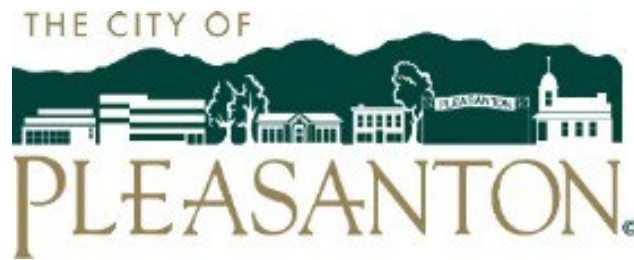


DRAFT

Action Plan

FY 2026 - 2027



Alameda County HOME Consortium

Public Review Period: April 20 – May 19, 2026

Executive Summary

AP-05 Executive Summary - 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, 2030, and has produced this Action Plan for the second year of that cycle (July 1, 2026 – June 30, 2027) (FY26). This Action Plan has 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 on housing and community development needs and the resources available to meet them.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

An evaluation of FY2024 activities was developed for public comment in September 2025. Accomplishments of FY2024 activities were included in the FY2024-2025 CAPER that was released for public comment in September 2025 and has since been approved by the U.S. Department of Housing and Urban Development (HUD). Please refer to prior year CAPERs for an evaluation of past performance. The CAPER for FY2025-2026 will be completed in September 2026.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Community participation is a very important part of the 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 Draft Action Plan required by HUD, will take place from April 20 through May 19, 2026. A public hearing at a Pleasanton City Council meeting will be held on May 19, 2026, to take comments on the Draft Action Plan. A Public Hearing Notice was published in a locally circulated newspaper *The Valley Times* on April 22, 2026. Alameda County also published notices regarding the DRAFT Consolidated Plans on April 6, 2026 in the following newspapers: *Alameda Times Star*, *Oakland Tribune*, *Hayward Daily Review*, *Fremont Argus* and the *Tri-Valley Herald*. Public notices also will be placed on each Consortium jurisdiction's website. The notices include provisions for how the disabled can access the meeting along with a detailed description of what is included in the Action Plan.

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 Action Plan. Materials will also be made available in alternate formats upon request.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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
housing@cityofpleasantonca.gov

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.215(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.

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 will meet on May 19, 2026, to: 1) review recommendations for HHS funding from the HSC for projects to be included in the next Action Plan and solicit public comments, and 2) formally approve the Action Plan for FY 2026-2027 for submission to HUD prior to the June 3, 2026 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 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. The list currently includes approximately 250 nonprofit agencies, individuals, and other interested parties. In addition, ads are placed in local newspapers and on the City's website.

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 of projects and activities assisted by ESG funds, 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. Agencies, groups, organizations and others who participated in the process consultations.

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

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Alameda County Entitlement Jurisdictions
	Agency/Group/Organization Type	Other government - County Other government - Local Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Housing Authority of the County of Alameda
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	City of Livermore
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Human Services Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Abode Services, Inc.
	Agency/Group/Organization Type	Housing Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Axis Community Health
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	CityServe of the Tri-Valley
	Agency/Group/Organization Type	Services – Housing Services – Elderly Persons Services – Persons with Disabilities Services – Victims of Domestic Violence Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically Homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied minors
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Community Resources for Independent Living (CRIL)
	Agency/Group/Organization Type	Services – Housing Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Eden Council for Hope and Opportunity (ECHO Housing)
	Agency/Group/Organization Type	Housing Services – Housing Services – Homeless Services – Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Eden I&RR
	Agency/Group/Organization Type	Housing Services – homeless Information and Referral
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically homeless Homeless Needs -Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Legal Assistance for Seniors
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Open Heart Kitchen
	Agency/Group/Organization Type	Meals for children and seniors
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Spectrum Community Services
	Agency/Group/Organization Type	Services – Elderly Persons Services – Persons with Disabilities Meals for homebound seniors
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Tri-Valley Haven
	Agency/Group/Organization Type	Services – Housing Services – Children Services – Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs -Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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 3 – Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

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 Meeting	Non-targeted/broad community	Representatives from 16 agencies submitted program applications through the City’s Request for Qualifications (RFQ) for the Housing and Human Services (HHS) program for FY 2026/2027.	None.	Not applicable.	

Table 1 – Citizen Participation Outreach

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 2026-2027 Annual Action Plan, which outlines the second 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	\$384,450	\$0	\$0	\$384,450	\$384,450	CDBG activities will include administration, public services, housing, and other activities benefiting low-mod income households / communities in the City of Pleasanton.

Table 1 - Expected Resources – Priority Table

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 jurisdiction 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).

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	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: \$249,892	Other: <i>0 Other</i>
5	Community Development Needs - <i>Public Services</i>	2025	2029	Non-Housing Community Development		Community Development Needs	CDBG: \$57,667	Public service activities other than Low/Moderate Income Housing Benefit: <i>100 Persons Assisted</i>

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Needs - Rental Assistance
	Goal Description	Provide tenant-based rental assistance to eligible low-income individuals and families.
2	Goal Name	Housing Needs - Preservation - Owner
	Goal Description	Promote the preservation of single-family homes through rehabilitation or minor home repair.
3	Goal Name	Housing Needs - Reduction of Housing Discrimination
	Goal Description	Reduce Housing Discrimination through provision of fair housing and landlord/tenant services.
4	Goal Name	Community Development Needs - Capital Improvements
	Goal Description	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	Goal Name	Community Development Needs - Public Services
	Goal Description	Support public service programs for low income residents, preserving safety net services for families and individuals who are vulnerable or "in-crisis".

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 FY2026/2027.

This section describes individual activities to be funded with FY2026/2027 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 2026-2027, the City is proposing to allocate its CDBG funds to the following eligible funding categories: Public Services, Public Facilities, and General Administration.

#	Project Name
1	Spectrum Community Services – Meals on Wheels
2	Tri-Valley Haven Emergency Shelter Rebuild
3	City of Pleasanton Axis Section 108 Loan Repayment
4	City of Pleasanton Administration

Table 3 – 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	Project Name	Spectrum Community Services - Meals on Wheels
	Target Area	City-wide
	Goals Supported	Community Development Needs - Public Services
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$28,609
	Description	Spectrum plans to deliver more than 22,000 meals to 135 homebound, low-income Pleasanton seniors and disabled adults in FY 2025-2026.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Spectrum will be delivering meals to 135 homebound, low-income Pleasanton seniors and disabled adults.
	Location Description	Spectrum will be delivering meals to homebound seniors throughout the City.
	Planned Activities	Spectrum will deliver 22,000 nutritional meals to 135 frail homebound, low-income seniors and disabled adults residing in Pleasanton.

2	Project Name	Tri-Valley Haven Emergency Shelter Rebuild
	Target Area	City-wide
	Goals Supported	Community Development Needs - Capital Improvement
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$227,082
	Description	Tri-Valley Haven will demolish its existing emergency shelter due to structural problems and other uninhabitable conditions. Then it will rebuild the shelter that will provide 45 beds, which is 50% more capacity than the 30 beds provided by original shelter. CDBG funds will be used for foundation preparation, ground breaking, excavation, and trenching costs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Tri-Valley Haven will have 45 beds once the emergency shelter is constructed.
	Location Description	Confidential location.
Planned Activities	Tri-Valley Haven plans to demolish an existing 30-bed emergency shelter and rebuild a new shelter that will have 45 beds.	

3	Project Name	City of Pleasanton Axis Section 108 Loan Repayment
	Target Area	
	Goals Supported	Community Development Needs - Capital Improvements
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$23,316
	Description	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.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	Axis Community Health Clinic is located at 5925 West Las Positas Blvd., Suite 100, Pleasanton, CA 94588.
Planned Activities	The Section 108 loan repayment is in accordance with HUD's 20-Year Repayment Plan with a full term in FY 2033-2034.	

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

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Geography was not used to determine funding allocation priorities.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

This section includes the actions planned by the City of Pleasanton during the FY 2026/27 to reduce barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Pleasanton is an active member of the Alameda County HOME Consortium. In 2010, the Consortium completed an updated Analysis of Impediments to Fair Housing as part of its fair housing planning program. The HOME Consortium Analysis of Impediments includes demographic information for each jurisdiction, an evaluation of each jurisdiction's fair housing status, a description of public and private impediments to fair housing choice, and an assessment of current public and private fair housing programs. The HOME Consortium will be updating the AI in accordance to HUD's new regulations.

The City provides fair housing and housing counseling services to area residents through a contract with ECHO Housing. The City's funding is high on a per-capita basis relative to other communities, and the majority of this service is paid for with local rather than HUD funds. ECHO Housing's services include investigation of housing discrimination complaints as well as educational seminars for housing managers, owners, realtors, and tenants. City staff works with ECHO Housing to address identified impediments. In addition to the general services provide through the City's contract with ECHO Housing, the City has been active in the following areas:

- The City has supported a variety of grass-roots efforts over the past decade that have resulted in the construction of new, affordable housing for a wide spectrum of housing needs in the community (family rental, senior, first-time home buyer, disabled, and other special needs). The majority of these efforts have involved local funds.
- The City sponsors, through an annual contribution of local funds, the efforts of the East Bay Housing Organization (EBHO) public education campaign to address local opposition to and misperceptions of affordable housing.
- The City has collaborated extensively with its neighbor city, Livermore, on housing programs and issues of shared concern (e.g., Sojourner House emergency shelter). The cities, as well as the City of Dublin, collaborated to secure a Section 108 Loan to assist in financing the construction of the Axis Community Health Clinic in Pleasanton.
- The City has supported an extensive Housing Rehabilitation Program. The City and its program administrator Habitat for Humanity will continue to outreach to minority and women contractors as well as local business enterprises.
- The City has used local, State, and HOME funds to construct and or acquire and rehabilitate housing

units for rental by persons with physical, mental, and developmental disabilities.

- In 1999, Pleasanton helped establish the Tri-Valley Housing Scholarship Program which offers tenant-based rental assistance to households that are homeless or at risk of being homeless. Subsidies are provided while the head of household is undergoing job training. Over 90% of households served are headed by female heads of households, and the majority of clients have been minority households. This program was recently revamped into the Tri-Valley Rapid Rehousing Program to assist all income-eligible households.

Discussion

Funding. One of the significant barriers to affordable housing in Pleasanton and the surrounding region is the high cost of developing and maintaining affordable housing. The City of Pleasanton will apply CDBG, HOME, and City Lower Income Housing Funds toward affordable housing projects and programs in FY 2024/25. The City will continue to monitor the availability of specialized grants for housing development and will utilize its Lower Income Housing Fund to finance activities promoting affordable housing.

Land Costs. The City does not have ownership of any significant parcels of land at the present time. Therefore, the market cost of land is posing an ongoing constraint to new affordable housing development in which the City has direct involvement. However, the City has worked and will continue to work with individual developers and with the owners of large land holdings to attempt to reserve additional sites for affordable housing development during the five-year Strategic Plan period. The City's Inclusionary Zoning Ordinance provides the option of land dedication in lieu of providing affordable housing units. The City's certified Housing Element Update 2024-2031 may provide additional land ownership opportunities that can be utilized to create new affordable housing.

Housing Development Costs. The City will continue to work to offset the costs of housing development by waiving certain City fees for affordable rental and ownership housing units and by providing various types of subsidies through the use of its Lower Income Housing Fund. The example was cited earlier in this report of extensive fee waivers that have been granted in the past to defray development costs and promote affordable housing construction.

Community Perceptions of Affordable Housing. A continuing impediment to affordable housing development is the negative perception of affordable housing held by many members of the public. The City provides local funds annually to East Bay Housing Organizations (EBHO) to implement an ongoing program aimed at improving residents' perceptions and understanding of affordable housing.

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 2025-2029 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 2025-2029 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 (HHS) 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

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.

Through its subrecipients of federal funds, the City conducts lead-based paint inspections on tenant-based rental assistance for HOME units built before 1978 as required as part of the Uniform Physical Condition Standards (UPCS) inspections which replaced the Housing Quality Standard (HQS) Inspections. Lead inspections are also conducted as a part of any grants or loans for owner-occupied or rental units funded through the City's Housing Rehabilitation Program.

Actions planned to reduce the number of poverty-level families

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

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. 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.

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.

Attachments

Grantee SF-424's and Certification(s)

DRAFT

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

04.03.2026

4. Applicant Identifier:

CA62826 Pleasanton City

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

CA62826 Pleasanton City

* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6000397

* c. UEI:

ZQLCND5KBU99

d. Address:

* Street1:

P.O. Box

Street2:

(123 Main Street)

* City:

Pleasanton

County/Parish:

Alameda

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

94566-0802

e. Organizational Unit:

Department Name:

Community Development

Division Name:

Housing

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Steve

Middle Name:

* Last Name:

Hernandez

Suffix:

Title:

Housing Manager

Organizational Affiliation:

City of Pleasanton

* Telephone Number:

925-931-5007

Fax Number:

* Email:

shernandez@cityofpleasantonca.gov

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix: Mr.

*First Name: Gerry

Middle Name:

*Last Name: Beaudin

Suffix:

*Title: City Manager

*Applicant Organization: City of Pleasanton

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.
2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).
3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.
4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.
6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.
7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.
8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.
9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

*Signature:

*Date:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development (HUD)

11. Assistance Listing Number:

Assistance Listing Title:

*** 12. Funding Opportunity Number:**

14.218

* Title:

Community Development Block Grant (CDBG)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

CDBG Application for FY 2026/2027 for the City of Pleasanton, California.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="384,450.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="384,450.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official

Date

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

Date

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

- 1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
- 2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.