



Substantial Amendment to HUD FY 2025/26 Annual Action Plan

The following is the summary of the substantial amendment to the City of Pleasanton FY 2025/26 HUD Annual Action Plan.

Background

The City of Pleasanton, as an entitlement jurisdiction, is required by the U.S. Department of Housing and Urban Development (HUD) to submit a 5-Year Consolidated Plan and Annual Action Plans in order to receive annual federal Community Development Block Grant (CDBG) funds that the City uses to address community development needs throughout the city.

The City's Citizen Participation Plan is critical in ensuring that Pleasanton residents are provided the opportunity to provide input and comment on the Consolidated Plan and Action Plans. It also provides the following criteria for Substantial Amendments to the Action Plan:

- Changes in the use of CDBG funds from one eligible activity to another shall constitute a substantial amendment, subject to the requirements set forth under Section VIII of the Citizen Participation Plan.

Citizen Participation

The 30-day public comment period for the Substantial Amendment is January 30, 2026 through March 3, 2026. The Substantial Amendment is posted on the City's website (<https://www.cityofpleasantonca.gov/our-government/housing/community-development-block-grant/>) to solicit Pleasanton residents' input and comments. A public hearing will be held at the March 3, 2026 City Council meeting to further solicit public comments and to review and approve the submission of the Substantial Amendment to HUD. Written comments or inquiries may be submitted to Steve Hernandez, Housing Manager, at housing@cityofpleasantonca.gov or at 925-931-5011.

Substantial Amendment to FY 2025/26 Annual Action Plan

The FY 2025/26 Annual Action Plan is substantially amended to add the Tri-Valley Haven Emergency Shelter Rebuild project and to commit \$224,630 CDBG funds to this CDBG-eligible project.

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

\$224,630 in CDBG funds is currently unallocated and uncommitted to a CDBG-eligible capital improvement project (CIP). These funds will be allocated and committed to the Tri-Valley Haven Emergency Shelter project to financially support the project's funding gap.

Introduction

This section provides a brief description of the federal CDBG and HOME funds available to implement the City's FY 2025/26 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 and 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 1 - Expected Resources – Priority Table

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

The allocation of the \$224,630 uncommitted CDBG funds will allow the City to commit more CDBG funds to the specific City's Consolidated Plan goal below:

Goal #4: Community Development Needs – Capital Improvements.

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: \$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	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”.

Table 2 – Goals Summary

AP-35 Projects - 91.420, 91.220(d)

The CDBG-eligible activities that would be funded with the unallocated \$224,630 CDBG funds would be identified in the City's proposed Amendment to the FY 2025/26 HUD Annual Action Plan. As required by CDBG regulations, the proposed activities will meet the National Objective of benefitting low- and moderate-income persons.

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 FY 2025/2026.

This section describes individual activities to be funded with FY 2025/26 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 unallocated FY 2025/2026 CDBG funds in the following eligible funding categories: Public Facilities.

#	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
5	Tri-Valley Haven Emergency Shelter Rebuild

Table 3 – Project Information

4	Project Name	Tri-Valley Haven Emergency Shelter Rebuild
	Target Area	Citywide
	Goals Supported	Community Development Needs - Capital Improvements
	Needs Addressed	Community Development Needs
	Funding	CDBG: \$224,630
	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. The City is providing another \$224,630 CDBG funds to this project in addition to the \$250,000 allocated fiscal year 2023/24 and another \$250,000 allocated in fiscal year 2024/25.
	Target Date	6/30/2026
	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. CDBG funds will be used for foundation preparation, ground breaking, excavation, and trenching costs.