



Office of the City Manager

PUBLIC HEARING

April 28, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Scott Gilman, Director, Health, Housing, and Community Services

Subject: Submission of the Program Year 2026 Annual Action Plan Containing Allocations of Federal Funds

RECOMMENDATION

Conduct a public hearing on the Program Year (PY) 2026<sup>1</sup> Annual Action Plan (AAP) and upon conclusion, adopt a Resolution that authorizes the City Manager or his designee to:

1. Execute any resultant agreements and amendments for agencies receiving funding under the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), or Home Investment Partnerships Program (HOME) Program in accordance with the proposal approved hereunder. If the federal government does not allocate sufficient funds to cover the allocations attached to this resolution in this year or subsequent years, the City may either terminate the resultant agreements with agencies without any liability occurring to the City. A record copy of said contracts and any amendments are on file in the Office of the City Clerk; and
2. Adjust reporting due dates for Community Agency grantees for all Program Reports and Statement of Expenses for FY 2027 and FY 2028 contracts. Authorize new dates for Program Reports to be due on October 15, January 15, April 15, and July 15 and Statement of Expenses due on October 15, January 15, April 15, July 31; and
3. Allocate 20% of the PY 2026 (FY 2027) CDBG funds to Planning and Administration, up to 17.83% for public services, and the remaining to be distributed to Housing Services and Community Facility Improvements as outlined in Exhibit A with the Public Facility Improvements being a flexible line item should the HUD allocation differ than the amount currently allocated; and
4. Allocate the allowable 7.5% of the PY 2026 (FY 2027) ESG to Administration, \$6,676 to the Homeless Management Information System (HMIS), and the

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<sup>1</sup> PY 2026 is the federal program year coinciding with the City's Fiscal Year 2027.

remaining amount to Rapid Re-housing, and shelter activities (not to exceed 60% of PY 2026 ESG entitlement); and

5. Allocate the allowable 10% of PY 2026 (FY 2027) HOME funds for program administration, up to the allowable 5% for Community Housing Development Organization (CHDO) operating support, and allocate the remainder to the Housing Trust Fund; and
6. Finalize the PY 2026 Annual Action Plan, including responses to public comments received until May 1, 2026, adding required U.S. Department of Housing and Urban Development (HUD) application forms and certifications, and including other HUD required information, submit it to HUD, and execute all documents necessary to receive the City's entitlement grants under the CDBG, ESG, and HOME Programs.

### SUMMARY

The City is required to submit an AAP to HUD by mid-May to receive its annual allocation of CDBG, ESG, and HOME funds. The AAP contains the funding allocations (estimates) for the second year of the City's five-year Consolidated Plan and the City's plan to implement its housing and community development programs.

For the PY 2026 AAP, the Health, Housing, and Community Services Department (HHCS), recommends allocating entitlement funds as follows:

- \$2,608,121 in CDBG entitlement funds, \$694,424 in prior year funds (estimated), and \$600,000 in program income (estimated), \$1,597,776.25 of which would be used for housing services activities, \$453,921 for public services, and \$1,329,223.55 for public and community facility improvements program; and
- \$227,900 in ESG funds, to be used to support people who are literally homeless; and
- \$571,566.31 in HOME funds, \$485,831.36 of which would be allocated to the Housing Trust Fund.

This report includes authorization for the required submission of the AAP (Attachment 2), which details the City's plans for implementing the CDBG, ESG, and HOME programs in PY 2026.

### FISCAL IMPACTS OF RECOMMENDATION

Approval of the PY 2026 AAP does not have an impact on the General Fund as it is solely committing the City's entitlement grant allocations under the Federal Department of Housing and Urban Development's CDBG, ESG, and HOME programs. General funds, including required leveraged funds for HUD programs, are awarded separately. Federal funding allocations for PY 2026 were released by HUD on April 3, 2026.

The City’s CDBG entitlement allocation for PY 2026 is \$2,608,121. CDBG program income from CDBG-funded activities that the City receives, such as loan repayments, is an estimate because the number represented is the number at the time of writing this report and is not the final PY 2026 number. The current estimate of CDBG program income available to use in PY 2026 is \$600,000.

Additionally, staff anticipate having \$694,424 in unexpended funds from prior years available for allocation, which will give the City a total of \$3,902,545 in CDBG funds to allocate for PY 2026. Unexpended prior year funds cannot be used for public services or administration, which are both capped funding categories. These additional funds can be used, however, on housing services, public facility projects, Senior and Disabled Rehabilitation Loan Program (SDRLP), and the Housing Trust Fund.

<b>Table 1: CDBG PY 2026 (FY 2027)</b>	<b>HUD Award</b>	<b>Program Income (estimated)</b>	<b>Prior Year Funds (estimated)</b>	<b>Total</b>
<b>Funds Available</b>	\$2,608,121	\$600,000	\$694,424	\$3,902,545
<b>Proposed Funding Plan</b>				
Housing Services	\$1,265,776.25		\$332,000	\$1,597,776.25
Public Services (17.83% cap)	\$453,921			\$453,921
Public & Community Facility Improvements	\$366,799.55	\$600,000	\$362,424	\$1,329,223.55
Planning and Admin (20% cap)	\$521,624.20			\$521,624.20
<b>Total Expenditures</b>	<b>\$2,608,121</b>	<b>\$600,000</b>	<b>\$694,424</b>	<b>\$3,902,545</b>

The City’s ESG entitlement for PY 2026 is \$227,900. It is recommended that the City utilize the maximum possible for administration (7.5% of the grant), allocate \$6,676 to HMIS support, and allocate the remaining funds for rapid re-housing and shelter operations at the Stair Navigation Center (with shelter not to exceed 60% of the allocation, which is the HUD cap for shelter activities).

<b>Table 2: ESG PY 2026 (FY 2027)</b>	<b>HUD Award</b>
<b>Funds Available</b>	\$227,900

<b>Proposed Funding Plan</b>	
Rapid Re-housing	\$67,391.50
Emergency Shelter Operations (60% cap)	\$136,740
Homeless Management Information System	\$6,676
Administration (7.5% cap)	\$17,092.50
<b>Total Expenditures</b>	<b>\$227,900</b>

The City will receive \$571,566.31 in HOME funds and \$115,000 in unexpended funds from prior years, for a total of \$686,566.31 in HOME funds available for allocation for PY 2026. Staff recommend that the City utilize up to the maximum possible for administration (10%) and CHDO operations (up to 5%) and place the remainder into the Housing Trust Fund. Up to 10% of Program Income received within the program year may be used for program administration.

<b>Table 3: HOME PY 2026 (FY 2027)</b>	<b>HUD Award</b>	<b>Prior Year Funds</b>	<b>Total</b>
<b>Funds Available (estimated)</b>	\$571,566.31	\$115,000	\$686,566.31
<b>Proposed Funding Plan</b>			
CHDO Operations (5% cap)	\$28,578.32		\$28,578.32
HTF Projects	\$485,831.36		\$485,831.36
HTF Project Delivery		\$115,000	\$115,000
Administration (10% cap)	\$57,156.63		\$57,156.63
<b>Total Expenditures</b>	<b>\$571,566.31</b>	<b>\$115,000</b>	<b>\$686,566.31</b>

Proposed expenditures of CDBG, ESG, and HOME Funds are detailed in Exhibit A.

CURRENT SITUATION AND ITS EFFECTS

The City is required to submit an Annual Action Plan to HUD by mid-May to receive its annual allocation of CDBG, ESG, and HOME funds. The AAP contains the anticipated funding allocations for the second year of the City’s five-year Consolidated Plan and the plan to implement housing and community development programs.

The proposed PY 2026 AAP includes the following estimated funding sources and proposed activities:

***PY 2026 AAP - Community Development Block Grant (CDBG)***

The City's CDBG entitlement allocation for PY 2026 is \$2,608,121. Projected program income is \$600,000 and it is anticipated to have \$694,424 in unexpended prior year funds. CDBG funds are proposed to be used for Public Services, Housing Services, and Public & Community Facilities Improvements. Of the funds available, the City will allocate an estimated \$521,624.20, a capped amount at 20%, to Planning and Administration, \$453,921, also a capped amount at no more than 17.83% to public services, \$1,597,776.25 to Housing Services and \$1,329,223.55 to Public & Community Facility Improvements.

Detailed CDBG proposed allocations are summarized in Exhibit A.

***PY 2026 AAP - Emergency Solutions Grant (ESG)***

ESG funds can be used for homeless emergency shelter renovations, operations and services, homeless street outreach, the operation and development of a Homeless Management Information System, rapid re-housing, homeless prevention, and administration. The City's ESG entitlement allocation for PY 2026 is \$227,900, and should Council approve this recommendation the majority of the ESG funds will be used to continue to fund rapid re-housing and emergency shelter activities (capped at 60% of entitlement award). The Stair Navigation Center operator, BACS, will administer the rapid re-housing program to eligible shelter participants.

ESG funds in the amount of \$6,676 will continue to support the County-wide HMIS, and 7.5% of the overall allocation will be allocated to HHCS to administer the funds (see Exhibit A).

***PY 2026 AAP - Home Investment Partnerships Program (HOME)***

HUD allocated \$571,566.31 in HOME funds to the City of Berkeley for PY 2026. Unexpended prior years' funds are estimated for PY2026 at \$115,000. Of the funds available, approximately 85% is recommended for the Housing Trust Fund, up to 5% for CHDO operating and 10% for program administration (Exhibit A).

Failure to approve the PY 2026 AAP for submission to HUD by mid-May could result in delays or loss of this funding.

Lastly, the Annual Action Plan is a Strategic Plan Priority Project, advancing our goal to create affordable housing and housing support service for our most vulnerable community members.

**BACKGROUND**

The City of Berkeley is an entitlement jurisdiction which receives HUD funds. HUD regulations governing CDBG, ESG, and HOME funds require that the City of Berkeley

submit a five-year Consolidated Plan including an AAP for each of the five-years. The Consolidated Plan examines housing needs and establishes funding priorities in the areas of affordable housing and services for a wide range of low-income populations over the next five-year period. The Annual Action Plans are submitted on an annual basis and detail specific activities the City will take to address the goals outlined in the Consolidated Plan.

The PY 2026 AAP, covering the period July 1, 2026 through June 30, 2027, describes the City's strategy for developing and maintaining a viable urban community through the provision of decent housing and a suitable living environment, while expanding economic, health and educational opportunities principally for households with incomes at or below 80% of Area Median Income. The PY 2026 AAP is based on goals contained in the City's Five Year (2025 – 2030) Consolidated Plan<sup>2</sup>. HUD requires the involvement of the public in the creation of the Consolidated Plan and each of the five AAP under the Consolidated Plan period. Berkeley's public participation process for the PY 2026 AAP began on September 4, 2025, with a public hearing convened by the Housing Advisory Commission (HAC), and culminates in the April 28, 2026 public hearing/Council Meeting and closure of public comment period on May 1, 2026.

At its March 5, 2026, meeting, the HAC voted unanimously to recommend that City Council adopt the Draft PY 2026 Annual Action Plan (as outlined below and in Attachment 2), (M/S/C: Potter/Mirvish. Vote: Ayes: Bell, Chupina (alternate for Twu), Micael, Mirvish, Potter, Shere, and Simon-Weisberg. Noes: None. Abstain: None. Absent: Haycox [excused]).

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Projects funded with CDBG, ESG, and HOME are required to follow state and local regulations, including those related to building and energy. CDBG funding for community facility projects place a priority on projects that promote efficiency and improve accessibility. Additionally, each program funded by HUD funds undergoes an Environmental Review to understand and mitigate possible environmental impacts.

#### RATIONALE FOR RECOMMENDATION

Submission of the PY 2026 AAP is required to continue to receive CDBG, ESG, and HOME funds.

#### *Community Development Block Grant (CDBG) Allocations*

Staff recommend that Council approve the HUD allocations for PY 2026. In 2024, Council made recommendations for four-year (FY 2025-FY2028) funding for community agencies funded by CDBG funds, under the Housing and Community Services

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<sup>2</sup> The Consolidated Plan can be found at: <https://berkeleyca.gov/community-recreation/community-services/hud-planning-performance-reports>

Community Agency RFP. PY 2026 will be the third year of the four-year period, and funding to community agencies will continue at levels FY 2026 (PY 2025).

*Emergency Solutions Grant (ESG) Allocations*

Staff continue to propose allocating the vast majority of the PY 2026 ESG funds to the Stair Navigation Center operated by BACS to support the rapid re-housing placement of literally homeless people living in Berkeley.

*HOME Allocations*

Staff propose to use the maximum amount of HOME funds for program administration, maintain CHDO operating support at the PY 2025 funded amount, and place the remainder in the City's Housing Trust Fund.

ALTERNATIVE ACTIONS CONSIDERED

The PY 2026 AAP includes public and Housing Advisory Commission input and comments. Comments are considered throughout the processes and are reflected in the plan. No other alternative actions are currently being considered.

Failure to approve the PY 2026 AAP for submission to HUD by the due date could result in delays or loss of this funding.

CONTACT PERSON

Kat Larowe, Community Service Specialist III, HHCS, (510) 981-7555.

Attachments:

1: Resolution

Exhibit A: PY 2026 (FY 2027) CDBG/ESG/HOME Allocation Recommendations

2: City of Berkeley PY 2026 Annual Action Plan

3: Public Hearing Notice

RESOLUTION NO. ##,###-N.S.

SUBMISSION OF THE PROGRAM YEAR (PY) 2026 ANNUAL ACTION PLAN, INCLUDING ALLOCATIONS OF FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), EMERGENCY SOLUTIONS GRANT (ESG), AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDS

WHEREAS, the submission of the PY 2026 Annual Action Plan is a requirement the City must meet to receive its allocation of CDBG, ESG, and HOME funds, available for the period July 1, 2026, through June 30, 2027; and

WHEREAS, on May 7, 2024, the City Council made funding recommendations on the CDBG, ESG, and HOME Programs for the FY25-FY28 Community Agency RFP as contained in Exhibit A attached to this resolution; and

WHEREAS, on March 5, 2026, the Housing Advisory Commission voted to recommend that Council adopt the draft Annual Action Plan; and

WHEREAS, the City has established the following ERMA budget codes CDBG: 128 - various, ESG: 311 - various, HOME: 310 – various; and

WHEREAS, the City will continue to 1) utilize the full allowable (20%) portion of CDBG funds for program administration; 2) allocate up to 17.83% for public services; and 3) allocate the remainder of the CDBG allocation and any program income into housing services and community/public facility improvements; and

WHEREAS, the City will continue to 1) utilize the full allowable (7.5%) portion of ESG funds for program administration; 2) allocate \$6,676 to the Homeless Management Information System (HMIS); 3) allocate up to 60% to shelter activities; and 4) allocate the remainder of the ESG entitlement allocation to rapid re-housing; and

WHEREAS, the City will continue to 1) utilize the full allowable (10%) portion of the HOME funds for program administration; 2) allocate up to 5% for Community Housing Development Organization (CHDO) operating support; and 3) allocate the remainder of the HOME entitlement allocation, any program income into the Housing Trust Fund, and prior years unexpended funds to Housing Trust Fund project delivery.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager or designee is authorized to:

1. Execute any resultant agreements and amendments for agencies receiving funding under the CDBG, ESG, or HOME Program in accordance with the proposal approved hereunder. If the federal government does not allocate sufficient funds to cover the allocations attached to this resolution in this year or subsequent years, the City may either terminate the resultant agreements with agencies without any liability occurring to the City. A record copy of said contracts and any amendments are on file in the Office of the City Clerk; and

2. Adjust reporting due dates for Community Agency grantees for all Program Reports and Statement of Expenses for FY 2027 and FY 2028 contracts. Authorize new dates for Program Reports to be due on October 15, January 15, April 15, and July 15 and Statement of Expenses due on October 15, January 15, April 15, July 31.
3. Allocate 20% of the PY 2026, (FY 2027) CDBG funds to the Planning and Administration, up to 17.83% for public services, and the remaining to be distributed to Housing Services and Community Facility Improvements as outlined in Exhibit A with the Public Facility Improvements being a flexible line item should the HUD allocation differ than the amount currently allocated; and
4. Allocate the allowable 10% of PY 2026 (FY 2027) HOME funds for program administration, up to the allowable 5% for CHDO operating support, allocate the remainder to the Housing Trust Fund; and prior years unexpended funds to Housing Trust Fund project delivery.
5. Allocate the allowable 7.5% of the PY 2026 (FY 2027) ESG to Administration, \$6,676 to the HMIS system and the remaining amount to Rapid Re-housing, and shelter activities (with shelter not to exceed 60% of PY 2026 ESG entitlement); and
6. Finalize the PY 2026 Annual Action Plan, including responses to public comments received until May 1, 2026, adding required HUD application forms and certifications, and including other HUD required information, submit it to the federal Department of Housing and Urban Development (HUD), and execute all documents necessary to receive the City's entitlement grants under the CDBG, ESG, and HOME Programs.

BE IT FURTHER RESOLVED that the City manager or designee is authorized to execute or amend contracts with agencies receiving funding under the CDBG, ESG, or HOME Program in accordance with the proposals approved hereunder. A record copy of said contracts and any amendments are on file in the Office of the City Clerk.

BE IT FURTHER RESOLVED that the City Manager or designee is authorized to use the following invoicing/reporting system in contract administration, but maintains the discretion of requiring more frequent invoices and reports from new grantees or in contracts deemed to require closer scrutiny, and also maintains the discretion to terminate contracts based on factors outlined in the contract boilerplate, including, but not limited to, the contractor's failure to fulfill obligations:

Fiscal Reports:

All agencies, regardless of funding level, are required to submit quarterly statements of expense and quarterly requests for advance payment. The final statement of expense for each fiscal year must be accompanied by a copy of the agency's General Ledger and a Statement of Revenues and Expenditures for each program.

- October 15, for the 3-month period ending September 30
- January 15, for the 3-month period ending December 31
- April 15, for the 3-month period ending March 31
- July 31, for the 3-month period ending June 30. The final statement of expense for each fiscal year must be accompanied by a copy of the agency's General Ledger and a Statement of Revenues and Expenditures for each program.

Program Reports:

- Agencies funded with non-federal funding: End-of-year narrative summary of accomplishments for the following types of programs, due by July 31: 1) Drop-In Services only with no intensive case management attached, 2) Meal Programs, and 3) Recreation Services.
- All other agencies with non-federal funding: Two program reports, due by January 15 and July 15.
- Agencies with federal funding (any amount): Four program reports, due by October 15, January 15, April 15, and July 15.

BE IT FURTHER RESOLVED that the City Manager or designee is authorized to refuse to execute a contract with any agency that has not provided required contract exhibits and documentation within 90 days of award of funding.

BE IT FURTHER RESOLVED that the City Manager or designee is authorized to recapture any unspent CDBG, ESG, HOME, or HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funds awarded to an agency if the funds are not spent by June 30, 2026. Any unused PY 2025 HOME-ARP funds not expended in PY 2025 will also be carried forward to the PY 2026 allocation or subsequent procurement.

Exhibits

A: PY 2026 (FY 2027) CDBG/ESG/HOME Allocation Recommendations

**Exhibit A: PY 2026 (FY 2027) CDBG/ESG/HOME Allocation Recommendations –  
Listed in the Annual Action Plan as Attachment 1**

**Annual Action Plan for PY2026 - City of Berkeley CDBG, ESG and HOME Projects  
for 07/01/2026 – 06/30/2027 (Estimated allocations)**

**Recommended Allocation for CDBG – Housing Projects**

<b>Project. #</b>	<b>Agency</b>	<b>Project Name</b>	<b>PY26 Allocation</b>
1	Center for Independent Living	Residential Access	\$211,600.00
2	HHCS D*	Loan Services	\$70,848.28
3	HHCS D	Senior and Disabled Rehab Program	\$389,126.97
4	HHCS D	Rehab Loans	\$432,000.00
5	HHCS D	Housing Development: M/F Rehab	\$494,201.00
		<b>**Subtotal Housing Projects</b>	<b>\$1,597,776.25</b>

**Recommended Allocation for CDBG – Public Services Projects**

<b>Project. #</b>	<b>Agency</b>	<b>Project Name</b>	<b>PY26 Allocation</b>
6	Bay Area Community Services	Coordinated Entry System	\$418,921.00
7	Eden Housing for Hope and Oppor.	Fair Housing	\$35,000.00
		<b>Subtotal Public Services Projects</b>	<b>\$453,921.00</b>

**Recommended Allocation for CDBG – Public Facilities Projects**

<b>Project. #</b>	<b>Agency</b>	<b>Project Name</b>	<b>PY26 Allocation</b>
8	Rebuilding Together East Bay North	Community Facilities	\$93,780.00
9	HHCS D	Community Facility Improvements	\$181,525.10
10	HHCS D	PY25 (FY26) Community Facility Improvement NOFA	\$1,053,918.45
		<b>**Subtotal Public Facilities Projects</b>	<b>\$1,329,223.55</b>

**Recommended Allocation for CDBG – Planning & Admin. Projects**

<b>Project. #</b>	<b>Agency</b>	<b>Project Name</b>	<b>PY26 Allocation</b>
11	HHCS D	CDBG Planning and Administration	\$521,624.20
		<b>Subtotal Planning &amp; Admin Projects</b>	<b>\$521,624.20</b>

**The grand total for recommended allocations for all CDBG Projects is \$3,902,545.**

**Recommended Allocation for ESG Projects**

Project. #	Agency	Project Name	PY26 Allocation
12	Berkeley CES Provider - BACS	Rapid Re-Housing Project	\$67,391.50
13	Berkeley CES Provider - BACS	Emergency Shelter/Street Outreach	\$136,740.00
14	HHCS D	Homeless Management Information System	\$6,676.00
15	HHCS D	Program Planning and Administration	\$17,092.50
		<b>GRAND TOTAL ALL ESG PROJECTS</b>	<b>\$227,900.00</b>

**Recommended Allocation for HOME Projects**

Project. #	Agency	Project Name	PY26 Allocation
16	HHCS D	HOME Administration	\$57,156.63
17	CHDO Operating Funds	CHDO Operating Funds	\$28,578.32
18	HHCS D	Housing Trust Fund	\$485,831.36
19	HHCS D	Project Delivery	\$115,000.00
		<b>***GRAND TOTAL ALL HOME PROJECTS</b>	<b>\$686,566.31</b>

**Notes:**

\*HHCS D = City of Berkeley Health, Housing & Community Services Department

\*\*Assumes estimated amounts for Program Income (\$600,000) and \$694,424 in prior year funds. Estimated prior year funds applied to Rehab Loans (\$332,000) and Community Facility NOFA (\$362,424).

\*\*\*Assumes estimated \$115,000 in prior year funds.

**CITY OF BERKELEY**  
**ANNUAL ACTION PLAN**  
**FOR HOUSING AND COMMUNITY**  
**DEVELOPMENT**

**JULY 1, 2026 – JUNE 30, 2027 (PY 2026)**

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

**San Francisco Field Office of Community  
Planning and Development**

**May 2026**

## Table of Contents

Executive Summary.....	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	3
PR-05 Lead & Responsible Agencies – 91.200(b).....	7
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	8
AP-12 Participation – 91.105, 91.200(c).....	12
Expected Resources.....	15
AP-15 Expected Resources – 91.220(c)(1,2).....	15
Annual Goals and Objectives.....	19
AP-20 Annual Goals and Objectives.....	19
Projects.....	21
AP-35 Projects – 91.220(d).....	21
AP-38 Project Summary.....	22
AP-50 Geographic Distribution – 91.220(f).....	26
Affordable Housing.....	27
AP-55 Affordable Housing – 91.220(g).....	27
AP-60 Public Housing – 91.220(h).....	28
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	29
AP-75 Barriers to affordable housing – 91.220(j).....	33
AP-85 Other Actions – 91.220(k).....	34
Program Specific Requirements.....	39
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	39

**Attachment 1:** Allocations City of Berkeley CDBG, ESG, and HOME Projects

**Attachment 2:** Public Notice and Community Participation Summary

**Attachment 3:** City of Berkeley Emergency Solutions Grant Rapid Rehousing Policies and Procedures Manual; and Systemwide Performance Targets for Rapid Re-Housing Services and Emergency Shelters.

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

This Annual Action Plan is the 2nd Annual Action Plan for the current Consolidated Planning period.

#### 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 Berkeley has ambitious objectives for spending its federal entitlement grant funding. Berkeley allocates these and other state and local funds to maximize assistance for its low and moderate-income households through:

- Housing acquisition, rehabilitation, repair, and accessibility improvements;
- Assisting homeless adults and families including those with disabilities and other special needs, through emergency shelter, transitional housing, and service-enriched affordable, supportive housing; and
- Funding public facilities improvements to protect and sustain the infrastructure critical to community services and economic vitality in Berkeley.

The City of Berkeley has long placed a high priority on affordable housing and community services. The City is committed to maintaining high-quality programs for those in need but faces challenges due to limited resources to meet those needs. The City of Berkeley has been able to backfill some of the ongoing reductions in federal funding for affordable housing and critical community services with local investments. Local investments, however, do not begin to meet the need for more affordable housing and resources to prevent and end homelessness. At the same time, the Emergency Solutions Grant (ESG), HOME Investment Partnerships (HOME), and Community Development Block Grant (CDBG) programs come with considerable administrative requirements, all of which impact the City's ability to address all the many needs identified.

**Approved Allocations.** As summarized in **AP-38** and detailed in **Attachment 1**, the City of Berkeley plans to allocate \$2,608,121 in CDBG funds together with \$600,000 (estimated) in CDBG program income and \$694,424 (estimated) prior year carryover to fund. Any program income received will be applied as follows: 1) up to 15% of the program income received in PY25 for public services, 2) up to 20% of the program income received in PY26 for program administration, and 3) all remaining program income will be applied to the City of Berkeley public facility improvement program.

Further, any earlier unused funding from the Public Facility Improvement program will remain in the program and up to \$332,000 of earlier unused funds Program will be allocated to Senior Disabled Loan Rehabilitation Program for the PY 2026 year.

The PY2026 CDBG entitlement allocation, including estimated program income and earlier unused funds, will be distributed for the following program areas:

- \$1,597,776.25 in housing projects and programs;
- \$453,921.00 in public services (provided this does not exceed the cap. Amount of community agency contract will be adjusted accordingly);
- \$1,329,223.55 for community and public facilities activities; and
- \$521,624.20 to administer all facets of the City's CDBG program.

The City will utilize its PY26 ESG allocation of \$227,900 to serve literally homeless people through the City's Pathways STAIR Program (\$204,131.50), support the countywide Homeless Management Information System (HMIS) (\$6,676.00), and support planning and administration activities at 7.5% (\$17,092.50). The City ensures the shelter and outreach activities do not exceed 60% of our annual ESG grant. For PY26, the City's ESG program allocation has been split with \$67,391.50 allocated to Rapid Re-Housing and \$136,740.00 allocated to Shelter and Outreach. This is evidenced in Attachment 1.

The City will utilize its PY26 HOME allocation of \$571,566.31 and \$115,000 (projected) in prior year funds for program administration at 10% (\$57,156.63), Community Housing Development Organization (CHDO) operations (\$28,578.32), project delivery (\$115,000.00), and will allocate the remaining balance to its Housing Trust Fund (\$485,831.36 estimate). Up to 10% of Program Income received within the program year may be used for program administration.

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

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

The City reviews and evaluates its performance through its annual submission of the Consolidated Annual Performance and Evaluation Report (CAPER).

The City tracks single family and multi-family housing rehabilitation efforts and housing development efforts. The City's Single-Family Rehabilitation (SFR) program comprised of the City's Senior and Disabled Rehabilitation Loan Program (SDRLP) and community agency Center for Independent Living, which are evaluated on an ongoing basis to ensure that the most significant health and safety improvements are prioritized and that sufficient outreach is occurring to increase the number of unduplicated households served overtime.

The City currently operates the public facility improvement program as a Request For Proposal (RFP)/Notice of Funding Availability (NOFA) as funds become available.

Earlier unused funds are awarded to non-profits or City agencies that serve low-income communities. At present, there are three active public facility projects that are focused on rehabilitating shelters, recovery centers, or local community centers. Improvements are focused on health, safety, and efficiency. In addition, the City funds Rebuilding Together East Bay Network's (RETBN) Community Facility Improvement Program, recognizing its critical role in delivering essential health and safety improvements to community-serving facilities that primarily serve low-income clientele.

The City funds two community agencies to provide public services through housing retention and fair housing counseling. Outcomes for all public services community agency programs funded with federal funds are tracked, and prior outcomes are used to inform funding decisions.

The City uses countywide Homeless Count and program outcome data to inform its goals on homelessness.

#### **4. Summary of Citizen Participation Process and consultation process**

##### ***Summary from citizen participation section of plan.***

The City typically completes a fall public hearing with one or more commissions to obtain input on community needs. In preparation for the PY26 Annual Action Plan, the City satisfied the Citizen Participation Plan public hearing requirement by conducting two public hearings (September 2025 and April 2026).

The draft Annual Action Plan was posted on the City's website and shared with the Housing Advisory Commission (HAC) March 5, 2026 meeting. At its March meeting, the HAC recommended that Council adopt the PY26 Draft Annual Action Plan for submission to HUD. A Public Hearing on the PY26 Draft Annual Action Plan was held on April 28, 2026, before the Berkeley City Council. Outreach was accomplished via electronic flyer mailings to interested parties, including Alameda County-wide Homeless Continuum of Care, community agencies serving low-income people, and public buildings such as recreation centers, senior centers, libraries and other government buildings.

#### **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.***

At the September 2025 public hearing meeting at the Housing Advisory Commission, the commissioners and public commented on the positive impact of the streamlining in the Senior and Disabled Rehabilitation Loan Program (SDRLP), which was implemented in PY25.

There was one public comment and a discussion among commissioners at the Housing Advisory Commission (HAC) meeting on March 5, 2026. The comment highlighted the need for more funding for emergency shelters. Following the public comment, a

discussion by members of the HAC ensued to finalize the recommendations on the PY26 Annual Action Plan, including questions on details of the proposed projects and how allocations are estimated. The HAC commented on the importance of coordination with Berkeley Housing Authority to increase affordable housing supply and quality.

Public comment at the [April 28, 2026](#) City Council Public Hearing included testimony from [XX](#) individual(s). The public and Council discussion included:

- [\[add summary of public comments\]](#)
- Members of the City Council discussed [\[add summary of Council discussion\]](#).

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

All comments were accepted and/or addressed and will remain recorded in this report should additional HUD funds become available for public services and housing. None of the comments received resulted in changes to the Plan.

**7. Summary**

None.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Berkeley	Health, Housing, and Community Services Department
HOME Administrator	Berkeley	Health, Housing, and Community Services Department
ESG Administrator	Berkeley	Health, Housing, and Community Services Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Health, Housing, and Community Services (HHCS) Department is the lead agency for overseeing the development of the plan. The Housing and Community Services (HCS) Division coordinates the City’s funding allocation process and monitoring for community-based organizations, administration of the Housing Trust Fund, and operation of other housing and community services programs such as the Shelter Plus Care Program and Senior and Disabled Rehabilitation Loan Program. The Department also includes the Environmental Health, Mental Health, Public Health, and Aging Services divisions, all of which provide direct services to the community.

**Consolidated Plan Public Contact Information**

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**AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

**1. Introduction**

During the next year, the City of Berkeley will continue to coordinate the housing and community services activities within the department through regular senior staff meetings, such as regular Housing and Homeless Services Team meetings, emergency services for vulnerable and low-income populations meetings, and will continue to coordinate with other City Departments on specific topics such as, but not limited to, affordable housing and homelessness. It will also consult with EveryOne Home, the countywide coordinating body and plan to end homelessness, and its partners at Alameda County Behavioral Health Care Services and Social Services Agency as well as community stakeholders in Berkeley.

**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(l))**

The City of Berkeley coordinates the housing and community services activities within the HHCS department through regular senior staff meetings and coordination on specific topics. City staff also participate in the implementation of EveryOne Home, the countywide plan to end homelessness. EveryOne Home spearheads Alameda County’s Continuum of Care. Staff will continue to participate in the initiative’s Leadership Board, which includes most public funders of housing and homeless services in the county, as well as leadership from key community-based organizations. Leadership Board membership helps to coordinate efforts across the county. Staff also participate in other committees composed of other funders (such as Alameda County Behavioral Health Care Services and the Social Services Agency) as well as many community-based organizations.

**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**

The City of Berkeley works closely with the Alameda County Continuum of Care (CoC) in numerous ways including as members of various CoC committees that meet to review and provide recommendations for system improvements. The City also works closely with Alameda County Behavioral Health Care Services, Social Service Agency, Office of Housing and Homelessness (OHH). In PY21, the City endorsed the Alameda County Home Together 2026 Community Plan, a five-year strategic initiative. The City will participate in preparing the Home Together Update this year. The City continues to work closely with OHH to implement the North County Coordinated Entry System (CES), which includes Berkeley, Emeryville, and Albany. The redesigned screening process implementing housing problem-solving and crisis and housing assessments is now utilized across the County, including at the new transition age youth (TAY) Housing Resource Center (HRC). The addition of the crisis queue, which asks if someone is

interested in shelter, has increased the number of successful matches to shelter resources in Berkeley. Additionally, the City attends and participates in the CoC's Housing Stability and Homelessness Prevention and System Impact Committee meetings. The City also funds the Eviction Defense Center (EDC) to deliver targeted housing retention assistance to Berkeley households at imminent risk of homelessness, including rental assistance and eviction defense services. Through strategic prioritization and flexible funding tools, the City and EDC focus resources on households with the highest need to prevent housing loss and reduce entries into the homeless services system.

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

Consultation with the Alameda-Countywide CoC, the City of Oakland, and the Alameda County Housing and Community Services Department was initiated in 2012 to discuss the use of ESG funds. The discussion focused on how to implement the new ESG requirements in a way that would be consistent countywide and would continue the collaboration launched in 2009 with American Recovery and Reinvestment Act (ARRA) Homelessness Prevention and Rapid Re-housing (HPRP) funds. The group held several meetings in PY12, resulting in the development of a policies and procedures manual that was used to implement the Priority Home Partnership Program. In PY25, the City updated its ESG Policies and Procedures Manual and provided training to Bay Area Community Services, the community agency that administers ESG Rapid Re-housing assistance. The City continues to use the CoC's results-based accountability (RBA) system performance measures and targets to evaluate emergency shelter, outreach and rental assistance programs funded by ESG.

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

**1. City of Berkeley Housing Advisory Commission**

Item	Description
Agency/Group/Organization Type	Other government - Local
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 Market Analysis Anti-poverty Strategy

Item	Description
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Draft copies of the plan were presented to the Housing Advisory Commission (HAC) at its March 2026 meetings for comments.

**2. City of Berkeley Homeless Services Panel of Experts (HSPOE)**

Item	Description
Agency/Group/Organization Type	Other government - Local
What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The HSPOE provides their expertise and recommendations for funding for community agencies including the portion of CDBG public services funding that supports the homeless population.

Table 2 – Agencies, groups, organizations who participated

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

No Agency Types were knowingly excluded.

**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?
Home Together 2026 Community Plan	Alameda County's Continuum of Care	The Alameda County Home Together 2026 Community Plan, the countywide plan to end homelessness, was endorsed by the City in PY2021. Berkeley activities to end homelessness, including those supported by federal monies as articulated in this plan, align with the Home Together 2026 Community Plan.
Housing Element 2023-2031	City of Berkeley	The Housing Element addresses housing production and preservation in the City of Berkeley and includes issues related to affordable housing that overlap with this report goal to increase affordable housing supply and quality.
Health Report of 2018	Health, Housing, and Community Services; Public Health Division	The goal of the Health Status Report is to provide a picture of the health status of people living in Berkeley. The report helps define goals and objectives for improving Berkeley resident health outcomes. The Health Status Report highlights overlapping health and housing needs for low-income individuals that are addressed in the Consolidated Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
YEP	Collaboration between various local agencies	Formerly Berkeley 2020 Vision, now known as YEP, is a citywide partnership that seeks to close Berkeley educational opportunity gap through a shared community commitment to this goal: that all young people in Berkeley grow up with opportunities to achieve high outcomes and realize their full potential. Public agency, education, nonprofit, and other partners lend content expertise, shape the direction of this initiative, and represent the students and families they serve. This is consistent with goals of increasing economic opportunities for Berkeley residents. The Consolidated Plan works toward these shared goals by supporting housing and public services for low-income residents.
Age-Friendly Berkeley Action Plan	Health, Housing, and Community Services; Aging Division	This report focuses on the aging population in Berkeley and the fact that the vast majority of older adults want to age in their homes and local Berkeley community. The Age-Friendly Berkeley initiative helps prepare Berkeley for its rapidly aging population by gathering input from the community and pulling together public and private leaders, resources, ideas, and strategies to address the issues raised. Age-Friendly Berkeley is a collective effort whose goal is to ensure that all Berkeley residents are connected, healthy, and engaged in their environments. The Consolidated Plan speaks directly to affordable housing goals that support low-income persons, specifically including seniors and persons with disabilities.
City of Berkeley Strategic Plan	City of Berkeley	The strategic plan identifies the City governments long-term goals on behalf of the Berkeley community. The plan was approved in 2018, and included numerous priorities, which are short-term projects or programs that support a specific goal. Goals include creating affordable housing and housing supportive services for low-income community members.
Alameda County Regional Analysis of Impediments to Fair Housing	Alameda County	This report summarizes the impediments to fair housing across Alameda County. The report was approved for 2025-2029.
California All Home Regional Action Plan (RAP), 2024	All Home	The City's strategic plans for addressing homelessness align with the priorities in the RAP.
Alameda County Point-in-Time Report, 2024	Alameda County EveryOne Home	The Point-in-Time (PIT) Count is a biennial census of people experiencing homelessness on a single night. This report includes additional information about the experiences of people who are homeless in the Berkeley community which assist in developing our programmatic activities to end homelessness. The 2026 PIT Count was completed in January 2026, and results will be available later in the year.

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

**AP-12 Participation – 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**

The City's Housing Advisory Commission (HAC) reviewed the PY24 Consolidated Annual Performance and Evaluation Report (CAPER) at their September 2025 public hearing. The HAC and members of the public had the opportunity to comment on the City's impact and make recommendations about how federal funds are spent in the City.

The City's Housing Advisory Commission (HAC) reviewed the draft plan during a public meeting on March 5, 2026, that was advertised on the City's website and calendar.

The City published a public hearing notice on **March 27, 2026**, in the Berkeley Voice in accordance with its citizen participation plan for an **April 28, 2026**, Public Hearing at the Berkeley City Council meeting. It also sent the notification to public and assisted housing, users of community and senior centers, libraries, and residents being served by over 50 community-based agencies funded by the City of Berkeley.

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**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	September 4, 2025  7 members of the public attended the public hearing, including commissioners.	There were no comments from community members. A commissioner commented that the streamlining in SDRLP seems to be working based on PY24 CAPER.	All comments were accepted.	<a href="https://berkeleyca.gov/your-government/boards-commissions/housing-advisory-commission">https://berkeleyca.gov/your-government/boards-commissions/housing-advisory-commission</a>
2	Public Meeting	Non-targeted, broad community	March 5, 2026  Seven members of the HAC discussed the Draft Annual Action Plan, and one member of the public made public comment. Over 11 persons, including commissioners, were present.  The members of HAC voted to approve the Draft AAP for Council consideration.	HAC members reviewed and discussed the Draft of the AAP at its March 5, 2026, meeting. Comments and questions pertaining to the AAP focused on the planned projects and coordination with the Berkeley Housing Authority.	All comments were accepted.	<a href="https://berkeleyca.gov/your-government/boards-commissions/housing-advisory-commission">https://berkeleyca.gov/your-government/boards-commissions/housing-advisory-commission</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted, broad community	This hybrid Public Hearing was held on <a href="#">April 28, 2026</a> , at a City of Berkeley Council Meeting.	<p><a href="#">XX</a> comments received via email.</p> <p>More than <a href="#">XX</a> persons in attendance at the <a href="#">April 28</a>, 2026 meeting.</p> <p><a href="#">XX</a> member(s) of the public spoke at the <a href="#">April 28, 2026</a> public hearing on the PY26 Annual Action Plan in front of the City Council. Comments from the public and Council discussion included: <a href="#">[add summary of comments]</a>.</p>	All comments were accepted.	<a href="https://berkeleyca.gov/your-government/city-council/city-council-agendas">https://berkeleyca.gov/your-government/city-council/city-council-agendas</a>

Table 4 – Citizen Participation Outreach

**Expected Resources**

**AP-15 Expected Resources – 91.220(c)(1,2)**

**Introduction**

Berkeley is an entitlement jurisdiction.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Year 2 Estimated Annual Allocation : \$	Year 2 Estimated Program Income: \$	Year 2 Estimated Prior Year Resources: \$	Year 2 Estimated Total: \$	Expected Amount Available Remainder of ConPlan: \$	Narrative Description
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,608,121	600,000 (estimated)	694,424 (anticipated)	3,902,545 (estimated)	11,726,908 (estimated)	See below
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	571,566.31	0 (estimated)	115,000 (anticipated)	686,566.31 (estimated)	2,401,265.24 (estimated)	See below

Program	Source of Funds	Uses of Funds	Year 2 Estimated Annual Allocation : \$	Year 2 Estimated Program Income: \$	Year 2 Estimated Prior Year Resources: \$	Year 2 Estimated Total: \$	Expected Amount Available Remainder of ConPlan: \$	Narrative Description
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	227,900	0	0 (anticipated)	227,900 (estimated)	911,600 (estimated)	See below

Table 5 - 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**

Many of the housing and community services programs described in the Consolidated Plan will continue to be delivered by nonprofit community-based organizations. The City contracts with a wide range of housing and service providers using CDBG, HOME, ESG, Community Services Block Grant (CSBG), General Fund, and other sources of funding. These organizations leverage significant financial and in-kind support from individual community members, foundations, and private organizations that help meet the needs identified in this plan.

In addition to leveraging at the individual agency level, the City has historically matched the investment of CDBG, HOME, and ESG dollars with the investment of General Funds. In PY25 over three quarters of the funding for community agency programs came from General Funds. The City anticipates using all of its HOME funds for multifamily residential new construction and rehabilitation. These types of projects virtually always require multiple sources of federal, state, and other funding, which project sponsors leverage with a commitment of local funds, including HOME. The City will use local funds, such as those from the City’s Measure O housing bond and mitigation fee revenue in the Housing Trust Fund to ensure continued compliance with the HOME match requirements. The City meets the dollar-for-dollar match requirements for the ESG program by allocating General Funds to various homeless services

providers. Shelter programs alone receive over \$348,489 in City General Funds each year.

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

The City has long-term leases of City-owned property with non-profit organizations that address the needs identified. Programs operating in leased City-owned properties include:

- Dorothy Day House – a year-round and two emergency winter shelters and a daytime Community Resource Center;
- BOSS' Harrison House Shelter for unhoused men, women and families;
- BOSS' Sankofa House – emergency shelter for unhoused families;
- Women's Daytime Drop-In Center's Bridget House – transitional housing for homeless families;
- Women's Daytime Drop-in Center - a daytime center for unhoused women and children;
- Bay Area Community Services Pathways Stair Center – a year-round shelter for unhoused adults;
- Options Recovery Services – substance use treatment services; and
- LifeLong Medical Care/Berkeley Free Clinic – healthcare services for unhoused Berkeley residents.

The City also has long-term ground leases for affordable permanent housing at:

- Ocean View Gardens;
- UA Cooperative Housing;
- William Byron Rumford Senior Plaza; and
- The Hope Center and Berkeley Way.

The City is working closely with Bay Area Rapid Transit (BART) on the redevelopment of the Ashby and North Berkeley BART sites, which are projected to include affordable housing equivalent to at least 35-50% of the total units at each site. For the North Berkeley BART site, the City and BART selected a team of developers through a competitive process; three of which are nonprofit affordable housing developers. The first of the four proposed North Berkeley BART affordable housing projects are expected to start construction in 2027. The City and BART selected a development team for the Ashby west lot site in PY25 that includes one nonprofit affordable housing developer and are in the early planning stages for the Ashby east lot site. The City will own the east lot property and expects to select a development team in early PY26. In total the North Berkeley and Ashby BART sites are expected to create at least 1,500 new market rate and affordable housing units in Berkeley. Ocean View Gardens, an existing 63-unit multifamily affordable housing development, has undergone substantial rehabilitation. In 2024, Orbach Affordable Housing Strategies (OAHS) acquired the property and secured tax credit and bond financing for the rehabilitation. OAHS

assumed the City's ground lease, extending the affordability period until June 2089. No City funds were required to complete the rehabilitation. The rehabilitation at Ocean View Gardens is scheduled to be completed before the end of PY2025, and the project will be monitored according to the City's compliance monitoring procedures, including annual reporting and routine on-site monitoring visits which are completed after the first year of operations under the new owner and every three years over the life of the project until the end of the compliance period.

**Discussion**

N/A

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### Annual Goals and Objectives

#### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing Supply and Quality	2025	2029	Affordable Housing	BERKELEY	Affordable Housing	CDBG: \$1,597,776.25 HOME: \$629,409.68	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 13 Units Homeowner Housing Rehabilitated: 13 Household Housing Unit
2	Improve Public & Community Facilities and Public Services	2025	2029	Non-Housing Community Development	BERKELEY	Non-Housing Community Development	CDBG: \$1,783,144.55	Public & Community Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 370 Persons Assisted
3	Provide Homeless Prev., Shelter, and RRH	2025	2029	Homeless	BERKELEY	Homeless	ESG: \$204,131.50	Tenant-based rental assistance / Rapid Rehousing: 28 Households Assisted (plus additional served with earlier unused funds) Homeless Person Overnight Shelter: 96 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

Goal 1: Increase Affordable Housing Supply and Quality.

Description: CDBG and HOME funds will be used for affordable housing acquisition and rehabilitation, and single-family rehabilitation programs.

Goal 2: Improve Public Facilities and Public Services.

Description: CDBG funds will be used to rehabilitate public facilities and homeless and fair housing public services.

Goal 3: Provide Homeless Prev., Shelter, Outreach and RRH.

Description: ESG funds will be used to provide outreach, services emergency shelter and/or rapid re-housing to literally homeless households.

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## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

With its CDBG, HOME, and ESG funds, the City of Berkeley will fund eligible projects in the following categories: housing development, rehabilitation and services projects, public services, public/community facility improvement projects, emergency shelter grant programs, program planning and administration, and the Housing Trust Fund.

#### Projects

#	Project Name
1	City of Berkeley Planning and Administration
2	Housing Loan Services
3	Single Family Rehabilitation Programs
4	Housing Trust Fund
5	Public Services
6	Community Facility Rehabilitation
7	ESG26-Berkeley-Emergency Shelter, Rapid Rehousing and HMIS Activities

**Table 7 - Project Information**

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

The City continues to fund activities that have been identified as a need in the Consolidated Plan.

AP-38 Project Summary

Project Summary Information

Commented [KL1]: Include (estimate) next to all the funding amounts

1. City of Berkeley Planning and Administration

Item	Description
Target Area	BERKELEY
Goals Supported	Increase Affordable Housing Supply and Quality Improve Public Facilities and Public Services Provide Homeless Prev., Shelter, Outreach and RRH
Needs Addressed	Affordable Housing Homelessness Non-Housing Community Development
Funding	CDBG: \$521,624.20 HOME: \$57,156.63
Description	The project will fund City staff to plan and administer CDBG and HOME projects. HOME Admin based on projected entitlement is 10%.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	Citywide.
Planned Activities	Information about the planned activities is included in Section AP-38 Project Summaries.

2. Housing Loan Services

Item	Description
Target Area	BERKELEY
Goals Supported	Increase Affordable Housing Supply and Quality
Needs Addressed	Affordable Housing
Funding	CDBG: \$70,848.28 (estimate)
Description	City staff provide loan services to support single family rehabilitation, housing trust fund projects, and other federally funded housing related activities.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	City staff provide loan services to support single family rehabilitation, housing trust fund projects, and other federally funded housing related activities. The project will serve approximately 68 active loans.
Location Description	Various locations within the City of Berkeley.
Planned Activities	Services provided under this project will include accounting, processing loan payments and loan payoff demands, deeds of reconveyance, lien releases and loan subordination requests, collections, personal financial analysis, and structuring of temporary repayment agreements.

## 3. Single Family Rehabilitation Programs

Item	Description
Target Area	BERKELEY
Goals Supported	Increase Affordable Housing Supply and Quality
Needs Addressed	Affordable Housing
Funding	CDBG: \$1,032,726.97 (estimate)
Description	This project will fund activities related to single-family home rehabilitation. Eligible rehabilitation work will include health and safety repairs as well as ADA accessibility improvements, such as the installation of ramps and lifts, for low-income residents.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	The project will benefit an estimated 13 low-income households annually.
Location Description	Various locations within the City of Berkeley.
Planned Activities	Activities include health and safety upgrades, ADA-compliant improvements, and efficiency enhancements. The Center for Independent Living's program reduces barriers to housing for 9 low-income homeowners with disabilities by installing ramps, lifts, and other interior and exterior modifications to ensure safe and accessible entry to their homes. City staff collaborate with senior and/or homeowners with a disability to provide an estimated four to six deferred, interest-free loans annually through the Senior & Disabled Home Rehabilitation Loan Program and to complete approximately four homeowners' rehabilitation projects each year.

## 4. Housing Trust Fund

Item	Description
Target Area	BERKELEY
Goals Supported	Increase Affordable Housing Supply and Quality
Needs Addressed	Affordable Housing
Funding	CDBG: \$494,201.00 (estimate) HOME: \$600,831.36 (estimate)
Description	Activities that provide funding for City staff in support of projects funded with City of Berkeley Housing Trust Fund dollars, includes funding for projects and CHDO operating funds.
Target Date	6/30/2027

Item	Description
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>10 units (households) will be directly supported with federal funding during the 5-year Consolidated Plan period, for an average of 2 per year. During the same time period, staff will also support the development of an additional 1,168 units with local funding. The proposed new construction housing includes units for seniors and formerly homeless households.</p> <p>A total of 112 low-income housing units and rooms will be rehabilitated under the City's Housing Trust Fund (HTF) program, including four existing housing projects (92 units/rooms) and two new rehabilitation projects which would add 20 units to the City's existing affordable housing portfolio.</p>
<b>Location Description</b>	Citywide.
<b>Planned Activities</b>	<p>City staff actively facilitate development, rehabilitation and/or preservation of affordable housing through working with developers, other city staff, lenders and other public agencies for the acquisition and rehabilitation of multi-family housing.</p> <p>This is the City of Berkeley's Housing Trust Fund, and the funds support Housing Development staff. 570.201 (k) "provides that CDBG funds may be used to pay costs in support of activities eligible for funding under the HOME program. This includes services such as housing counseling in connection with tenant-based rental assistance and affordable housing projects, energy auditing, preparation of work specifications, loan processing, inspections, tenant selection, management of tenant-based rental assistance, and other services related to assisting owners, tenants, contractors, and other entities participating or seeking to participate in the HOME program."</p> <p>Funded activities include working with funded projects throughout predevelopment, supporting public participation in project selection and development, preparing and executing loan agreements, and conducting federally required environmental review. Staff are currently working with 10 affordable housing developments in varying stages of predevelopment with reservations totaling over \$72M in City funds, including HOME funds.</p> <p>In PY26, the City will continue to work with nonprofit housing developers on the rehabilitation of the following properties: MLK House (11 rooms), 2207 Haste Street (8 rooms), Ashby Lofts (54 units), Adeline Street Apartments (19 units), 2321 Tenth Street (8 units), and California Street Apartments (12 units). Adeline Street Apartments is partially funded with HOME funds.</p>

5. Public Services

Item	Description
<b>Target Area</b>	BERKELEY
<b>Goals Supported</b>	Improve Public Facilities and Public Services
<b>Needs Addressed</b>	Homelessness Non-Housing Community Development
<b>Funding</b>	CDBG: \$453,921.00 (estimate)

Item	Description
<b>Description</b>	Services including the North County Coordinated Entry System (CES) and fair housing services are funded under this project.
<b>Target Date</b>	6/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 low-income and homeless households are expected to be served through these activities annually through coordinated entry. 70 households will be supported with fair housing services.
<b>Location Description</b>	Citywide.
<b>Planned Activities</b>	Bay Area Community Services operates Berkeley's Coordinated Entry System which will screen, conduct intakes, and provide housing navigation services to approximately 300 people. Eden Council for Hope and Opportunity will provide outreach, training, fair housing counseling services to up to 70 households, investigation of an estimated 25 fair housing complaints, 10 tenant/landlord mediations, and 10 fair housing testing/audits with follow-up training for non-compliant property owners.

6. Public & Community Facility Rehabilitation

Item	Description
<b>Target Area</b>	BERKELEY
<b>Goals Supported</b>	Improve Public & Community Facilities and Public Services
<b>Needs Addressed</b>	Non-Housing Community Development
<b>Funding</b>	CDBG: \$1,329,223.55 (estimate)
<b>Description</b>	Activities that fund the rehabilitation of public and community facilities are funded under this project.
<b>Target Date</b>	6/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is projected that public facility improvements provided by the City of Berkeley's administered program and Rebuilding Together East Bay Network will benefit an estimated 500 people. The number of beneficiaries may increase as new public facility projects are identified through the acceptance of new applications.
<b>Location Description</b>	Various locations within the City of Berkeley.
<b>Planned Activities</b>	Activities include improving public facilities by funding substantial rehabilitation to applicants of the City-administered Public Facility Improvement Program and the Rebuilding Together East Bay Network program. In PY26 the City is anticipating having a minimum of \$91,494 in entitlement, estimated \$600,000 in program income, and \$362,424 in prior year funds available for the public facility notice of funding availability (NOFA). The three current projects, Ala Costa Centers, BOSS's Ursula Sherman Village, and Options Recovery Center, are anticipated to serve 100 persons. Additional projects throughout the year may increase the numbers served. The Rebuilding Together East Bay Network program will use \$93,780 to support four projects throughout the community serving an estimated total of 400 persons.

7. ESG26-Berkeley-Emergency Shelter, Rapid Rehousing, and HMIS Activities

<b>Item</b>	<b>Description</b>
<b>Target Area</b>	BERKELEY
<b>Goals Supported</b>	Provide Shelter, and RRH
<b>Needs Addressed</b>	Homelessness
<b>Funding</b>	ESG: \$227,900
<b>Description</b>	ESG funds will be used for Emergency Shelter, and Rapid Re-Housing, HMIS and administrative costs.
<b>Target Date</b>	6/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	ESG: 28 households will be served with rapid rehousing financial assistance. 96 persons will be with Emergency Shelter. Additional households will be served using earlier unused funds.
<b>Location Description</b>	Various locations within the City of Berkeley.
<b>Planned Activities</b>	ESG funds will be used to provide financial assistance and housing relocation and stabilization services to rapidly re-house approximately 28 households, and support approximately 96 people through emergency shelter.

Table 8 - Project Summary

**AP-50 Geographic Distribution – 91.220(f)**

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

As discussed in MA-50 of the Consolidated Plan, the City does not have areas of low income or minority concentration and therefore does not allocate federal funds geographically.

**Geographic Distribution**

Target Area	Percentage of Funds
BERKELEY	100

Table 9 - Geographic Distribution

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

N/A

**Discussion**

N/A

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

This section includes HOME-funded units only. The City has one HOME-funded project that was completed during PY24. The Grinnell project (formerly called Blake Apartments) has 63 units in total, ten of which are HOME-assisted units. As of this writing in January 2026, the City has a robust housing development pipeline that includes at least one HOME-funded project in this Consolidated Plan period. The pipeline consists of 13 new construction projects either under way or in predevelopment, two acquisition/rehabilitation projects, and four portfolio rehabilitation projects (rehab of existing affordable housing projects). The City’s pipeline represents 1,188 newly created or newly restricted affordable housing units, plus 92 units in existing affordable housing projects. The City has committed over \$140M to the pipeline projects. Because the City has an aging portfolio of occupied affordable housing projects, HOME funds will be used to support the renovation of an existing affordable housing project – Adeline Street Apartments (19 units total).

#### One Year Goals for the Number of Households to be Supported

Homeless:	0
Non-Homeless:	9
Special-Needs:	0
Total:	9

#### One Year Goals for the Number of Households Supported Through

Rental Assistance:	0
The Production of New Units:	0
Rehab of Existing Units:	9
Acquisition of Existing Units:	0
Total:	9

#### Discussion

N/A

**AP-60 Public Housing – 91.220(h)**

**Introduction**

The Berkeley Housing Authority (BHA) is not a department of the City of Berkeley. BHA Board members are appointed by the Mayor and confirmed by the City Council.

**Actions planned during the next year to address the needs of public housing**

N/A. The BHA no longer owns any public housing.

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

N/A

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

**Discussion**

N/A

DRAFT

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City uses a variety of approaches to support homeless and other populations.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City has received three State of California Encampment Resolution Fund (ERF) grants, the latest grant being received in November 2024. This new ERF funding will support a non-congregate shelter. Additionally, Berkeley will complete the conversion of an existing congregate interim shelter into non-congregate units and will continue a contract and lease to support the 39 units of modular housing for unhoused residents of Berkeley. The City is funding a newly created Berkeley Trust Clinic, a clinic that provides both primary and behavioral health services to people who are unhoused or previously unhoused in Berkeley.

The City will continue to fund and otherwise support the North County Berkeley/Albany/Emeryville Housing Resource Center (HRC) – the front door to the homeless Coordinated Entry System (CES) which provides outreach, assessments, housing problem-solving, housing navigation and tenancy sustaining services to unhoused residents; congregate and non-congregate shelter and interim housing programs to move unhoused residents into permanent housing; housing retention grants to reduce the number of households becoming homeless in Berkeley, and incorporate the 2026 Berkeley Point In Time Count data into program planning and implementation strategies. HRC staff will continue to implement the updated assessment process.

The CES continues to include three phases: housing problem solving (HPS), crisis assessment, and housing assessment. This phased approach coupled with HPS flex funds will result in more varied households having proximity to needed supports. Staff will provide these assessments through 211 referrals, during HRC drop-in and by phone, and at street-based locations throughout Berkeley. Street-based outreach staff will continue to engage people and provide basic necessities, such as water and hygiene kits.

The HRC will provide housing navigation services tied to rapid-rehousing and flexible financial assistance to support additional people in moving to permanent housing. Housing navigators support participants in a variety of ways from housing problem solving to assisting with identification documents and housing search activities. Once permanently housed, HRC staff will work with participants to maintain housing.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Over the past couple of years, the City of Berkeley has leveraged State funding to increase the number of non-congregate shelter beds. The City will continue to provide funding for shelter and transitional housing. Additionally, the City has worked with shelter providers to reduce some barriers to shelter, such as curfews and allowing pets and is partnering with Alameda County's Age Friendly Council and Alameda County Healthy Brain Initiative to support older (50+) shelter participants. This partnership will provide ongoing trainings and resources to support staff with working with participants who may be experiencing cognitive decline.

The City currently funds multiple agencies to provide 324 year-round shelter beds, 65 seasonal shelter beds and 27 transitional housing beds/units.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The North County HRC, operated by Bay Area Community Services (BACS), conducts Coordinated Entry System (CES) intakes and assessments, which prioritize people who are homeless for resources that best meet their needs, including rapid re-housing placements and placement on the County's Permanent Supportive Housing (PSH) Housing Queue. In both cases, the goal is to rapidly re-house households and support them for as long as retention services are needed and allowed.

The HRC's Housing Navigation resources will be allocated to people across the new CES housing queue, with focus on households that can be rapidly rehoused with little to no services support. Housing Navigators will help collect documents needed to apply for housing opportunities, housing searches and linking participants to services that will help to retain housing.

The North County HRC and the BACS Stair Program have flexible and rapid rehousing funds, which assist in reducing people's length of homelessness. The City will allocate ESG and local funds to support these efforts. While funding is available, there continues to be a lack of available units, within HUD's Fair Market Rent (FMR) to support households with extremely low incomes making it difficult to rapidly re-house households in the County. Often, households are being housed in neighboring cities and counties making it challenging to provide ongoing housing retention services. This has resulted in some delays in spending City of Berkeley ESG funds for rapid re-housing. The HRC has incorporated more shared housing opportunities through the use of larger units. This has provided people with limited income and a willingness to share housing more opportunities to be permanently housed.

The City's Shelter Plus Care (S+C) program is funded through two Continuum of Care grants, Supportive Housing Collaborative (SHC) and a contract with Alameda County, Alameda County Collaborative (ACC). The S+C Program serves approximately 280 households. The program combines federal housing subsidies with Tenancy Sustaining Services (TSS) provided by Berkeley Mental Health, Berkeley Aging Services and Adult Case Management. The City also funds community agencies to provide TSS to assigned participants.

The Shelter Plus Care portfolio also includes Square One, a locally funded permanent housing subsidy that serves vulnerable households that are literally homeless. Potential participants to this program would still demonstrate their need by establishing eligibility to the program by tracking of lengths of homelessness history and demonstrated needs. Once qualifications are established, the Square One program connects these participants to housing navigators to help support their application to housing placement, as units become available.

Other than the Square One Program, the S+C Program fills all of its openings through Home Stretch and prioritizes moving people into housing as quickly as possible. When an opening occurs, Home Stretch prioritizes unhoused people based on chronicity, need and date of referral, and provides participant information to the City of Berkeley to be matched with a partner service agency that will provide case management and housing stabilization support. The case manager will support the participant to obtain and retain their housing, although services are not required to qualify for the rental assistance. Along the way, case managers work with participants to address issues that may have contributed to their housing instability or present obstacles to obtaining rental housing (such as poor credit, a lack of income, missing documents like a picture ID, outstanding legal issues, etc.).

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City uses General Funds to fund services that prevent people who are not literally homeless but are at imminent risk of homelessness per the HUD Homeless definition (Category 2) from becoming homeless. Prevention assistance may include support to a household to retain its current housing or to move to other housing without having to become literally homeless. While the ESG regulations allow for federal funds to be provided to those categorized as "at-risk" but not necessarily at "imminent risk", the City uses its ESG funds for rapidly re-housing people who are literally homeless.

The City funds prevention assistance for people who meet "immediate risk" criteria defined as:

“An individual or family who will imminently lose their primary nighttime residence, provided that:

- The primary night-time residences will be lost within 14 days of the day of application for homeless assistance;
- No subsequent residence has been identified; and,
- The individual or family lacks the resources of support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing.”

Alameda County has mental health, foster youth, health care, and corrections discharge policies intended to prevent discharges of individuals from these systems into homelessness, described in detail in the Consolidated Plan.

The City is working with local hospitals to share information about the North County HRC and available homeless services in Berkeley to reduce discharges to local daytime drop-in centers and shelters that cannot support the needs of medically fragile people with severe disabling conditions. The City will continue to participate in countywide and regional efforts to reduce discharges into homelessness.

#### **Discussion**

The City of Berkeley supports a wide range of homeless programs, including emergency/crisis drop-in centers and shelters, transitional housing, permanent supportive housing, prevention and rapid re-housing services. All contracted service providers report outcomes based on the countywide outcome standards developed by EveryOne Home, to inform future adjustments to the service system.

**AP-75 Barriers to affordable housing – 91.220(j)**

**Introduction**

N/A

**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 took significant steps over the past year to remove and/or ameliorate affordable housing constraints in Berkeley, including:

- Adopting amendments to the zoning code to facilitate “middle housing” development in neighborhoods formerly zoned exclusively for single-family development;
- Adopting objective design standards for middle housing developments;
- Adopting objective design standards for mixed-income development at North Berkeley BART transit station; and
- Conducting a study and adopting an updated inclusionary housing in-lieu fee to facilitate middle housing and mitigate any negative impacts on potential development, while continuing to promote local affordable housing.

Additionally, the work to up zone Priority Development Areas (PDAs), Commercial and Transit Corridors is in progress and is scheduled to be complete in PY26.

**Discussion**

N/A

**Introduction**

N/A

## AP-85 Other Actions – 91.220(k)

### Introduction:

The City of Berkeley uses a range of strategies to address the housing, homeless, and community development goals identified in the Consolidated Plan. This section discusses actions planned to foster and maintain affordable housing, to reduce lead-based paint hazards, to reduce the number of poverty-level families in Berkeley, and to coordinate activities in these areas with other entities.

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

One of Berkeley's major obstacles to meeting underserved needs is the limited amount of federal, state, and local resources available given the needs in the community and high cost of housing in the Bay Area. The City of Berkeley will continue to pursue new State, Federal, and local resources as available to meet the needs.

### Actions planned to foster and maintain affordable housing

The City has several on-going programs which foster and maintain affordable housing in Berkeley:

- Rent Stabilization Program. The Rent Stabilization and Eviction for Good Cause Ordinance regulates a portion of residential rents in Berkeley, provides tenants with increased protection against unwarranted evictions and is intended to maintain affordable housing and preserve community diversity.
- Inclusionary Housing Ordinance. This ordinance requires developers of new market rate housing to provide up to 20% of new construction units as on-site Below Market Rate (BMR) units. BMR units serve Very Low Income (50% Area Median Income) and Low Income (80% Area Median Income) households. Applicants may opt to pay an in-lieu fee into the Housing Trust Fund instead of providing on-site units. The fee adjusts every two years to reflect the California Construction Cost Index.
- Condominium Conversion Ordinance (CCO). The CCO regulates the conversion of rental apartments and tenancy-in-common buildings to condominiums, and other types of mutual or cooperative housing. A mitigation fee for the production of permanently affordable housing is collected for each unit converted.
- Commercial Linkage Fee. This ordinance requires an affordable housing mitigation fee on new commercial construction for gross floor area over 7,500 square feet. This fee is deposited in the Housing Trust Fund.
- Housing Trust Fund (HTF). The City of Berkeley maintains an HTF to facilitate the construction and preservation of affordable housing. The HTF program pools funds from a variety of sources with different requirements, makes them available through one single application process to local developers, and monitors the development and operation of the funded housing.
- Senior and Disabled Rehabilitation Loan Program. HHCS administers the program as an effort in 1.) assisting low-income households living in Berkeley

with completing home repairs and ADA access improvements so residents can safely age in place without causing financial strains; 2) preserving the City's aging housing stock, thereby reducing the risk of further deterioration of property and the surrounding neighborhood; and 3) assisting low-income households with building generational wealth, which is funded by CDBG and CalHOME. The applicants receive a zero-interest deferred loan, secured by a deed of trust on their home, which is repaid at the loan maturity or when a repayment clause(s) is met, whichever occurs first.

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

The City will continue to comply with the Environmental Protection Agency's *The Lead-Safe Certified Guide To Renovate Right* in its Senior and Disabled Rehabilitation Loan Program. Similarly, organizations working with the City of Berkeley on single family rehabilitation will work with the City and Alameda County Lead Poisoning Prevention Programs to increase awareness of lead issues among their clients and incorporate lead safe work practices into their activities.

The City of Berkeley Public Health Division and the Alameda County Lead Poisoning Prevention Program will work together to increase awareness and knowledge about lead poisoning prevention in Berkeley. The City of Berkeley Childhood Lead Poisoning Prevention Program collaborates with the Berkeley Health, Housing & Community Services Department's Registered Environmental Health Specialist on responding to resident inquiries on housing lead concerns. Berkeley's program provides education, information, and resources through community outreach events and presentations to parenting/family groups, community organizations, and health education and resource fairs.

The Alameda County Healthy Homes Department (ACHHD) works collaboratively with the City to promote comprehensive lead safety, provide technical consultations, training and education to the public, property owners and renovators by working in community and stakeholders' collaborations to leverage existing resources, develop infrastructures and promote system change to provide coordinated, cost-effective support for healthy housing.

ACHHD's proactive healthy homes strategy is the incorporation of a lead visual assessment on all homes where staff is conducting a site visit (in person), regardless of reason for the initial port of entry. This strategy is a proactive primary prevention approach that increases the number of homes where a lead assessment is done. These services are funded by the local County Service Area (CSA) service charge for owners of pre-1978 properties in Berkeley.

Additionally, ACCHD is increasing outreach throughout Alameda County through social media platforms, newspapers, radio, TV, e-mails, literature distribution to include program services brochures in permit offices, hardware stores, paint stores, and venues visited by homeowners and rental housing providers. ACCHD also provides and continuously updates video library on multiple lead safety and healthy housing topics on

the ACHHD website and provide RRP training slots to property owners/rental property owners or their designees in Berkeley. ACHHD has the capacity, knowledge and expertise to conduct healthy housing assessments and provide technical assistance to residents living in Berkeley Housing Authority housing units. ACCHD responds to complaints related to lead and moisture conditions as requested by Berkeley Housing Authority and Rental Housing Safety Program with a contracted MOU as well as conduct healthy housing assessments in Berkeley Housing Authority housing units and Rental Housing Safety Inspection programs. ACCHD provides technical assistance to the local jurisdictions on proactive rental inspections for lead hazards and reactive inspection programs under new state mandate (AB 838) as well as provide training opportunities to code enforcement officers in regard to State and EPA lead safety rules.

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

The City funds a wide variety of social service programs designed to assist households with poverty level incomes. These programs include childcare and a range of services for special needs populations, which are outlined in other sections of this Plan. This section will highlight the City's strategies to increase livable wage employment opportunities by supporting related community services and working with public and private regional partners. Strategies include:

- Funding and refinement of anti-poverty programs provided by community-based organizations and by the City. Federally funded community agency contracts are outlined in the Annual Action Plan.
- Continuing to enforce the City of Berkeley's Living Wage Ordinance.
- Coordinating job placement to benefit Berkeley residents in the construction trades.
- Supporting community agencies that provide employment training and placement opportunities to low-income people and people experiencing homelessness.

The City has contracted with workforce development programs to provide training, education, and job placement for low income, under-employed, and unemployed residents in addition to administering local hire policies and a youth employment program. The following programs are funded with General Funds from the City:

- Inter-City Services (ICS) provides employment, training, and education to residents in Berkeley. ICS workforce development program prepares participants for high-tech careers through digital courses.
- Biotech Partners operates the Biotech Academy at Berkeley High School for students interested in exploring a career in biotechnology. Students complete a six to eight-week paid internship at a biotech company and learn job skills.
- The Bread Project provides job training and placement assistance for low/no-income individuals with multiple barriers to employment. They operate a social enterprise (wholesale bakery) that creates opportunities for trainees to obtain crucial on-the-job experience.

- BANANAS operates the Berkeley LaunchPad program which provides support for new and launching Family Child Care home businesses in Berkeley, specifically targeting new business owners.
- The Multicultural Institute provides education and assistance to laborers within the City of Berkeley through its Life Skills Program.

The City's anti-poverty strategy continues to be closely tied to the funding of approximately 50 community agencies to provide services as described above to enable people in poverty to attain self-sufficiency, support at-risk youth to succeed in school and graduate, and protect the health and safety of low-income people. The City also funds anti-poverty programs with general funds for job training and creation/job placement agencies.

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

During the next year, the City of Berkeley will continue to coordinate the housing and community services activities within the department through regular senior staff meetings and coordination on specific topics. The City's Health & Human Services and its Housing Departments merged in Program Year (PY) 2012. Since that time, senior leadership of all Divisions meets weekly to share information on Division activities, which promotes closer coordination. For example, in PY2019, the Housing & Community Services Division and the Aging Services Division collaborated to hire two new staff who will provide supportive services to house homeless residents who are assisted through Continuum of Care Rental Assistance administered by the Housing & Community Services Division. Housing and Community Services has also grown in staff in large part due to a staffing study that was prepared and finalized in PY23. Positions assist all programs across the division, including the HUD programs. Additionally, in PY24, HCS began engaging in a results-based accountability (RBA) as part of a department-wide initiative. Results of the RBA work will support HCS in showcasing administered programs and community impact. The Division leadership will continue to seek opportunities to increase coordination and impact understanding during PY26 and beyond.

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

City staff will also continue to participate in Alameda County's Continuum of Care (CoC). Staff will continue to participate in the initiative's Leadership Board, which includes most public funders of housing and homeless services in the county, as well as leadership from key community-based organizations. Leadership Board membership helps coordination efforts across the county. Staff also participate in other committees composed of other funders (such as Alameda County Behavioral Health Care Services and the Social Services Agency) as well as many community-based organizations.

Countywide collaboration efforts include regular meetings regarding the Coordinated Entry System, endorsement of the Alameda County Home Together 2026 Community

Plan, and coordination and approval of countywide performance measures aligned with HUD priorities.

**Discussion:**

The majority of Berkeley's activities furthering the goals of the Consolidated Plan are provided by community agency partners. This will continue to be the case in PY26.

DRAFT

**Program Specific Requirements**

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

**Introduction:**

N/A

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(l)(1)**

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

Description of CDBG Expected Funds	Amount Expected
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	\$600,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>\$600,000</b>

Other CDBG Requirements	Percentage
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.	87%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Berkeley uses no forms of investment other than ones described in §92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

No homeownership or tenant-based rental assistance activities are anticipated.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

No homeownership activities are anticipated.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Berkeley's HTF Guidelines apply to any project using HOME funds to refinance existing debt. Per the Guidelines, Project owners submit funding requests to the City, or reply to the City's Requests for Proposals for funding, with the following information, among other things:

- a. As a condition precedent to funding, Owners must demonstrate an extension of affordability term. For new HOME funds invested in the Project, the minimum affordability term is the term required by 24 CFR 92 et seq., but, typically, the required extension of affordability is 55 years.
- b. As a condition precedent to funding, Owners must demonstrate that the refinancing preserves the affordable Project through rehabilitation.
  1. Minimum rehab costs/unit must correspond to at least the value identified in a current physical needs assessment to ensure that the long-term needs of the Project can be met.
  2. Typical rehab/unit costs are no less than \$15,000/unit, the minimum rehab value required by the California Debt Limit Allocation Committee Regulations.
- c. Owners indicate if their refinancing request includes new construction that adds net new units to the Project

- d. Owners provide extensive Project data, including audited financial statements, cash flows, rent rolls, services plans, PNAs, and rehabilitation proformas to demonstrate that:
1. The project is sound financially and disinvestment has not occurred
  2. The long-term needs of the Project and residents will be met by the rehab
  3. The proposed rehab is financially feasible, includes no barriers to refinancing existing mortgage loans, does not include the refinancing of any existing federal or federally-insured loans, and leverages other non-federal funds to the greatest extent possible
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City may consider leasing preferences for new construction pending any requirements are consistent with Fair Housing law.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City's standards for providing ESG assistance are attached as Attachment 3: City of Berkeley ESG Manual.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Alameda County Continuum of Care has established its coordinated entry system (CES). The CES has regional Housing Resource Centers that provide a range of services and resources. Each HRC conducts assessments using a standardized tool that prioritizes individuals and families based on need. The people with the highest needs are matched to appropriate and available services and resources including housing navigation, emergency shelter, transitional housing, rapid rehousing and permanent supportive housing.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations) will be allocated.

The City of Berkeley was allocated in ESG funding. Funds will be used primarily for rapid re-housing and emergency shelter. The City of Berkeley will utilize the maximum amount possible for administration (Seven and a half percent of the grant) and allocate funds to support the countywide Homeless Management Information System.

ESG funds were allocated to the Bay Area Community Services through the FY25-28 Community Agency Request for Proposals (RFP) allocation process. Bay Area Community Services will continue to operate the Stair Navigation Shelter and will provide rapid rehousing resources to shelter participants using ESG funding.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The policy-making entity for the City of Berkeley which makes decisions regarding the facilities, services, and other programs to receive funding under the Emergency Solutions Grant (ESG) is the Berkeley City Council. The Berkeley City Council is elected by the citizens of Berkeley. The City cannot mandate that a homeless or formerly homeless individual be on the City Council. Therefore, the City must develop and implement a plan to consult with homeless or formerly homeless individuals in making policies and decisions regarding programs that receiving funding under ESG.

5. Describe performance standards for evaluating ESG.

The performance standards to be applied to ESG activities is attached as an image labeled Outcome Measures. Berkeley participated in the development and approval of the service performance goals and targets through EveryOne Home (the Continuum of Care) Committee membership. This matrix presents outcome standards for each type of program in the Continuum of Care. Most were established as a percentage of the average outcomes achieved by all County programs (for example, the average permanent housing placement rate of all emergency shelters) and will be adjusted over time to ensure continued improvement.

Outcomes	Alameda County System-wide / Berkeley Outcome Target
Average length of time from enrollment to move in	60% within 2 months
% of participants gained or increased income from start	50%
% of participants accessing mainstream benefits	85%
% of participants enrolled in health insurance	85%
% of participants successfully moving into permanent	80%
% of people exiting to homeless destinations?	<5%
Data entry within 3 days of enrollment	100%
% of adult participants with income information recorded in HUD Element at entry and annual/exit assessments	90%

**Table 10 – Outcome Measures**

**Systemwide Performance Targets for Rapid Re-Housing Services**

Together Priority Home Partnership and the Housing Retention program make up the housing retention and rapid re-housing segment of the City’s continuum of services. The City will continue to work with EveryOne Home and community agencies to ensure that prevention and rapid re-housing funds are fully utilized and play an important role in ending homelessness in Berkeley.

## Attachments

### Attachment 1:

**Annual Action Plan for PY2026  
City of Berkeley CDBG, ESG and HOME Projects for 07/01/2026 – 06/30/2027  
(Estimated allocations)**

#### Recommended Allocation for CDBG – Housing Projects

Project. #	Agency	Project Name	PY26 Allocation
1	Center for Independent Living	Residential Access	\$211,600.00
2	HHCS*	Loan Services	\$70,848.28
3	HHCS	Senior and Disabled Rehab Program	\$389,126.97
4	HHCS	Rehab Loans	\$432,000.00
5	HHCS	Housing Development: M/F Rehab	\$494,201.00
		<b>**Subtotal Housing Projects</b>	<b>\$1,597,776.25</b>

#### Recommended Allocation for CDBG – Public Services Projects

Project. #	Agency	Project Name	PY26 Allocation
6	Bay Area Community Services	Coordinated Entry System	\$418,921.00
7	Eden Housing for Hope and Oppor.	Fair Housing	\$35,000.00
		<b>Subtotal Public Services Projects</b>	<b>\$453,921.00</b>

#### Recommended Allocation for CDBG – Public Facilities Projects

Project. #	Agency	Project Name	PY26 Allocation
8	Rebuilding Together East Bay North	Community Facilities	\$93,780.00
9	HHCS	Community Facility Improvements	\$181,525.10
10	HHCS	PY25 (FY26) Community Facility Improvement NOFA	\$1,053,918.45
		<b>**Subtotal Public Facilities Projects</b>	<b>\$1,329,223.55</b>

#### Recommended Allocation for CDBG – Planning & Admin. Projects

Project. #	Agency	Project Name	PY26 Allocation
11	HHCS	CDBG Planning and Administration	\$521,624.20
		<b>Subtotal Planning &amp; Admin Projects</b>	<b>\$521,624.20</b>

**The grand total for recommended allocations for all CDBG Projects is \$3,902,545.00.**

Attachment 1  
 City of Berkeley – CDBG, ESG and HOME Projects  
 Page 2

**Recommended Allocation for ESG Projects**

Project. #	Agency	Project Name	PY26 Allocation
12	Berkeley CES Provider - BACS	Rapid Re-Housing Project	\$67,391.50
13	Berkeley CES Provider - BACS	Emergency Shelter/Street Outreach	\$136,740.00
14	HHCS	Homeless Management Information System	\$6,676.00
15	HHCS	Program Planning and Administration	\$17,092.50
<b>GRAND TOTAL ALL ESG PROJECTS</b>			<b>\$227,900.00</b>

**Recommended Allocation for HOME Projects**

Project. #	Agency	Project Name	PY26 Allocation
16	HHCS	HOME Administration	\$57,156.63
17	CHDO Operating Funds	CHDO Operating Funds	\$28,578.32
18	HHCS	Housing Trust Fund	\$485,831.36
19	HHCS	Project Delivery	\$115,000.00
<b>***GRAND TOTAL ALL HOME PROJECTS</b>			<b>\$686,566.31</b>

**Notes:**

- \*HHCS = City of Berkeley Health, Housing & Community Services Department
- \*\*Assumes estimated amounts for Program Income (\$600,000) and \$694,424 in prior year funds. Estimated prior year funds applied to Rehab Loans (\$332,000) and Community Facility NOFA (\$362,424).
- \*\*\*Assumes estimated \$115,000 in prior year funds.

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A **public hearing** will be held on the PY 2026 Annual Action Plan with the proposed CDBG, ESG, and HOME allocations for funding, on **April 28, 2026, 6 p.m. in the School District Board Room, 1231 Addison Street, Berkeley, CA 94702. The public may participate in this hearing virtually or in-person.** Starting April 16, 2026, a copy of the agenda material for this public hearing will be posted on the City's [Council Agendas](#)<sup>1</sup> web page.

The draft PY 2026 Annual Action Plan will be available for public review and written comment at the Health, Housing, and Community Services Department on the second floor at 2180 Milvia Street and at the Berkeley Public Library Reference Desk at 2090 Kittredge Street, 2<sup>nd</sup> floor, during normal business hours, and on the City's [HUD Planning and Performance Reports](#)<sup>2</sup> web page beginning March 27, 2026.

For more information or to submit written comments, contact Jiro Arase (email: [jarase@berkeleyca.gov](mailto:jarase@berkeleyca.gov)) at the Health, Housing and Community Services Department 2180 Milvia Street, 2<sup>nd</sup> Floor, Berkeley, 94704. **Written comments must be received by no later than May 1, 2026, at 5:00pm.**

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Attachment 2  
Page 2

please contact the Disability Services specialist at (510) 981-6418 (V) or (510) 981-6347 (TDD) at least three business days before the meeting date.

**Published:** March 27, 2026  
**Public noticing requirements set by the [Citizen Participation Plan](#)<sup>3</sup>**

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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on [Enter Date].

\_\_\_\_\_  
Mark Numainville, City Clerk

DRAFT

<sup>3</sup> [https://berkeleyca.gov/sites/default/files/documents/FINAL\\_CitizenParticipationPlan\\_2020.pdf](https://berkeleyca.gov/sites/default/files/documents/FINAL_CitizenParticipationPlan_2020.pdf)

**PY26 City of Berkeley Annual Action Plan  
Summary of Citizen Participation Outreach & Comments  
Including the **April 28, 2026**, Hybrid Public Hearing**

| Meeting Type                                                             | Mode of Outreach                                                                                         | Target of Outreach                                | Summary of Response/ Attendance                                                                                                                                                                                                                        | Summary of Comments Received                                                                                                                                                                                             | Summary of Comments Not Accepted and Reasons |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| <b>September 4, 2025 Public Hearing</b>                                  | Commission Members<br><br>City of Berkeley Community Calendar<br><br>Housing Advisory Commission webpage | Community Members                                 | 7 members of the public attended the public hearing, including commissioners.                                                                                                                                                                          | There were no comments from community members. A commissioner commented that the streamlining in SDRLP seems to be working based on PY24 CAPER.                                                                          | All comments were accepted.                  |
| <b>March 5, 2026 Public Meeting<br/><br/>Housing Advisory Commission</b> | Commission Members<br><br>City of Berkeley Community Calendar<br><br>Housing Advisory Commission webpage | Housing Advisory Commission (HAC) representatives | Seven members of the HAC discussed the Draft Annual Action Plan, and one member of the public made public comment. Over 11 people, including commissioners, were present. The members of HAC voted to approve the Draft AAP for Council consideration. | HAC members reviewed and discussed the Draft of the AAP at its March 5, 2026 meeting. Comments and questions pertaining to the AAP focused on the planned projects and coordination with the Berkeley Housing Authority. | All comments were accepted.                  |

Attachment 3

| Meeting Type                                                                    | Mode of Outreach                                                        | Target of Outreach                                                           | Summary of Response/ Attendance                                                                                                                                       | Summary of Comments Received                                                                                                                                                                                                                                      | Summary of Comments Not Accepted and Reasons |  |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--|
| <b>April 28, 2026</b><br><br><b>Hybrid Public Hearing &amp; Public Noticing</b> | Newspaper posting in Berkeley Voice on <a href="#">March 27, 2026</a> . | General Public                                                               | <a href="#">XX</a> comments received via email.                                                                                                                       | Emailed comments included: <a href="#">[add summary]</a> .                                                                                                                                                                                                        | <a href="#">All comments were accepted.</a>  |  |
|                                                                                 | City of Berkeley Community Calendar.                                    | General Public<br>City of Berkeley Libraries<br>City of Berkeley Commissions | Over <a href="#">XX</a> members of the public attended the public hearing, and <a href="#">XX</a> of them spoke on a variety of topic areas related to the Draft AAP. | <a href="#">XX</a> members of the public spoke at the <a href="#">April 28, 2026</a> , public hearing on the PY26 Annual Action Plan in front of the City Council. Comments from the public and Council discussion included:<br><br><a href="#">[add summary]</a> |                                              |  |
|                                                                                 | Electronic flyer email distribution on <a href="#">April XX, 2026</a> . | EveryOne Home – Alameda County Homeless Continuum of Care Local Businesses   |                                                                                                                                                                       |                                                                                                                                                                                                                                                                   |                                              |  |
|                                                                                 | Electronic flyer email distribution on <a href="#">April XX, 2026</a>   | Local Affordable Housing Developers                                          |                                                                                                                                                                       |                                                                                                                                                                                                                                                                   |                                              |  |
|                                                                                 | Electronic flyer email distribution on <a href="#">April XX, 2026</a>   | Faith-based Organizations                                                    |                                                                                                                                                                       |                                                                                                                                                                                                                                                                   |                                              |  |
|                                                                                 | Electronic flyer email distribution on <a href="#">April XX, 2026</a>   |                                                                              |                                                                                                                                                                       |                                                                                                                                                                                                                                                                   |                                              |  |
|                                                                                 | Electronic flyer email distribution on <a href="#">April XX, 2026</a>   |                                                                              |                                                                                                                                                                       |                                                                                                                                                                                                                                                                   |                                              |  |
|                                                                                 | Electronic flyer email distribution on <a href="#">April XX, 2026</a>   |                                                                              |                                                                                                                                                                       |                                                                                                                                                                                                                                                                   |                                              |  |

Attachment 3

| Meeting Type                                                                           | Mode of Outreach                                                                                                                                                                                                                                                                                                                                                                                                                            | Target of Outreach                                                                                                                                                   | Summary of Response/ Attendance | Summary of Comments Received | Summary of Comments Not Accepted and Reasons |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------|----------------------------------------------|
| <p><b>April 28, 2026</b></p> <p><b>Hybrid Public Hearing &amp; Public Noticing</b></p> | <p>Electronic flyers distributed to Recreation Centers on <a href="#">April XX, 2026</a></p> <p>Electronic flyers distributed to Affordable Housing Development on <a href="#">April XX, 2026</a></p> <p>Electronic flyers distributed to over 50 non-profit agencies serving low-income people on <a href="#">April XX, 2026</a></p> <p>Electronic flyers distributed to two Berkeley Senior Centers on <a href="#">April XX, 2026</a></p> | <p>South &amp; West Berkeley</p> <p>Residents of Affordable Housing</p> <p>Low-income Population, including seniors and persons with disabilities</p> <p>Seniors</p> |                                 |                              |                                              |

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