885	30	535
High school graduate (includes equivalency)	2,695	245	920
Some college or Associate's degree	6,870	535	1,745
Bachelor's degree or higher	20,410	740	4,910

**Table 9 - Educational Attainment by Employment Status** Data Source: 2011-2015 ACS

#### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–64 yrs	65+ yrs
High school graduate or higher	1,209	7,328	11,588	22,071	11,893
Bachelor's degree or higher	1,197	5,417	9,512	16,530	6,312

**Table 10 - Educational Attainment by Age**

Data Source: 2023: ACS 5-Year Estimates

**Educational Attainment – Median Earnings in the Past 12 Months**

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	31,740
High school graduate (includes equivalency)	49,889
Some college or Associate's degree	63,649
Bachelor's degree	120,047
Graduate or professional degree	159,026

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2023: ACS 5-Year Estimates

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

According to the [City's Economic Profile Report FY2024-2028](#), the top 10 largest employing industries in Pleasanton are: professional services, healthcare and social assistance, information, government, construction, retail trade, accommodation and food services, administrative & support services, manufacturing, and management of companies. Approximately 841,270 people work in Alameda County, and 59,750 of those jobs are located in Pleasanton.

**Describe the workforce and infrastructure needs of the business community:**

Pleasanton is a highly-competitive employment center, with long term growth that has outpaced the Tri-Valley and East Bay. Despite a drop in employment during the economic downturn in 2009-2012 in Hacienda business park – the largest concentration of employment in Pleasanton and a bellwether for the City's economy – the city experienced a rapid recovery beginning in 2012 and continued job growth extending into early 2020. Pleasanton provides excellent accessibility to a diverse, well-educated and highly-skilled labor force as the city's location provides access to workers throughout the region – especially the East Bay and the Silicon Valley – via the I-580 and I-680 freeways, as well as offering commute options via BART and ACE trains. This accessibility allows for mobility of goods and workers, which is a primary consideration for employers. As well, Pleasanton offers high-quality business districts with diverse types and sizes of Class A office, Class B office, and flex space, often with supporting amenities and infrastructure. Office space in Pleasanton is generally much lower in cost than other core Bay Area locations that offer similar types of office products, which is an important asset to businesses across a range of industry sectors.

While Pleasanton's built environment offers many advantages for business development, because much of the City's housing and commercial space was built in auto-centric, low-density development patterns, the types of products currently offered are not in sync with changing employer and worker preferences. The existing employment centers are not well integrated with housing and retail, and some lack adequate data infrastructure. There is a need to provide the mixed-use, pedestrian-friendly, amenity-rich workplace districts integrating retail and housing that are increasingly sought by innovation-focused firms and workers.

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

Pleasanton has two new hotels: the 122-room Springhill Suites hotel which opened in December 2023 and the 110-room TownePlace Suites hotel which opened March 2024). The new 16,000-square-foot Costco warehouse store, which also has 768 parking stalls and 15 double-sided fuel pumps at its Costco gas station, opened in November 2024. The 2 hotels and the Costco warehouse were part of the larger Johnson Drive Economic Development Zone initiative that aims to redevelop approximately 40 acres of land near the Stoneridge Drive and I-680 into a commercial corridor. These newly opened businesses not only provides hundreds of jobs, but will also contribute to increasing the City's tax revenues [transient occupancy tax (TOT) and sales tax].

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

Pleasanton's largest employers, such Workday and Kaiser, are economic anchors that attract talented and skilled employees and additional business activity through the growth of the supply chain network and the creation of new, related businesses. These companies also represent the majority of Pleasanton's 62,000+ jobs, and find a sufficient labor pool to meet demand. However, many retail, service and hospitality industry sector companies have difficulty in attracting and hiring workers given that many do not live in the city or Tri-Valley.

**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.**

Among Pleasanton's local workforce development partners are:

- Tri-Valley Educational Collaboration (TEC) is a collaborative effort to prepared students for college and careers through a collaborative forum that evaluates and plans Career Technical Education articulation strategies through a regional effort among the education jurisdictional governing boards (i.e., school district boards).
- Tri-Valley Career Center offers resources for both job seekers and employers across all industries and professions.

Other local workforce development programs available for low-income and unemployed Pleasanton residents include the Amador Valley Adult and Community Education, the Tri-Valley Regional Occupation Program, and the Chabot-Las Positas Community College's Tri-Valley Pathways to Employment Program.



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

Yes.

**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.**

The City of Pleasanton has a Council-adopted [Economic Development Strategic Plan](#) that is implemented by City Economic Development staff with input from the City's Economic Vitality Committee. Notably included among the priorities are current efforts to the expand Pleasanton's life sciences sector and to foster retail sector growth. Additionally, the City participates in regional business growth and development initiatives such as the i-GATE innovation hub, Innovation Tri-Valley, East Bay Economic Development Alliance of which have plans, programs and initiatives designed to foster economic growth in the region.

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## **MA-50 Needs and Market Analysis Discussion**

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

As with the Consortium at large, the most common housing problem for low to moderate-income households in Pleasanton is cost burden. Renters struggle to afford rental rates and low-income homeowners (particularly single-parent households and seniors on fixed incomes) struggle to afford the cost of household maintenance and repairs. In the latter case, poorly-maintained homes lead to additional repair problems, higher utility costs, etc., further restricting household funds and contributing to the deterioration of housing units. While the number and percentage of cost burdened households in Pleasanton is less than the average throughout the Consortium, the affordability gap is larger because Pleasanton has the highest rents and ownership housing costs within the entire region as noted earlier.

HUD Comprehensive Housing Affordability Strategy (CHAS) defines the four main "housing problems" as being 1) overcrowded housing conditions (with more than one person per room), cost burden (paying more than 30% of income toward housing costs, including utilities), 2) housing that lacks complete plumbing facilities, and 4) housing that lacks complete kitchen facilities. Additionally, HUD defines "severe housing problems" as being 1) severely overcrowded housing conditions (with more than one and a half persons per room), 2) severely cost burdened (paying more than 50% of income toward housing costs, including utilities), 3) housing that lacks complete plumbing facilities, and 4) housing that lacks complete kitchen facilities.

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

There are several methods recognized by HUD for defining areas of minority concentration. One method defines areas of minority concentration as census tracts where more than 50% of the population is comprised of a single ethnic or racial group. According to the Affirmatively Furthering Fair Housing mapping tool offered by HUD, there are no areas in the City of Pleasanton where there are concentrations of racial or ethnic minority households. Another way to define minority concentration is an area where the percentage of all minorities is at least 20% above the overall percentage for the Consortium-wide minority population percentage. Pleasanton also does not have any concentrations with regard to household income, as verified using [HUD's Community Planning and Development \(CPD\) Maps System](#).

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

Not applicable.

### **Are there any community assets in these areas/neighborhoods?**

Not applicable.

### **Are there other strategic opportunities in any of these areas?**

Not applicable.

**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.**

This is not applicable as there are no low- and moderate-income neighborhoods in Pleasanton, according [HUD's Community Planning and Development \(CPD\) Maps System](#).

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

See above.

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

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

Pleasanton recognized the State of California's efforts in combating climate change that have resulted in more frequent and higher intensity heat waves and wildfires, rising sea level, and declining snowpack.

### **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 City adopted a Climate Action Plan in 2012 that provides a strategy to assist California in reducing greenhouse gas (GHG) emissions. The plan describes goals, supporting strategies, and specific ground actions to help the City achieve its goal of reducing GHG emissions to 1990 levels by 2020. The plan identifies transportation and residential, commercial, and industrial energy use as the primary sources of the City's GHG emissions.

California Assembly Bill 32 and Executive Order S-3-05, has established statewide GHG emission reduction targets of 40-percent below 1990 emission levels by 2030 and 80-percent below 1990 emission levels by 2050. Accounting for the new state laws, the Pleasanton City Council- approved its 2019-2020 Work Plan which includes preparation of an updated Climate Action Plan (CAP 2.0). As with Pleasanton's 2012 Climate Action Plan, CAP 2.0 will continue to respond to the impacts of climate change through local actions that significantly reduces the City's greenhouse gas emissions as well as closes the gap between GHG emission reduction targets and Pleasanton's projected emissions.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Pleasanton's section of the HOME Consortium's Strategic Plan will identify the City's own priority needs and describe strategies that the City will undertake to serve the priority needs. The priorities were developed from the analysis in the Needs Assessment and Market Analysis, in addition to community input.

The housing needs strategy was developed by analyzing the characteristics of the housing market; particularly how the Consortium could use HOME and CDBG funds for rental assistance, production of new units, rehabilitation of existing units, and acquisition of existing units. The three Public Housing Agencies in the Consortium (Alameda County, City of Alameda and City of Livermore Housing Authorities) were consulted to develop the plan to meet the needs of public housing residents and public housing developments. The Alameda County Healthy Homes Department was consulted for strategies to evaluate and reduce lead-based paint hazards. EveryOne Home, Alameda County's Continuum of Care, was consulted for assistance in developing the plan for reducing and ending homelessness. These activities will primarily be funded with Emergency Solutions Grant, HOME Tenant-Based Rental Assistance and CDBG Funds.

The Consortium's Strategic Plan will estimate the HOME, CDBG and ESG resources that will be available to address the Consortium's priority needs. Pleasanton will report on its direct use of CDBG resources, while HOME and ESG resources are reported on a Consortium level.

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

### Geographic Area

Table 12 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	[Not Applicable]
	Other Target Area Description:	[Not Applicable]
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

As an entitlement jurisdiction, Pleasanton receives Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development for housing and community development activities. To receive its annual allocation of CDBG funds, Pleasanton prepares a Five-Year Consolidated Plan to assess the City's affordable housing and community development needs, to identify priority needs, and to outline the strategies for addressing these needs. As part of the Five-Year Consolidated plan, the City must prepare an annual Action Plan that provides a summary of the actions and activities that would address the priority needs identified. The priority needs and goals of the FY 2025-2029 Consolidated Plan are outlined in the "SP-28 Priority Needs Summary" and "SP-48 Goals Summary".

The City has not established a specific target area to focus the investment of CDBG funds. The City will continue to fund programs that meet the national objectives of serving low- and moderate-income clientele (LMC) or low- and moderate-income housing (LMH), with each activity benefiting at least 51% low- and moderate-income individuals and families.

Additionally, the HOME Investment Partnership (HOME) funding is allocated to the jurisdictions within

the Alameda County HOME Consortium on a formula basis. HOME funds are distributed throughout all parts of the HOME Consortium. All activities to be undertaken are intended and open to serve eligible households living in the Consortium.

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

### Priority Needs

Table 13 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Rental Assistance Minor Housing Rehabilitation Program Housing Needs - Reduction of Housing Discrimination
	<b>Description</b>	<b>Goal 1:</b> Promote the production, rehabilitation and preservation of affordable housing (rental and ownership) through acquisition, rehabilitation, new construction and minor home repair. <b>Goal 2:</b> Reduction of Housing Discrimination through the provision of fair housing and landlord/tenant services.
	<b>Basis for Relative Priority</b>	Affordable housing is a critical need in Pleasanton as majority of low-income Pleasanton households are cost burdened.



2	<b>Priority Need Name</b>	Homeless Needs
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Homeless Needs
	<b>Description</b>	<b>Goal 1:</b> Use resources to end homelessness by funding and supporting homeless services programs.
	<b>Basis for Relative Priority</b>	Reducing homelessness is a high priority for the Alameda County HOME Consortium and is based on the EveryOne HOME Plan (Continuum of Care) to end homelessness.

<b>3</b>	<b>Priority Need Name</b>	Supportive Housing Needs
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Supportive Housing Needs
	<b>Description</b>	<b>Goal 1:</b> Increase the availability of service enriched housing for persons with special needs by supporting the acquisition and new construction of housing units.
	<b>Basis for Relative Priority</b>	Many of the homeless population also have supportive housing needs.

4	<b>Priority Need Name</b>	Community Development Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City-wide
	<b>Associated Goals</b>	Community Development Needs - Capital Improvements Community Development Needs - Public Services
	<b>Description</b>	<b>Goal 1:</b> Make improvements, including ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, homeless facilities and other public facilities/community centers. <b>Goal 2:</b> Fund economic development, micro-enterprise and on-the-job training. <b>Goal 3:</b> Support public service programs for low income residents, preserving safety net services for families and individuals who are vulnerable or “in-crisis”.
	<b>Basis for Relative Priority</b>	The City will continue to make principal and interest payments for the \$950,000 HUD Section 108 Loan the City used to assist in the acquisition of the Axis Community Health Center in 2014, in accordance to HUD's 20-year repayment schedule ending in FY 2033-2034.

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

### Introduction

As an entitlement jurisdiction, the City of Pleasanton annually receives federal Community Development Block Grant (CDBG) funds. Pleasanton also receives HOME Investment Partnership (HOME) funds as a member of the Alameda County HOME Consortium. The City will continue to primarily use federal CDBG and HOME funds as well as local funds [City General Fund and Lower Income Housing Fund (LIHF) funds] to accomplish specific objectives in the upcoming five year consolidated period (FY 2025-2029). CDBG funds are eligible to be used for public services program, capital projects, other projects that benefit low-income residents, and program administration costs.

### 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 & Planning Economic Development Housing Public Improvements Public Services	\$381,455	\$0	\$0	\$381,455	\$1,525,820	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households / communities in the City of Pleasanton.

Table 14- 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**

To maximize leveraging of its own funds and increase the funds available for housing and community development activities, the City of Pleasanton plans to undertake the following activities:

- Support applications by organizations or agencies for other public and private sources of financing to leverage City funds.
- Include leveraging as a goal to the maximum extent possible in the City's HHSF funding application review process.
- Support the purchase and rehabilitation and new construction of units by nonprofit housing developers.
- Promote private sector rehabilitation through the City's Housing Rehabilitation Program (HRP).
- Continue participation in programs to support affordable homeownership.
- Continue to provide support to nonprofit, community-based housing developers and service providers in obtaining other sources of financing.
- Promote joint development with other governmental or quasi-governmental agencies to implement housing community development programs and combine multiple sources of financing.

Matching requirements must be satisfied in the following federal entitlement housing programs: the HOME Program and the Emergency Solutions Grant Program. A variety of non-federal sources may be used for the HOME match requirements, which requires that \$0.25 be "permanently contributed" to the HOME Program or to HOME-assisted projects for every HOME dollar spent. This requirement applies to the program as a whole, not to individual projects. The liability for matching funds occurs when the HOME Consortium actually draws down HOME funds from HUD. Sources of HOME match include cash or cash equivalents from a non-federal source, value of waived taxes or fees, value of donated land or real property, a portion of housing bond proceeds, and the cost of infrastructure improvements, among others.

As a member jurisdiction, the City must comply with the HOME match requirements that have been established by the County. The County will evaluate match requirements for HOME and determine potential match sources. Some match sources may come from local affordable housing trust funds, housing bond proceeds, the value of waived local fees or permits, foregone property tax revenue, local road funds, private donations, services funded by service providers, the State, County, or foundations, other local agency funds, and publicly owned land.

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

The City has plans to identify strategies to leverage publicly owned land and properties to address the housing needs in its 2023-2031 Housing Element. The City is currently assessing its inventory of properties that could support affordable housing development and evaluating how the properties would comply with California's Surplus Lands Act (AB 1486, AB 1255, and SB 6).

**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.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
PLEASANTON	Government	Affordable Housing Ownership Rental Homelessness Non-homeless special needs Community Development public facilities neighborhood improvements public services Economic Development Planning	Jurisdiction
Alameda County HCD	Government	Affordable Housing Ownership Rental Homelessness Non-homeless special needs Community Development public facilities neighborhood improvements public services Economic Development Planning	Region
Abode Services	Subrecipient	Homelessness Rental	Region
Axis Community Health	Subrecipient	Homelessness Non-homeless special needs Community Development public services	Region
CityServe of the Tri-Valley	Subrecipient	Homelessness Non-homeless special needs Community Development public services	Region
EveryOne Home	Subrecipient	Homelessness Planning	Region

EDEN I&R	Non-profit organizations	Affordable Housing Ownership Rental Homelessness	Region
ECHO HOUSING	Non-profit organizations	Affordable Housing Ownership Rental	Region
Open Heart Kitchen	Subrecipient	Community Development public services	Region
Spectrum Community Services	Subrecipient	Community Development public services	
Tri-Valley Haven	Subrecipient	Community Development public facilities public services	Region

**Table 15 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between service providers, particularly those addressing housing needs of the homeless, special needs populations, and housing providers. Pleasanton participates on the Alameda County HOME Consortium Technical Advisory Committee (TAC) which is comprised of staff from the member jurisdictions and the County. The TAC meets bi-monthly to discuss programmatic and policy matters relating to the HOME program as well as broader federal housing and community development funding sources.

The Tri-Valley cities of Pleasanton, Livermore, and Dublin have a long-standing history of collaboration around housing and community issues as exemplified in the following joint efforts:

- The cities collaborate annually around the federal grant process, holding joint meetings for NOFA / application distribution, contract submission, subrecipient monitoring, and reporting. Staff have worked together to develop standard applications, contracts, and monitoring tools which have improved standardization and resulted in time and cost savings for cities as well as subrecipients. All three cities utilize the same on-line application system (ZoomGrants) which provides a further benefit and convenience to subrecipients.
- As noted earlier, the three cities collaborated on the completion of the 2024 Eastern Alameda County Human Services Needs Assessment (EACHSNA). This multi-jurisdictional effort contributed toward the consistency of policies and programs throughout the subregion while still allowing a degree of independence to include local needs and priorities.
- The cities have collaborated on two Section 108 loans in order to secure federal funds in an amount larger than any one jurisdiction could support on its own. These funds were obtained in 2002 to acquire and rehabilitate a family crisis shelter and more recently in 2015 to construct a community medical clinic. Although one city had to serve as the lead agency (Livermore in 2002; Pleasanton in 2015), in both cases the cities entered into an agreement to share repayment of the loans.

The primary gaps facing Pleasanton and its neighbor cities in delivering affordable and supportive housing are primarily the lack of financial resources (including land) for development, operations, and support services combined with a location that has the highest costs in the region. Community development efforts are frequently limited due to a lack of financial resources. In some cases, there is need for stronger coordination between agencies and organizations although it is generally felt that the region enjoys a high level of coordination and simply needs to continue to foster and expand existing collaborative relationships.

#### 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment & Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 16 - 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 County's section of the Consolidated Plan includes a detailed description of county-level stakeholders and services. Many of these provide direct services in Pleasanton and other East County jurisdictions.

Key stakeholders in Pleasanton include Axis Community Health (community clinics, public benefits coordination), Pleasanton Unified School District (student health programs), Tri-City Health Center (East County AIDS Advocacy), Tri-Valley Haven (food bank; domestic violence and family shelters), Open Heart Kitchen (family and senior food programs), Spectrum Community Services (meal delivery programs), ECHO Housing (housing counseling and tenant-landlord services), Abode Services (homelessness prevention), Legal Assistance for Seniors (free legal aid for seniors), Community Resources for Independent Living (disabled advocacy and support), East Bay Innovations (disabled advocacy and support), CALICO (child abuse intervention), Bay Area Community Services (mental and disabled services), and Eden Information and Referral (2-1-1 Alameda County information line).

The City has financially supported [Goodness Village](#) since it opened in June 2021. Goodness Village is a 28-unit affordable tiny home village located in Livermore formerly homeless individuals. The village provides 24-hour on-site supportive services for the 28 village residents.

**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**

The service delivery system for persons experiencing homelessness is primarily coordinated at the County level. A detailed description of the network is included in the County's section of the Consolidated Plan. The City also contracts with Abode Services and CityServe to provide services to assist homeless individuals in Pleasanton. These agencies are funded through the City's Housing and Human Services Grant (HHSB) program.

**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**

A primary strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and the groups that oversee these efforts on an inter-jurisdictional basis. An additional strength is the level of coordination between housing providers and service providers, particularly those addressing housing needs of the homeless and special needs populations. As described earlier, the cities of Pleasanton, Livermore, and Dublin have a long-standing history of collaboration on a variety of housing and community development matters, and the cities continue to build on this institutional structure.

The primary gaps facing Pleasanton and its neighbor cities in delivering affordable and supportive housing are primarily the lack of financial resources (including land) for development, operations, and support services combined with a location that has the highest costs in the region. Community

development efforts are frequently limited due to a lack of financial resources. In some cases, there is need for stronger coordination between agencies and organizations although it is generally felt that the region enjoys a high level of coordination and simply needs to continue to foster and expand existing collaborative relationships.

Addressing gaps will continue to be a high priority for Pleasanton. The City will continue its efforts to identify and utilize new sources of financing for affordable housing, supportive housing, and community development programs; and enhance coordination efforts among housing providers, service providers, and governmental agencies. The City has streamlined and improved the process for selecting and funding housing and community development projects for its HOME and CDBG programs through the implementation in 2010 of its new Housing and Human Services Grant (HHSG) program which also uses a web-based grant management system (ZoomGrants). In addition, the City has participated in the larger homeless and special needs housing initiatives (the EveryOne Home Plan and the annual Continuum of Care funding process) to select priorities and projects for homeless and special needs funding, and may participate in more focused subregional efforts in the near future.

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

### Goals Summary Information

Table 17 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Needs - <i>Rental Assistance</i>	2025	2029	Affordable Housing	City-wide	Housing Needs	HOME: \$400,000	Tenant-based rental assistance: <i>30 Households Assisted</i>
2	Housing Needs - <i>Minor Housing Rehabilitation Program</i>	2025	2029	Affordable Housing	City-wide	Housing Needs	HOME: \$356,250	Homeowner Housing Rehabilitated: <i>35 Households Assisted</i> <i>5 Households Assisted</i>
3	Housing Needs - <i>Reduction of Housing Discrimination</i>	2025	2029	Affordable Housing		Housing Needs	LIHF	Public service activities for Low/Moderate Income Housing Benefit: <i>50 Households Assisted</i>
4	Community Development Needs - <i>Capital Improvements</i>	2025	2029	Non-Housing Community Development		Community Development Needs	CDBG: \$1.2M	Other: <i>3 Other</i>
5	Community Development Needs - <i>Public Services</i>	2025	2029	Non-Housing Community Development		Community Development Needs	CDBG: \$286,090	Public service activities other than Low/Moderate Income Housing Benefit: <i>500 Persons Assisted</i>

## Goal descriptions

1	<b>Goal Name</b>	Housing Needs - Rental Assistance
	<b>Goal Description</b>	Provide tenant-based rental assistance to eligible low-income individuals and families.
2	<b>Goal Name</b>	Housing Needs - Preservation - Owner
	<b>Goal Description</b>	Promote the preservation of single-family homes through rehabilitation or minor home repair.
3	<b>Goal Name</b>	Housing Needs - Reduction of Housing Discrimination
	<b>Goal Description</b>	Reduce Housing Discrimination through provision of fair housing and landlord/tenant services.
4	<b>Goal Name</b>	Community Development Needs - Capital Improvements
	<b>Goal Description</b>	Make improvements, including ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, and to non-profit agency facilities. Make annual principal and interest HUD Section 108 Loan repayments.
5	<b>Goal Name</b>	Community Development Needs - Public Services
	<b>Goal Description</b>	Support public service programs for low income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis".

## 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 anticipates adding a projected 129 affordable rental housing units throughout the FY 2025-2029 Consolidated Plan period through two projects currently under various stages of development. The Avalon Bay project will produce 51 affordable rental units while 78 units at the Promenade Apartments are in the process of being converted to market rate units to restricted units..

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

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

No new programs are being considered for the five-year period to reduce lead-based paint hazards inasmuch as the City's housing stock is generally young (post-1978) and in good condition. Mitigations are currently implemented on an as-needed basis in conjunction with County-administered Housing Rehabilitation and Minor Home Repair Program activities. The City is not currently a party to the joint powers agreement, which established Alameda County's existing lead abatement program. However, Pleasanton is likely to increase its involvement in lead-based paint hazard reduction as involvement in housing rehabilitation programs increases in the future. The City will continue its collaboration with the Alameda County Lead Hazard Prevention Program on marketing and outreach efforts in the Tri-Valley area.

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

Actions to address lead poisoning and lead-based paint hazards are addressed routinely through ongoing application of the Uniform Building Code and by specific policies and procedures within the City's Housing Rehabilitation Program, with Spectrum Community Services replacing Habitat for Humanity as the City's program administrator.

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

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

Low-income families have difficulty securing housing without income support and/or housing assistance. Many times, they also do not have additional income to pay for other needs such as food, child care, health care, and dependable transportation. Living from paycheck to paycheck causes families to be in constant danger of becoming or returning to homelessness.

The most commonly available anti-poverty strategies are implemented at the county level and are addressed in the County's section of the Consolidated Plan. The Section 8 certificate and voucher program for Pleasanton residents is currently coordinated through the Housing Authority of the County of Alameda (HACA).

The City's Housing and Human Services Grant (HHSB) program funds non-profit organizations providing social services to low-income Pleasanton individuals and families.

Pleasanton has had significant success in attracting new retail, commercial, office, and industrial development to the City. Existing business and retail complexes have drawn significant new commercial development and have created new employment opportunities for residents and non-residents.

The Pleasanton Inclusionary Zoning Ordinance (IZO), adopted in 2001, has resulted in affordable rental (approximately 1,100 units) and homeownership units (more than 100 homes) that have been built for low-income individuals and households. The IZO has recently been updated to prioritize developers building the affordable units rather than other alternative methods of complying with the IZO (e.g. paying an in lieu fee).

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

A strength of the housing and community development delivery systems is the coordination of efforts between the jurisdictions and groups overseeing these efforts on an inter-jurisdictional basis, particularly at the broader county level. These groups, including the HOME Consortium Technical Advisory Committee (TAC), the Alameda County Housing and Community Development Advisory Committee and EveryOne Home, allow the jurisdictions to ensure that projects compliment rather than duplicate efforts, and that policies and programs have some consistency throughout the HOME Consortium. Non-housing community development programs within the Consortium have focused coordination on community development including infrastructure improvements, economic development, accessibility improvements or child care.

Locally, the City's Tenant-Based Rental Assistance Program (formerly the Tri-Valley Housing Scholarship Program) provides assistance on a small scale to promote self-sufficiency for persons who are in job training on the path to attaining living wage employment and stability. Additional county-level programs are addressed in detail in the County's section of the Consolidated Plan.

The HOME Program provides rental housing projects to assist households earning 60% or less of area

median income. Priority considerations are given to proposals that include income targeting to households earning less than 30% of area median income, a target group that includes households living in poverty. Housing developments targeted to families and individuals in this income group often have a social services component to assist the households with other needs such as job training, skill building, case management, and subsidized child care.

Compliance with Section 3 of the Housing Act of 1968 is required in connection with many City of Pleasanton contracts. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects will be directed to low and very low-income persons, particularly persons who are recipients of HUD assistance for housing. The City has developed materials to distribute to contractors to ensure their good faith efforts in complying with Section 3 requirements.

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## **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 Pleasanton will monitor progress on activities undertaken with HUD funds as part of its on-going performance monitoring procedures. This includes: bi-monthly meetings of the HOME Consortium Technical Advisory Committee where project progress is updated; monthly meetings of the City of Pleasanton Housing and Human Services Commissions, which provide citizen input on housing and public service policy and implementation in the City; and a semi-annual review of the progress of each subrecipient of federal (and local) funds, including the annual CAPER review. The City is committed to ensuring that the funds it administers are used for the intended beneficiaries as specified by local, state and federal regulations.

Pleasanton has adopted and put into operation procedures to monitor the operations of its programs. These procedures include: Public and City Council monitoring through public hearings and periodic reports to City Council; regular progress review meetings; staff evaluation; annual evaluation of priorities; submission of progress reports; periodic site visits and program evaluations; financial monitoring, record keeping, and reporting requirements; review of periodic project reports and invoicing and payment requests from outside agencies; and notification of non-compliance.

As noted earlier, all subrecipients of Pleasanton HHSF funds utilize a web-based system for applying, reporting, and invoicing. This relatively new tool has enhanced the City's ability to effectively and proactively monitor its grant recipients. In addition, staff from the cities of Pleasanton and Livermore conduct many monitoring visits jointly in cases where funding is provided to the same subrecipient for the same activity. This collaboration not only provides a significant benefit to the subrecipient (by requiring one instead of two separate monitoring visits), but enhances staff efficiency and effectiveness inasmuch as staff persons are able to support one another to ensure that the monitoring is comprehensive and thorough.

As a member of the Alameda County HOME Consortium, the City of Pleasanton will comply with statutory requirements required by the Community Development Block Grant Program, the HOME Program, and other federal funding programs (as applicable). These include but are not limited to: the National Environmental Policy Act, Fair Housing and Equal Opportunity, Affirmative Marketing, Accessibility, Section 3 of the Housing and Urban Development Act of 1968, Minority/Women's Business Enterprise outreach, labor requirements, contracting and procurement practices, the Lead-Based Paint Poisoning Prevention Act, and the Uniform Relocation Act. The City maintains standards and procedures to ensure long-term compliance with these requirements.



# FIRST-YEAR ACTION PLAN (FY 2025-2026 Annual Action Plan)

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## Expected Resources

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

#### Introduction

This section provides a brief description of the federal CDBG and HOME funds available to implement the City's FY 2025-2026 Annual Action Plan, which outlines the first year of the FY 2025-2029 Consolidated Plan.

#### 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 & Planning Economic Development Housing Public Improvements Public Services	\$381,455	\$0	\$0	\$381,455	\$381,455	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households / communities in the City of Pleasanton.

**Table 18 - Expected Resources – Priority Table**

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

**Table 25 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Needs - <i>Rental Assistance</i>	2025	2029	Affordable Housing	City-wide	Housing Needs	HOME: \$80,000	Tenant-based rental assistance: <i>6 Households Assisted</i>
2	Housing Needs - <i>Minor Housing Rehabilitation Program</i>	2025	2029	Affordable Housing	City-wide	Housing Needs	HOME: \$71,250	Homeowner Housing Rehabilitated: <i>7 Households Assisted</i>
3	Housing Needs - <i>Reduction of Housing Discrimination</i>	2025	2029	Affordable Housing		Housing Needs	LIHF	Public service activities for Low/Moderate Income Housing Benefit: <i>10 Households Assisted</i>
4	Community Development Needs - <i>Capital Improvements</i>	2025	2029	Non-Housing Community Development		Community Development Needs	CDBG: \$247,945	Other: <i>0 Other</i>
5	Community Development Needs - <i>Public Services</i>	2025	2029	Non-Housing Community Development		Community Development Needs	CDBG: \$57,218	Public service activities other than Low/Moderate Income Housing Benefit: <i>100 Persons Assisted</i>

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

This section of the Action Plan includes the programs and activities which the City of Pleasanton will carry out to implement its Housing and Community Development Strategic Plan during FY2025/2026.

This section describes individual activities to be funded with FY2025/2026 Community Development Block Grant (CDBG) funding. The City's use of HOME funding is addressed separately under the County's section of the Consolidated Plan.

There are four (4) types of projects eligible for CDBG funds: capital improvement projects, economic development, housing, and public services. To be eligible for CDBG funding, projects must meet at least one (1) of HUD's national objectives: 1) to benefit low/moderate-income people; 2) to prevent or eliminate slums and blight; and 3) to meet an urgent community development need.

CDBG-funded projects must also pass the low- and moderate-income benefit test. A project meets this standard if at least 51% of the beneficiaries have low-moderate incomes (i.e., incomes at or below 80% of Area Median Income) or if the project benefits an area (e.g., census tracts, service area, neighborhood, etc.) with a majority of low-moderate income people. Funded projects are required to document the income levels of persons and households receiving these services.

For FY 2025-2026, the City is proposing to allocate its FY 2025-2026 CDBG funds in the following eligible funding categories: Public Services, Public Facilities, and General Administration.

#	Project Name
1	Open Heart Kitchen – Senior Meals Program
2	Spectrum Community Services – Meals on Wheels
3	City of Pleasanton Axis Section 108 Loan Repayment
4	City of Pleasanton Administration

Table 20 – Project Information

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

Allocation priorities are based on the Consolidated Plan. There are a number of barriers to providing affordable housing in Pleasanton, based on real estate market and non-market factors. Affordable housing projects are difficult to build due to the high cost of building materials. The cost and limited availability of land in Pleasanton contribute to high development costs. Affordable housing developments generally require multiple funding sources from public and private sources. HUD's cap of 15% of the allocation for public services is an obstacle for providing supportive services to homeless population, especially in smaller cities like Pleasanton which does not receive a significant allocation of CDBG funds.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Open Heart Kitchen - Senior Meals Programs
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$28,609
	<b>Description</b>	Open Heart Kitchen proposes to provide free lunches at the Pleasanton Senior Center in FY 2025-2026.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Open Heart Kitchen is estimating to provide nutritional meals to 235 seniors in FY 2025-2026.
	<b>Location Description</b>	Lunch meals are served five days a week at the Pleasanton Senior Center located at 5353 Sunol Blvd. in Pleasanton.
	<b>Planned Activities</b>	Open Heart Kitchen will be serving nutritional lunch meals at the Pleasanton Senior Center.

2	<b>Project Name</b>	Spectrum Community Services - Meals on Wheels
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Community Development Needs - Public Services
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$28,609
	<b>Description</b>	Spectrum plans to deliver more than 22,000 meals to 135 homebound, low-income Pleasanton seniors and disabled adults in FY 2025-2026.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Spectrum will be delivering meals to 135 homebound, low-income Pleasanton seniors and disabled adults.
	<b>Location Description</b>	Spectrum will be delivering meals to homebound seniors throughout the City.
	<b>Planned Activities</b>	Spectrum will deliver 22,000 nutritional meals to 135 frail homebound, low-income seniors and disabled adults residing in Pleasanton.

3	<b>Project Name</b>	City of Pleasanton Axis Section 108 Loan Repayment
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Needs - Capital Improvements
	<b>Needs Addressed</b>	Community Development Needs
	<b>Funding</b>	CDBG: \$23,316
	<b>Description</b>	Annual installment for repayment in FY 2025-2026 (City of Pleasanton portion) of the \$950,000 Section 108 Loan from HUD for assisting in the acquisition of the Axis Community Health Clinic, in accordance to HUD's 20-year repayment schedule.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Section 108 loan repayment does not directly benefit Pleasanton and Tri-Valley residents, but Axis Community Health offers services from five sites, including the new clinic in the Tri-Valley area and serves more than 14,000 members of the community.
	<b>Location Description</b>	Axis Community Health Clinic is located at 5925 West Las Positas Blvd., Suite 100, Pleasanton, CA 94588.
	<b>Planned Activities</b>	The Section 108 loan repayment is in accordance with HUD's 20-Year Repayment Plan with a full term in FY 2033-2034.

4	<b>Project Name</b>	City of Pleasanton Administration
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Housing Needs - Affordable Rental Housing Housing Needs - Preservation - Owner Housing Needs - Preservation - Rental Housing Needs - First Time Homebuyer Housing Needs - Reduction of Housing Discrimination Homeless Needs Supportive Housing Needs Community Development Needs - Capital Improvements Community Development Needs - Economic Development Community Development Needs - Public Services
	<b>Needs Addressed</b>	Housing Needs Homeless Needs Supportive Housing Needs Community Development Needs
	<b>Funding</b>	CDBG: \$76,291
	<b>Description</b>	General administration and oversight of the City of Pleasanton's CDBG program in FY 2025-2026.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	The Housing Division for the City of Pleasanton is located at 200 Old Bernal Avenue, Pleasanton, CA 94566.
	<b>Planned Activities</b>	City staff will administer the CDBG Program in accordance to HUD CDBG regulations.



## **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**

The City of Pleasanton receives an allocation of Community Development Block Grant (CDBG) funds, which may be used for eligible activities, eligible households, and/or eligible areas within its jurisdiction. The CDBG funds are allocated according to a formula based on population data from the 2010 Census and the number of substandard units in each jurisdiction. All projects listed in the "Proposed Projects" tables are intended and open to serve eligible households within the City of Pleasanton. Census tracts that are located completely or partially within the current Pleasanton city limits are as follows: 4506.01, 4506.02, 4506.03, 4506.04, 4506.05, 4506.06, 4506.07, 4506.43, 4506.46, 4507.01, 4507.41, 4507.42, 4507.44, and 4507.45.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100

**Table 21 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Geography was not used to determine funding allocation priorities.

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

### **Introduction**

The City will pursue the following planned actions in order to undertake the strategies outlined in Pleasanton's FY 2020-2024 Consolidated Plan.

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle to meeting the underserved needs in Pleasanton is securing adequate funding resources. The priority needs highlighted in its FY 2020-2024 Consolidated Plan are designed to address the underserved needs within the Pleasanton jurisdictional boundaries.

### **Actions planned to foster and maintain affordable housing**

The primary gaps facing Pleasanton, as well as its neighbor cities, in delivering affordable and supportive housing are primarily the lack of financial resources (including land) for development, operations, and support services combined with a location that has the highest costs in the region. The City will continue to coordinate and collaborate with the Alameda County HOME Consortium, with Alameda County as the lead agency, to utilize federal HOME funds for acquisition, rehabilitation, and/or new construction of affordable rental housing; tenant-based rental assistance; and single-family and multi-rental housing rehabilitation or minor repairs.

The City will continue to contract with the "housing services" non-profit agencies that have been recipients of Housing & Human Services Grant (HHSG) program funds. These agencies provide housing services that help maintain people in housing and prevent homelessness.

The City's Housing Rehabilitation Program provide rehabilitation and minor home repair grants or loans for income-eligible homeowners. The program have historically preserved and improved the City's existing stock for extremely low- and very low-income homeowners. The City is also assessing extending the Housing Rehabilitation Program to income-eligible renters with disabilities to make accessibility improvements in their rental housing units.

Lastly, the City will continue to monitor its affordable housing portfolio that include more than 1,000 rental housing units and more than 100 homeownership units.

### **Actions planned to reduce lead-based paint hazards**

Actions planned to reduce lead-based paint hazards are listed in Section SP-65 Lead-based Paint Hazards. As also explained in Section SP65, majority of the City's housing stock were built post-1978 and therefore are in generally good condition and unlikely to be exposed to the lead.

### **Actions planned to reduce the number of poverty-level families**

Anti-Poverty Strategies and planned actions to reduce the number of poverty-level families are listed in Consolidated Plan

SP-70 Ant-Poverty Strategic section.

Many collaboration efforts are coordinated at the County level. The Shelter Plus Care and the Supportive Housing Program serve the homeless through housing rental assistance and supportive services and aim to reduce the number of people living in poverty in the County. Consortium jurisdictions are working to implement the EveryOne Home Plan, which includes representatives from local jurisdictions, service providers and advocates, homeless or formerly homeless persons, representatives of the faith community, business and labor representatives, education and health care professionals.

The Workforce Investment Board emphasizes private sector, employer-driven job training programs. The Alameda County Self-Sufficiency Program is designed to operate as a single, integrated system for the delivery of work-first, employment focused services. It complies with federal Temporary Assistance to Needy Families (TANF) and Food Stamp Employment and Training requirements and incorporates CalWorks program services and activities. The Self-Sufficiency Centers provide employment services, transportation, child care, drug and alcohol abuse treatment and mental health services to help individuals comply with their welfare-to-work plans. The program encourages community partnerships to leverage and maximize funds, prevent duplication of service delivery, and develop the capacity of the community to sustain a safety-net for an expanding population.

#### **Actions planned to develop institutional structure**

Planned actions to develop institutional structure are listed in Section SP-40 Institutional Delivery Structure. The City will continue to collaborate and coordinate with public agencies, for profit and non-profit private organizations to critically contribute to the development of affordable housing, provision of social services, undertake capital improvements, and pursue economic development.

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

See above.

#### **Discussion**

N/A

**Program Specific Requirements AP-  
90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)  
Introduction**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(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	\$0
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	\$0

**Other CDBG Requirements**

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**Discussion**

Not applicable.