City of Berkeley Consolidated Annual Performance and Evaluation Report (CAPER)

PY25 (FY26)
July 1, 2025 – June 30, 2026

Prepared by the City of Berkeley's Health, Housing and Community Services Department for the U.S. Department of Housing and Urban Development (HUD)

September 2026

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Affordable Housing Supply and Quality: The City is on track to meet its affordable housing goals outlined in the five-year Strategic Plan and currently has 18 projects in its affordable housing pipeline. The City completed four projects in PY25. Golden Bear Homes, funded with local and State funds, provides 44 affordable units to formerly homeless households earning at or below 30% of area median income (AMI). University Homes provides 43 units of affordable housing to formerly homeless households earning at or below 30% AMI. Both Golden Bear Homes and University Homes are rehabilitation projects that converted motels to permanent supportive housing for formerly homeless households. Rosewood Manor and Lorin Station were also completed in PY25. Both were occupied rehabilitation projects. Construction of one project, the Berkeley Unified School District (BUSD) Workforce Housing Project began in PY24. The project is locally funded and will provide 110 affordable units to households earning between 30% and 110% AMI. Project completion is anticipated in PY26. St. Paul Terrace, a partnership with a South Berkeley church, started construction in PY25. The project will provide 49 units to households earning at or below 60% AMI plus one manager’s unit. Project completion is expected in PY27. Several rehabilitation projects were also underway in PY25. MLK House is an 11-room SRO project that will house formerly homeless veterans. Adeline Street Apartments is an existing affordable housing project with 19 units. 2321 Tenth Street and 2627 California Street are small multifamily properties acquired by local land trusts. The City’s 12 other projects are in various phases of predevelopment and planning.

In addition, the City funded the Center for Independent Living (CIL), completed nine minor and major residential rental unit’s rehabilitation projects that improved accessibility improvements to qualified low-income and disabled persons in PY25.

Homeowner Housing Rehab (Single Family Rehabilitation - SFR): The City’s Single-Family Rehabilitation (SFR) Programs, comprised of the City's Senior and Disabled Rehabilitation Loan Program (SDRLP) and CIL, continued their program activities that serve some of the most vulnerable Berkeley residents. SDRLP actively enrolled potential borrowers from its Enrollment Waitlist and managed eleven active housing rehabilitation projects during the reporting period. Of these, three projects were completed during the program year utilizing a total of $208,460.01 in CDBG and CalHome ReUse program financing.

Additionally, of the eleven active SDRLP projects three new loans totaling $220,200 in financing were issued during the reporting period. This included $60,000 in CDBG funds and $160,000 from CalHome ReUse funds.

Overall, the SFR Programs completed 18 health and safety repairs and ADA accessibility improvements projects, which include the renters served by CIL as noted in the previous section.

Public Facility Improvement Program: The Public Facility Improvement Program is available to non-profits and City of Berkeley Departments to improve their public facilities that serve low-to-moderate income clientele. Interested agencies or departments can apply for funding through the Notice of Funding Availability. There were six active public facility projects during PY 25. Three of the six projects were fully completed in PY25 and started providing services to a total of 1,280 low- to moderate-income residents. The other three projects are in varying stages of the pre-construction process and are expected to start construction in PY26. In addition, the City of Berkeley 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. This strategic support helps ensure that vital spaces remain safe, accessible, and equipped to meet the evolving needs of Berkeley's residents. RTEBN completed two projects during this reporting period that served 682 participants.

Public Services: The City of Berkeley provides access to homeless services through the Housing Resource Centers (HRC). Individuals experiencing homelessness can call or visit these HRCs to find out about available resources. HRC staff follow a standardized process to assess an individual's level of need and coordinate services among a variety of providers. In PY25, the HRCs served 448 people. Additionally, Eden Council for Hope and Opportunity (ECHO) served 80 individuals in PY25 providing counseling and investigations services to individuals regarding federal, state, and local fair housing laws.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Improve Facilities and Public Services	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	1942	77.68%	500	1942	388.40%
Improve Facilities and Public Services	Non-Housing Community Development	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1850	528	28.54%	370	528	142.70%
Increase Affordable Housing Supply and Quality	Affordable Housing	CDBG: $ / HOME: $	Rental units constructed	Household Housing Unit	10	0	0.00%	2	0	0.00%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Increase Affordable Housing Supply and Quality	Affordable Housing	CDBG: $ / HOME: $	Rental units rehabilitated	Household Housing Unit	155	57	36.77%	77	57	74.03%
Increase Affordable Housing Supply and Quality	Affordable Housing	CDBG: $ / HOME: $	Homeowner Housing Rehabilitated	Household Housing Unit	75	9	12.00%	15	9	60.00%
Provide Homeless Prev., Shelter, and RRH	Homeless	ESG: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	24	48.00%	10	24	240.00%
Provide Homeless Prev., Shelter, and RRH	Homeless	ESG: $	Homeless Person Overnight Shelter	Persons Assisted	340	82	24.12%	68	82	120.59%
Provide Homeless Prev., Shelter, and RRH	Homeless	ESG: $	Other	Other	500	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City's continued operation of the following programs was key to making progress on goals in PY25:

Housing Trust Fund: Construction started for one project in the City's pipeline of affordable housing projects: St. Paul Terrace, located at 2024 Ashby Ave. Seven additional new construction projects in the City's affordable housing pipeline (Ephesian Legacy Court, 1740 San Pablo, Supportive Housing in People's Park, and four North Berkeley BART projects) continue to move towards their development phase.

Single Family Rehab: The City maintains a CalHome Reuse account for future Senior and Disabled Rehabilitation Loan Program (SDRLP) projects and dedicates $100,000 annually in CDBG funding to Single Family Rehabilitation projects. The City continued to operate its SDRLP, which has fourteen active projects in various stages of housing rehabilitation, and provides funding to The Center for Independent Living for minor and major ADA access improvements and modification services. These programs served 18 unduplicated households in PY25, which included homeowner and rental rehabilitation. The City also leverages General Fund dollars to fund Rebuilding Together East Bay Network (RTEBN) to provide minor and major rehabilitation repairs and round out the SRF portfolio. RTEBN had an additional 15 households served.

Multi-Family Rehab: In PY25, South Berkeley Neighborhood Development Corporation (SBNDC) completed the rehabilitation project at Rosewood Manor, 35-unit multifamily housing development. The project included plumbing system upgrades, roof replacement and repair. The final draw and retention was released in February 2026. As reported in PY24 CAPER, SBNDC completed the rehabilitation of Lorin Station, a 14-unit multifamily housing development. Similar to Rosewood Manor, the rehabilitation included plumbing upgrades, roof repair and other capital improvements identified in the original scope of work. In December 2024, Lorin Station completed the project and the retention was released. Golden Bear, with 44 units and University Homes with 43 units were also completed. These projects were hotel/motel conversions that serve formerly homeless households earning no more than 30% of AMI. The rehabilitation included accessibility improvements, cosmetic updates, and adding supportive services spaces. The City has four other multi-family rehab projects underway, including California Street Apartments, Martin Luther King House, Adeline Street Apartments, and 10th Street. Adeline Street Apartments was partially funded with HOME funds, and has nine HOME-assisted units.

Public Facility Improvements: In PY25, the City had six active projects. Insight Housing's Dwight Way Center Shelter project was completed in PY24, and the shelter reopened in PY25 to serve 24 residents. The West Berkeley Service Center (WBSC) public facility project was also completed in PY25, and the facility serves approximately 1,000 low-income adults and children with six different Maternal, Child and Adolescent Health Public Health programs. Larkin Street's

Turning Point Housing Program completed improvements, with the project set to close out in early PY26. The Turning Point Housing Program provides temporary housing to approximately 12 at-risk young adults whom HUD describes as “chronically homeless”. BOSS was originally awarded $195,000 to repair the ramp, fence, and deteriorating concrete at their Ursula Sherman Village facility, which provides shelter beds for single adults and families with children, a computer lab, and a children’s learning center. Due to an urgent need to replace electrical panels at the project site that arose in PY25, the project’s environmental review was revalidated based on the revised scope of work, and the contract is being amended to provide additional funds for the necessary replacements. Ala Costa Centers was awarded $150,000 to replace siding on a building that houses programs for people with intellectual and development disabilities. The project scope was revised to include ADA access improvements, and the project’s environmental review was revalidated in PY25 based on the updated project information. In PY24, Options Recovery Services was awarded $187,980 for improvements to their Recovery Residences, which provide services to individuals diagnosed with substance use disorder. Options Recovery Services operates their program at two locations: 3331 King Street and 1845 Addison Street. Options Addison Street Recovery Residence provides 15 male beds daily, and their King Street Recovery Residence is a 4-plex that houses up to 16 women recovering from substance use disorder. Clients at both the Addison Street and King Street residences are live-in and spend an average of six months in the recovery facilities. Options is finalizing its pre-construction phase and expects to complete the project in PY26.

In addition, the City of Berkeley 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. This strategic support helps ensure that vital spaces remain safe, accessible, and equipped to meet the evolving needs of Berkeley’s residents. RTEBN completed two projects during this reporting period that served 682 participants.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Race	CDBG	HOME
White	329	0
Black or African American	669	0
Asian	142	0
American Indian or American Native	20	0
Native Hawaiian or Other Pacific Islander	7	0
Total	**2557**	**0**

Ethnicity	CDBG	HOME
Hispanic	80	0
Not Hispanic	2472	0
Total	**2557**	**0**

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

Race/Ethnicity	ESG
American Indian, Alaska Native, or Indigenous	1
Asian or Asian American	3
Black, African American, or African	74
Hispanic/Latina/e/o	9
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	10
Multiracial	4
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	**101**

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Berkeley captures the above required race and ethnic categories as well as demographic information for persons identified as Other and/or Multiracial. The Other and/or Multiracial totals are captured in the Hispanic/Non-Hispanic totals for all funding sources.

The above CDBG data includes beneficiaries for public services, single family rehabilitation services, community facility improvement and affordable housing projects. In addition to the people listed above, 3 people reported as being Middle Eastern or North African, and 1382 others reported as being multiracial. Data was not collected or client refused for 5 people.

The City provided HOME funding for Adeline Street Apartments in PY25, which has nine "floating" HOME-assisted units. Rehabilitation for Adeline is underway and expected to be complete in PY26.

ESG only data represents an unduplicated count of 101 people across ESG programs.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	$2,782,546	Pending final draw
HOME	public - federal	$586,445	Pending final draw
ESG	public - federal	$447,452	Pending final draw

Table 3 - Resources Made Available

Narrative

N/A

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
BERKELEY	100	100%	

Table 4 – Identify the geographic distribution and location of investments

Narrative

N/A

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the 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, Berkeley invested a total of over $15 million - in community agency contracts, with approximately 37% of the funding for community agency programs coming from General Funds.

Approximately $5.5 million were City General Funds.

More than $10 million came from other federal, state and local sources.

Few if any agencies are largely dependent on City, CDBG, ESG or HOME funding to maintain their operations. Most agencies providing community services are nonprofit organizations, which raise funds from a variety of sources including individual donations, foundation grants, and other governmental sources of funds, besides those allocated by the City of Berkeley. Each application for City funding requires both an agency and a program budget, so that the diversification of funding sources and leveraging can be evaluated.

In PY25, CDBG and ESG funded community agencies reported about TBD in leveraged funds for their CDBG and ESG funded programs.

The City has long-term leases of City-owned property with nonprofit organizations that address the needs of people who are homeless in Berkeley.

Programs operating in leased City-owned properties include:

- Dorothy Day House Emergency Storm Shelter;
- Dorothy Day House Veteran's Building Shelter;
- Dorothy Day House Berkeley Community Resource Center;
- BOSS' Harrison House Shelter for homeless men and women;
- BOSS' Sankofa House Shelter for homeless families;
- BACS' STAIR Center – navigation center, including a 32-bed emergency shelter for homeless adults;
- Insight Housing Respite Program – respite emergency shelter for homeless adults;
- Lifelong Medical Care and Berkeley Free Clinic – Berkeley Health Care Trust Clinic – health care services for unhoused and low-income Berkeley residents;
- Women's Daytime Drop-In Center – a homeless daytime center for women and children; and
- Women's Daytime Drop-In Center's Bridget House – transitional housing for homeless families.

The City met the dollar-for-dollar match requirements for the ESG program by allocating funding to the BACS Stair Navigation Center totaling $2,002,768.

During Federal Fiscal Year 25, the City incurred $67,398 in HOME match liability related to the final disbursement of HOME funds for The Grinnell project. At this point, the City has over $13M in surplus HOME match, though a significant portion of that is made up of bond proceeds.

Fiscal Year Summary – HOME Match

Item	Amount
1. Excess match from prior Federal fiscal year	$12,940,866
2. Match contributed during current Federal fiscal year	$513,549
3.Total match available for current Federal fiscal year (Line 1 plus Line 2)	$13,454,415
4. Match liability for current Federal fiscal year	$67,398
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$13,387,017

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Adeline Street Apartments	12/23/25		$513,549					$513,549

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period

Balance on hand at beginning of reporting period $	Amount received during reporting period $	Total amount expended during reporting period $	Amount expended for TBRA $	Balance on hand at end of reporting period $
$123,338.11	$319,376.56	$0.00		$442,714.67

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

Type	Total Count	Total Amount $	Alaskan Native or American Indian*	Asian or Pacific Islander*	Black Non-Hispanic*	Hispanic*	White Non-Hispanic
Contracts	0	0	0	0	0	0	0
Sub-Contracts	0	0	0	0	0	0	0

*Minority Business Enterprises

Type	Total Count	Total Amount $	Women Business Enterprises	Male
Contracts	0	0	0	0
Sub-Contracts	0	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

Total Count	Total Amount $	Alaskan Native or American Indian*	Asian or Pacific Islander*	Black Non-Hispanic*	Hispanic*	White Non-Hispanic
0	0	0	0	0	0	0

*Minority Property Owners

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Item	Number	Cost
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Alaskan Native or American Indian*	Asian or Pacific Islander*	Black Non-Hispanic*	Hispanic*	White Non-Hispanic
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

*Minority Property Enterprises

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Item	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	87
Number of Non-Homeless households to be provided affordable housing units	12	48
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**12**	**135**

Table 11 – Number of Households

Item	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	12	135
Number of households supported through Acquisition of Existing Units	0	0
Total	**12**	**135**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

As reported in last year's CAPER, the City has encountered challenges in using HOME funds for rehabilitation, particularly in finding a project that can satisfy all of the HOME criteria, including rent levels, rehabilitation scope, and organizational capacity, to manage federal funds. As in years past, challenges to new construction included the limited availability of low-cost funds for development, site acquisition within a built-up city, and the increasingly high cost of construction.

In PY25, the City completed four rehabilitation projects that newly restricted or preserved 135 affordable housing units. The City had one new construction project that started construction in PY25, and 4 active multifamily rehabilitation projects, including the HOME-funded Adeline Street Apartments. In addition to active projects, the City continues to support an additional 13 new construction and rehab projects in its pipeline. The rehabilitation activities include projects converting properties from market-rate to affordable, and the preservation of the City's existing affordable housing portfolio.

Due to two local ballot measures (U1 in 2016 and O in 2018), the City has more local funds available to support affordable housing activities. The City is currently funding 18 projects in its affordable housing pipeline that are in various stages of development. These projects are anticipated to create over 1,279 new homes and rehabilitate 112 existing units. The City has provided most of these projects with local predevelopment loans to support early-stage activities and expects the investments will pay off in the coming years, as more projects are completed.

In PY25/26, the City issued a Request for Proposals for Small Sites projects to support developers acquiring small market-rate buildings and converting them to affordable housing. To date, there have been no applications submitted because the $2.5M of funds available has not been enough for a developer to purchase a building in Berkeley's very high-cost real estate market. Recently, the City increased the allocation to $3.8M. Any proposals submitted will be reported in next year's CAPER.

Discuss how these outcomes will impact future annual action plans.

Berkeley's City Council has frequently expressed concern about the housing crisis and demonstrated commitment to addressing it through their support of various programs and City actions. Staff expect that future annual action plans will continue to reflect a strong local commitment to housing affordability. Since HOME funds are not available at a level that can fully fund new construction or rehabilitation, the City will continue to use HOME funds in combination with local funds. Two aspects of the HOME program combine to limit the use of HOME funds to Community Housing Development Organization (CHDO)-sponsored projects:

The City must use 15% of the HOME allocation for a CHDO-sponsored project.

15% of the HOME allocation (and 100% of the HOME allocation) is not enough to fully fund the local portion of a housing development.

Therefore, the City must limit the use of HOME funds to CHDOs, or risk forfeiting the CHDO portion. Fortunately, the City has certified two CHDOs and the commitment deadline for recent HOME funds was extended.

The City expects to exceed its Consolidated Plan goals for affordable housing units supported with HOME funds through its support for the Adeline Street project, which is under construction and is expected to be completed in PY26 and includes 9-HOME assisted units.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1715	0
Low-income	372	0
Moderate-income	331	0
Total	**2418**	**0**

Table 13 – Number of Households Served

Narrative Information

The City's goal for PY25 was to create 2 new federally funded affordable housing units (10 units averaged over the five-year Consolidated Plan period). Adeline Street Apartments has nine HOME-Assisted units, and rehabilitation is underway. Project completion is anticipated in PY26.

The City continues to make progress producing critically needed affordable rental housing for extremely-low and low-income households through its non-federally funded Housing Trust Fund projects, most of which address worst case housing needs. For instance, several active projects are located in South Berkeley, an area that continues to face gentrification pressures, and will help serve community members who have been involuntarily displaced and extremely low-income renters.

Two rehabilitation/motel conversion projects, Golden Bear and University Homes, were completed in PY25 and created 87 units for households experiencing homelessness through State of California Housing and Community Development's Homekey program.

In order to produce more rental housing for moderate income households, the City is working with Berkeley Unified School District and their development team on an educator housing project that will include units available to households earning up to 110% AMI. The BUSD Workforce Housing project broke ground in PY24, and construction completion is anticipated in PY26. St. Paul Terrace will provide 49 units for households earning up to 60% AMI. The project started construction in PY25 and is expected to be completed in PY27.

The City's Single-Family Rehabilitation (SFR) programming including the City-administered Senior and Disabled Rehabilitation Loan Program (SDRLP) and a contracted community agency provide housing rehabilitation repairs to homeowner and renter housing units whose annual gross households' income is below 80% AMI. As part of the City's SFR portfolio, the City continues to contract with The Center for Independent Living to provide ADA access improvements to homeowners and renters' housing units.

Additionally, in regard to homeowners, the City's Housing Trust Fund program can fund limited equity and non-equity cooperative projects. In PY24, the City funded California Street Apartments, an acquisition-rehab project that will incorporate resident management, with the goal of converting to a limited equity cooperative structure. The nonprofit developer completed lead and asbestos mitigation and anticipates completing rehabilitation of the occupied project in PY26 or PY27.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Berkeley continues to participate in the Alameda County Continuum of Care. In PY21, the City endorsed the Alameda County Home Together 2026 Implementation Plan, which quantifies the amount of funding needed to add sufficient interim housing, permanent housing and homelessness prevention resources. Berkeley participants are deeply involved in Everyone Home's implementation: City staff and Berkeley-based housing developers, service providers and community members serve on the Leadership Board and multiple committees. Also, in PY21, the City endorsed the All Home CA Regional Action Plan on Homelessness which also supports increases in interim housing, permanent housing and homelessness prevention resources.

Both North County HRC/Access Points conduct assessments and prioritize people with longer lengths of homelessness and multiple barriers for a variety of services funded by the City of Berkeley including housing navigation, shelter, transitional housing, permanent supportive housing, and case management tied to permanent housing, rapid re-housing, SSI advocacy and other services. The HRC also conducts focused outreach to people living on the streets, parks and in encampments throughout Berkeley, in order to conduct assessments and help with linkages to available services in the community. In PY25, the BACS HRC served over 448 unhoused people.

Addressing the emergency shelter and transitional housing needs of homeless persons

According to the 2026 Point in Time count, Berkeley saw a 4% increase in the number of people experiencing homelessness.

In PY23, emergency homeless services and transitional housing programs increased the number of program referrals to return to pre-COVID maximum census. The City continued to fund year-round shelters including two four-bedroom homes, one of which was initiated as a response to COVID-19. One of the previous non-congregate shelters funded with State Encampment Resolution Funds (ERF) was awarded State Homekey funding and has since been converted to a permanent supportive housing project. The City was successful in opening another non-congregate interim shelter using California State Encampment Resolution Grant funding. Currently, Berkeley has three non-congregate interim shelter sites serving 75 households who were previously living on the streets in Berkeley. One of the shelters leverages State ERF funds and two shelters are funded using local funding.

Programs continued to follow COVID-19 guidance from California Department of Public Health and City of Berkeley Public Health. When available, City staff offer COVID-19 test kits and masks.

The City funded two winter shelter programs. One program operated 24/7 and opened in early December 2025 and closed mid-April, 2026. This shelter served 48 unduplicated people. The other shelter was an inclement weather shelter and was open for 61 nights and provided 2,440 bed nights – keeping 199 unduplicated individuals dry and warm. In addition to the two winter shelters that served adults without children, the City funded an inclement weather motel voucher program for families that served 16 households.

The City continued to fund porta-potties and handwashing stations where people congregate and sleep.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City's anti-poverty strategy continues to be closely tied to the funding of approximately 40 community agencies to provide services to enable low-income people attain self-sufficiency, support at-risk youth to succeed in school and graduate, and protect health and safety. Services are targeted toward people with disabilities, childcare for working parents, and job seekers.

In PY25, the City continued to use federal funds for homeless services at the Bay Area Community Services CES Housing Resource Center (HRC). With local funds, the City funded a large number of community agencies that serve Berkeley residents with the lowest incomes, and who represent other key components of Berkeley's overall anti-poverty strategy for health care, disabled services, senior and youth services, and workforce development. These services are in addition to the array of homeless services described in the CAPER.

Most systems that discharge people who may be at risk of homelessness are county-administered systems. Therefore, the City of Berkeley does not have a stand-alone discharge policy, but rather abides by the Alameda County discharge policy that is reported on annually in our countywide Continuum of Care application through Everyone Home. The ESG funds received by the City in PY25 did not fund any specific discharge coordination activities, but all homeless agencies work with the mainstream systems such as the Foster Care, Health Care, Mental Health and Corrections, as needed.

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 two North County HRCs/Access Points, operated by BACS and WDDIC conducted 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) registry, Home Stretch. In both cases, the goal is to rapidly re-house households and support them for as long as retention services are needed and allowed.

In PY25, the City's Health, Housing and Community Services (HHCS) Department administered three permanent supportive housing (PSH) programs within its Shelter Plus Care Program. The Shelter Plus Care Continuum of Care Program (COC)-funded COACH (78 subsidies) and Tenant Rental Assistance (174 subsidies) grants were consolidated this year and is now the Supportive Housing Collaborative (SHC) grant (252 subsidies). The City also administers a contract with Alameda County to serve approximately 30 households in PSH units and a locally funded PSH program.

All the programs fill openings through Home Stretch, the Countywide prioritization process. 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. The programs combine federal and local housing subsidies with services provided by five community-based organizations, and two divisions of Health, Housing and Community Services Department: Aging Services and Mental Health. These agencies provide case management and housing stabilization supports. All support services are voluntary. Case managers support participants to obtain and retain their housing, including addressing 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.).

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Berkeley Housing Authority (BHA) Programs: In PY25, BHA assisted 1,857 households (serving approximately 2,441 people) in Berkeley, 57 of which were brand new participants in the various housing programs administered by the BHA. The voucher recipients were pulled from the BHA tenant-based and project-based waitlists, port-ins from other jurisdictions, and referrals from agency partners, for the Mainstream Voucher Program, the Emergency Housing Voucher Program (EHV) and the Veterans Affairs Supportive Housing Program (VASH).

Housing Choice (tenant-based) Voucher (HCV) Program: Applicants from the tenant-based waitlist are screened for eligibility, invited to attend an in-person briefing (orientation), and are issued a voucher. Voucher holders then identify their own unit, which is inspected for adherence to Housing Quality Standards inspections protocol, prior to move-in. During PY25, BHA conducted 24 HCV briefings and issued 107 brand new HCV vouchers to waitlist applicants.

Project-based Voucher (PBV) Program: During PY25, 61 brand new PBV vouchers were awarded to three PBV projects in Berkeley to serve the homeless and low-income families, increasing the total project-based units available in Berkeley to approximately 500. The PBV units house various populations, including people who are homeless or imminently homeless, seniors, in 20% or less poverty rate, people with disability, emancipated youth and individuals fleeing domestic violence. In PY25, BHA reported an average lease-up of 388 PBV units per month.

Non-Elderly Disabled (NED) Mainstream (MS) Voucher Program: The NED/Mainstream vouchers serve people who are homeless, at-risk of being homeless, disabled, people who are at risk of being institutionalized, and people exiting an institution. The program is a partnership between the City of Berkeley Health, Housing and Community Services Department, the North County Coordinated Entry System, operated by Bay Area Community Services, the Women's Daytime Drop-in Center shelter, and BHA. During PY25, BHA leased up approximately 104 of the 121 Mainstream Vouchers and issued 14 brand new MS vouchers. As of June 30, 2026, there were 5 applicants searching for a unit; and 6 referrals are being reviewed and processed.

VASH Program: Partnering with the Veterans Administration, HUD made additional allocations to BHA to house homeless veterans. BHA currently has 40 VASH vouchers, 39 of which are currently leased up and one voucher holder searching for a unit.

Emergency Housing Voucher Program (EHV): BHA was initially awarded 51 EHV vouchers in 2021. Referrals to this program ended on September 30, 2023.

In March 2025, HUD announced that EHV funding would be exhausted during CY2026 because rents increased much faster than originally anticipated. BHA started transitioning existing EHV households into the regular Housing Choice Voucher (HCV) program to mitigate interruption of housing assistance. During PY25, seven households were transitioned to HCV. As of June 30, 2026, 42 households remained in the EHV program that will be issued regular HCV vouchers in

PY26.

Family Self-Sufficiency (FSS) Program: BHA is no longer administering the FSS Program.

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

BHA no longer owns public housing units. They were disposed of/sold, rehabilitated, and transitioned to project-based voucher units in 2014. BHA does not operate a homeownership program. BHA does operate a Family Self-Sufficiency Program that encourages homeownership and is only available to people who hold Section 8 vouchers (see above).

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City continues to enforce its Inclusionary Housing and Condo Conversion ordinances to protect and increase affordable housing opportunities in Berkeley. No new affordable housing projects secured entitlements in PY25, though prior projects have achieved streamlined approvals through AB2011 and SB35.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In PY25, the City funded the rehabilitation of two (2) existing multifamily rental buildings; the project of the combined 30 units is expected to be complete in PY26. The City continues to support 18 active projects in its pipeline that are anticipated to create 1,279 new homes and rehabilitate 112 existing units. The rehabilitation activities include projects converting properties from market-rate to affordable, and the preservation of the City's existing affordable housing portfolio.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Berkeley's Senior & Disabled Rehabilitation Loan Program (SDRLP) staff coordinates the Lead Inspection/Risk Assessment on all HUD-assisted properties. A clearance exam is completed at the close of the project. For PY25, a lead inspection/risk assessment/lead clearance was completed for one single family rehabilitation project.

Housing Trust Fund (HTF) funded properties built before 1978 are required to provide information regarding Lead-Based Paint Hazards, and require their residents to sign an acknowledgement form as part of their lease agreements. As part of the annual reporting and routine on-site monitoring, HTF asset management/housing compliance staff review procedures regarding lead-based paint assessment and mitigation efforts at affordable housing properties.

Additionally, the City of Berkeley partners with Alameda County Healthy Homes Department (ACHHD) 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.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Berkeley continued implementing its First Source local hiring policy to refer residents in the construction trades to contractors on publicly funded projects and worked closely with local workforce development programs that offer training and job placement support to low-income, at-risk residents to help them find employment in the construction, food services, office administration, and childcare industries.

The City also continued to implement the Community Workforce Agreement (CWA) in partnership with the Alameda County Building and Construction Trades Council. The CWA includes a local hire goal of 20% of total craft hours for city-funded capital improvements projects of $500,000 or more. Participants in the city-funded Rising Sun Center for Opportunity pre-apprenticeship training program received coaching and career exploration support from the building trades. The program continues efforts to increase the number of women in the building and construction trades by providing training to women-focused cohorts.

The City continued to enforce its ordinances that project low-income, part-time, and at-risk workers. The City of Berkeley's Minimum Wage Ordinance (MWO) increased to $19.18 in PY25 (effective July 1, 2025). The City of Berkeley's Living Wage Ordinance (LWO) applies to employers contracted to provide goods and services to the city and the wage rate requirement increased from $22.22 to $22.83 (effective July 1, 2025). The City of Berkeley's Paid Sick Leave Ordinance (PLSO) provides workers in Berkeley with higher paid sick leave accrual limits as compared to the state law and allows workers to receive more take home pay when they are not able to work due to injury, illness or preventative measures for themselves or family members that they care for. Paid Sick Leave can also be utilized for a safe time for workers affected by domestic violence. The City of Berkeley Family Friendly and Environment Friendly Ordinance (BFFEFWO) allows workers to seek flexible or alternative work arrangements with their employer to accommodate needs such as child or elder care as well as consideration for a modified schedule to reduce environmental impacts associated with traveling to and from work. The Fair Workweek Ordinance (FWO) ensures fair scheduling practices for part-time workers within Berkeley, including two weeks' notice of work schedules and predictability pay for last-minute scheduling changes. It allows employees to decline back-to-back shifts without adequate rest and requires employers to offer any additional hours that become available to existing part-time employees.

The YouthWorks Employment Program provided career readiness activities, addressing youth unemployment, crime and poverty, by teaching fundamental life (e.g., financial Literacy, interpersonal skills, etc.) and workplace skills, to help youth explore, prepare for, transition, and ultimately succeed in the world of work. Youth were placed in paid, temporary jobs with local community agencies and in City departments during the summer and after-school programs per length of respective seasonal placement cycle.

The City of Berkeley continued to lead Berkeley's Youth Equity Partnership (YEP) Program, a communitywide initiative that strives to advance the academic, social and physical wellbeing of young people living in Berkeley and/or enrolled in Berkeley public schools. Throughout PY25, the YEP Team oversaw $1.7 million in contracted services and opportunities (22 programs provided by 14 community agencies) that reached hundreds of children and youth in Berkeley. YEP continued to implement its Positive Youth Development approach, which places a central focus on young people as change agents in their community. In spring 2026, YEP hired a team of four high school and college students to develop a needs assessment for students at

Berkeley High School. The interns created a survey tool designed to explore the relationship between youth technology use and their wellbeing. The interns presented their findings to an audience of peers, youth program leaders and City staff.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

In PY25, the seven divisions of Berkeley's Department of Health, Housing & Community Services' (HHCS) continue to closely collaborate on the planning and delivery of services to Berkeley's low-income residents. HHCS also collaborates with other City Departments, including the Planning Department and City Manager's Office, and has strong inter-agency coordination/collaboration with staff from other public agencies, such as the Berkeley Housing Authority and the Berkeley Rent Stabilization Board.

Most of the housing and community services programs described in the Consolidated Plan are delivered by nonprofit community-based organizations. In PY25, the City contracted 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 PY25, staff met regularly with staff of agencies in other Alameda County jurisdictions on the Everyone Home Leadership Board and in a variety of committees working to implement the Home Together 2026 Plan. Agencies routinely consulted include:

- Alameda County Housing and Community Development Department;
- Alameda County Office of Housing and Homelessness;
- Everyone Home;
- City of Oakland Department of Human Services;
- Alameda County Social Services Agency;
- Alameda County Behavioral Health Care Services;
- City of Emeryville; and
- City of Albany.

Berkeley's YEP continues to further collaborations with the Berkeley Unified School District, Berkeley City College, University of California at Berkeley, and other community partners to achieve positive outcomes for students enrolled in Berkeley's public schools. The City continues to strengthen these partnerships as the initiative continues with our efforts toward achieving educational success for Berkeley children and youth.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Berkeley's Inclusionary Housing Ordinance requires that rental units designated for very low-income households shall be offered for rent to tenants receiving assistance under the Section 8 Program, the Shelter Plus Care Program or any similar state or federally funded rent subsidy program prior to being offered to other potential tenants. This requirement established a new pathway for the City's Shelter Plus Care program participants to access private market rental units. City staff work closely with private housing representatives to lease up participants while also providing housing retention services through community-based agencies.

Staff continued to participate in the County's Home Stretch implementation efforts, which moved to Alameda County's Office of Housing and Homelessness. Alameda County has more than 4,000 units of Permanent Supportive Housing (PSH) for formerly homeless people, comprised of Shelter Plus Care and other tenant-based vouchers to be used in the private market and site-based units operated by affordable housing developers. Home Stretch is Alameda County's strategy to prioritize PSH opportunities to homeless and disabled people with the highest needs in order to maximize the impact PSH can have in ending homelessness. Home Stretch has established a county-wide housing queue of people who are homeless and disabled, and a centralized process for linking high need individuals and households with PSH opportunities. In addition, Home Stretch will include housing navigation services for people prioritized for PSH in order to provide a supportive process that includes assistance obtaining necessary.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During PY25, the City took the following actions:

- Funded the community agency Eden Housing for Hope and Opportunity (ECHO) to provide fair housing outreach and education;
- Continued to require all City-funded affordable housing developments to create and implement affirmative marketing plans;
- Funded support programs, which increase opportunities for people with disabilities to live in a way that is integrated into the community;
- Continued to provide housing and community services planning notifications in English, Spanish, and Chinese based on past evaluation of language needs; and
- Continued to encourage the use of universal design in Housing Trust Fund, by retaining discussion of universal design in the HTF guidelines.

In PY25, ECHO provided fair housing services to 80 unduplicated Berkeley tenants and opened the following discriminatory investigations: 20 Age, 33 Disability, 4 Gender, 20 National Origin, 44 Source of Income, 10 Race/Color, 9 Religion, and 9 Others.

ECHO's Fair Housing Counselor completed a systemic audit of 10 residential rental sites in the City of Berkeley. No discrimination was found in the City of Berkeley. The topic for this audit was National Origin. Results of the systemic audit will be released in the Summer of 2026.

To support ongoing community outreach, ECHO continued its monthly digital engagement efforts, issuing 12 Facebook and Instagram advertisements each month. In addition, ECHO distributed 700 flyers each quarter, totaling 2,800 flyers for PY25.

ECHO also delivered a schedule of Fair Housing education activities, including 12 Regional Fair Housing Trainings, 2 Tester Trainings, and 5 First-Time Homebuyer Education Workshops.

Through these events, the Fair Housing Counselor provided education and outreach to 201 individuals, including Berkeley residents, service providers, and members of the housing industry who serve the Berkeley community.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

City staff monitor approximately 40 community agency services contracts. Contracts include CDBG, CSBG, ESG, and General Funds. The City requires outcome reporting for all agency contracts, and both staff and citizen commissions draw on performance outcomes during the RFP process to make funding recommendations to City Council. Monitoring staff review invoices, and program and expense reports on a quarterly basis. On-site monitoring visit frequency is determined by an Agency Risk Assessment tool based on type and amount of funding, and concerns related to program delivery or fiscal and accounting systems. Monitoring staff work with the agencies to resolve findings or other problems that may keep an organization from meeting its contractual obligations.

The City's community facility contracts with agencies passes on all obligated federal requirements. Staff supply Wage Decisions at bid notice, reviews bid language, general contractor selection, contracts between the agency and the contractor, to ensure that all local and federal requirements are passed on; holds pre-construction conferences to review all federal requirements and solicit information related to subcontractors, salaries and wages and timeline; makes site visits to monitor performance; and interviews workers using Record of Employee Interview form (HUD 11) required for Davis-Bacon monitoring.

City staff monitor affordable housing developments funded by the Housing Trust Fund (HTF) to ensure ongoing compliance with federal regulations under HOME and CDBG, and other local requirements. The City's HTF Program pools funds from various sources including: HOME, CDBG, affordable housing mitigation fees, commercial linkage fees, and condominium conversion fees. The City provides loans to qualified nonprofit developers and incorporates federal and local requirements into deed restrictions.

City staff also monitor the City's below market rate (BMR) program to ensure property owners are in compliance with the City's BMR affordability requirements. The BMR program provides deed restricted affordable units within residential market rate rental housing developments. The City monitors an affordable housing portfolio consisting of 61 HTF-funded rental properties and 67 BMR rental properties. Of the 61 HTF-funded properties, 16 are HOME-assisted projects within an active HOME compliance period. An additional three HOME-assisted projects are no longer within their HOME compliance period; however, the City continues to monitor the properties for compliance with the City's regulatory agreements. The City is involved in monitoring funded developments during construction as described in the 2020-2025 Consolidated Plan. Individual projects require varying degrees of City staff involvement depending upon the following variables: project size; complexity of the construction activity; type of sponsor, and subrecipient development expertise and process. If a subrecipient or developer/owner is new or is inexperienced with construction management, the City staff may play a substantive role in managing its initial construction activities. City staff involvement in the construction process can be intensive, moderate, or minimal. The level selected depends on how much responsibility the City staff relinquishes to the property developer/owner, Subrecipient, and/or general contractor.

PY25 Housing Monitoring Accomplishments

In PY25, staff conducted on-site monitoring visits for 11 affordable housing rental properties. The on-site monitoring consists of a Desk Review (including meeting with the Property site staff and reviewing a sample of tenant files) and a Physical Inspection of a sample of units and common areas. Of the 11 properties monitored in PY25, nine (9) were HOME-assisted properties and two (2) were non-HOME assisted. A total of 81 units were inspected. As in PY24, City monitoring staff continued to observe various levels of deferred maintenance. Site staff continue to work on addressing deferred maintenance and capital improvement projects as their budgets allow. However, the smaller properties (less than 16 units) that operate with thin margins and properties that serve residents that are in need of more intensive supportive services (i.e. formerly homeless) are challenged in addressing deferred maintenance due to lack of funding or ongoing demand for repairs outside of basic maintenance needs. All of the properties inspected have procedures in place for conducting annual unit inspections and have been consistent about addressing resident requests for repairs according to established procedures. In some cases, major capital improvements have been placed on hold for some properties due to lack of funding. All properties in the HTF portfolio are required to submit annual compliance reports, including financial information, updated occupancy information and a narrative report on physical conditions and planned improvements. As needed, City staff provide technical assistance to site staff to ensure completion of the compliance reports.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports

In compliance with the City's Citizen Participation Plan dated September 15, 2020, the City made the Draft CAPER available for public comment prior to its submission (no later than September 28, 2026). On August 28, 2026, the City published its notice making the draft CAPER available for public comment. The notice was published in the Berkeley Voice, a local, print and online publication, and the public comment period was from August 28, 2026 through September 14, 2026. The draft CAPER was made available on the City's website: https://berkeleyca.gov/community-recreation/community-services/hud-planning-performance-reports, at the City of Berkeley's Health, Housing and Community Services Department offices at 2180 Milvia Street, Berkeley, 2nd Floor, and at Berkeley's Public Library Reference Desk, 2090 Kittredge Street, 2nd Floor. A public hearing was held at the September 3, 2026 meeting of the Housing Advisory Commission, where the draft CAPER was shared and TBD members of the public commented on _____.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

N/A

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In PY25, staff completed on-site monitoring visits for 11 affordable housing properties, consisting of nine (9) HOME-assisted and two (2) non-HOME assisted developments. A total of 81 units were inspected. City Monitoring staff continued to observe various levels of deferred maintenance. On-site property management and maintenance teams are working on addressing deferred maintenance and capital improvement projects as budgets allow. All of the properties have procedures in place and are implementing annual unit inspections. Review of files show the properties have been consistent about addressing resident requests for repairs. In some cases, major capital improvements have been placed on hold due to lack of funding. In PY25, the City awarded about $6M, including $1.2M in HOME funds, through a Request for Proposals for Rehabilitation of Existing Properties. One of the two HTF properties, Adeline Street Apartments, was awarded $2.99M to address structural issues around the elevated walkways along with other improvements such as replacement of new roof and mechanical systems. A second project, Ashby Lofts, was awarded $2.92M for replacement of aging building systems, hazardous conditions in stairwells and damaged exterior elements. The rehabilitation of these two properties, consisting of 19 units for people with disabilities and 54 family units, is scheduled to be completed in Spring 2027 (Adeline Street Apartments) and some time in PY27 (Ashby Lofts).

As part of the monitoring visits, HTF staff perform Desk Review, which consists of meeting with Property Management staff to review property operations, marketing/lease up efforts and procedures for addressing deferred maintenance and resident requests for repairs or services. The majority of properties have been consistent about filing all documentation required to evaluate household eligibility and calculate rent and are current with the annual income certifications as required by HUD and other funders, such as TCAC and limited partner investors.

The majority of the properties have been consistent with completing annual unit inspections, and as resources allow, continue to work on addressing maintenance and capital improvements.

The table below shows a list of HTF properties for which staff completed on-site monitoring visits in PY25.

For the Desk Review portion of the monitoring visit (including review of a sample of tenant files, property management procedures, marketing/lease up procedures), those properties marked as

“I” (Inconclusive) required further documentation or explanation from Property Owner. At the time of filing of PY25 CAPER, submittal of additional information requested by City staff is still pending. The notes may be related to inconsistencies in documentation of annual income recertifications (i.e. missing signature of tenants on income certification forms or tenant ID) or missing copies of annual unit inspections. The findings and concerns are not considered life threatening or a health and safety risk but are noted in the report to be addressed as items may be rendered as non-compliance in future monitoring visits by the City or other outside agencies.

For the Physical Inspection portion of the monitoring visit, three properties marked as “NP” (not passed) – Adeline Street Apartments, Dwight Way and Golder Bear – are in process of completing improvements and/or securing financing to support a larger rehabilitation project at the property. Staff will monitor progress of these projects to ensure properties remain safe as owners work on completing the planned improvements. One other project was given an “Pending” status. As of the filing of this PY25 CAPER, submittal of additional information from this property is still pending. In Fall 2024, HTF staff re-established communications with the City’s Building Inspection team in an effort to coordinate compliance measures particularly in situations that pose health and safety issues and may require enforcement from the City’s Building Official. The HTF Physical Inspector participates in routine check-in meetings with the Building Inspection team.

Properties	**Total HOME Units Inspected**	**Total Non-HOME Inspected**	**Physical Inspection Passed (P) / Not Passed (NP) or N/A**	**Desk Review Passed (P) / Not Passed (NP) / Inconclusive (I)**
Berkeley 75	4	7	P	P
Shattuck Senior	5	0	P	I
Grayson	2	2	P	P
Erna P Harris	0	3	P	I
Marg Breland	1	4	P	P
Mable Howard	8	0	P	P
Harper Crossing	4	4	P	P
Ocean View Gardens	0	6	P	I

Properties	Total HOME Units Inspected	Total Non-HOME Inspected	Physical Inspection Passed (P) / Not Passed (NP) or N/A	Desk Review Passed (P) / Not Passed (NP) / Inconclusive (I)
UA Coop	7	1	P	I
UA Hotel / UC Homes	4	7	Pending	I
Oxford Plaza	4	8	P	I
Total Units	39	42		

Table 14 – On-Site Monitoring: Program Year 2025 (July 1, 2025 to June 30, 2026)

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Berkeley's Housing Trust Fund Guidelines require that HTF recipients undertake affirmative market practices when leasing up their units. These requirements are incorporated directly into the City's Development Loan Agreements that are executed with developers to provide development funding. As part of the annual reporting, HTF recipients are required to submit a copy of their marketing and tenant selection plan if there are changes. The program monitoring staff review leasing and marketing plans during the on-site monitoring visits, and review and approve marketing and tenant selection plans before properties open their waitlist.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Program income was used to fund one project in PY25, Adeline Street Apartments. The project is an existing, 19-unit affordable housing community serving households at 30% and 60% AMI. Nine units are designated as HOME-assisted.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The high cost of homes and rental units in Berkeley has highlighted the need to preserve and create affordable housing. The City continues to dedicate local funds for affordable housing development. As described in previous CAPERs, Berkeley voters passed a $135M housing bond measure in PY18 called Measure O. Measure O funds helped the City dramatically increase its affordable housing pipeline.

In PY25, the City had 18 projects in the affordable housing pipeline, of which 12 are new construction projects that will create nearly 1,300 new affordable housing opportunities. The projects include new developments at the North Berkeley BART and Ashby BART stations. The

North Berkeley BART projects are in predevelopment phase and will add 385 new affordable housing units. Ashby BART projects are in the early planning stages and will create an estimated 300 new affordable units.

The City's pipeline also includes three rehabilitation projects that will create an additional 28 deed-restricted affordable units and three rehabilitation projects that will preserve 84 existing affordable units. The City continues to work with Bay Area Community Land Trust (BACLT) on acquisition and rehab projects. One such rehab project is California Street Apartments that will add 12 affordable housing units.

The City of Berkeley received a 2019 Senate Bill 2 Planning Grant from the State, in the amount of $310,000 to focus on preparation, adoption and implementation of zoning regulations that streamline housing approvals and accelerate housing production at North Berkeley BART and Ashby BART stations. More specifically, funds were used to develop transit-oriented development (TOD) zoning regulations that facilitate the development of affordable housing. This project was initiated by Jerry Brown signing Assembly Bill 2923, State legislation that requires rezoning of the North Berkeley and Ashby BART parking lots to accommodate high-density, transit-oriented development. The Final Environmental Impact Report (EIR) for the project was completed in March 2022. In June 2022, in accordance with AB 2923, the Berkeley City Council adopted a new Chapter 23.202.150 in the Zoning Ordinance adding a "Residential - BART Mixed Use (R-BMU)" zoning district to govern development at the North Berkeley and Ashby BART stations. On February 16, 2024, North Berkeley BART housing project application was submitted for streamlined entitlement pursuant to AB 2011. On December 11, 2024, the City approved a land use application under AB 2011 for the North Berkeley BART site. The project includes nearly 750 new homes, 385 of which will be affordable to lower-income households, as well as public open space improvements.

The City entered into an agreement with BART to exchange the air rights at the Ashby BART west lot for ownership of the Ashby BART east lot. On September 16, 2024, the City Council approved a non-binding term sheet for the Ashby BART Transit-Oriented Development, and an Exchange Agreement was approved on December 3, 2024 which relinquished the City's option to purchase air rights over the West Lot of the Ashby BART station in exchange for ownership of the East Lot of the Ashby BART station and project requirements for development on both lots, including a minimum of 50% onsite affordable units for the first 602 units on the West Lot and 35% onsite affordable housing on any development on the East Lot. At that same meeting, the City and BART issued a joint Request for Proposals (RFP) and Notice of Funding Availability (NOFA) for developers of the Ashby BART West Lot. On December 6, 2024, the City published Preliminary Objective Design Standards (ODS) for the Ashby BART West Lot, reflecting City and BART policies, state laws, and community input. On July 10, 2025, the BART Board entered into an Exclusive Negotiating Agreement with Adeline Alliance Partners, which has proposed a 618-unit project on the West Lot of the Ashby BART station, half of the units of which would be affordable. The City issued a Request for Proposals to solicit development proposals for the Ashby East Lot. The City is currently reviewing proposals and expects to select a proposal in Fall 2026.

In 2023, the City finalized its Housing Element Update for the 6th Cycle Regional Housing Needs Allocation, which will serve as the City's housing plan for the next 8 years. The City submitted a draft Housing Element to the State for initial review on August 10, 2022 and met the state deadline for Housing Element adoption and certification by May 2023. The total budget for the 2023-2031 Housing Element Update was $540,000, in addition to staff time. The City has allocated $325,000 in State of California Local Early Action Planning (LEAP) grant funds, $83,506 in non-competitive Regional Early Action Planning (REAP) grant funds, $75,000 in competitive REAP grant funds, and $56,494 in Community Planning Fees towards this effort. The project included preparation of a programmatic EIR pursuant to California Environmental Quality Act (CEQA) to assess impacts of proposed housing policies and programs in lower density Residential districts and the Southside Area.

On May 14, 2021, the City was awarded an MTC/ABAG Priority Development Area (PDA) Planning Grant to develop a Specific Plan focused on increased housing opportunities within the City's San Pablo Avenue. The total anticipated budget for the San Pablo Avenue Specific Plan is $750,000. The PDA Planning Grant will go entirely towards the completion of that effort. The San Pablo Avenue Specific Plan effort began in June 2023 and the planning process is anticipated to take approximately two years to complete. The Draft Specific Plan and Addendum to the Housing Element Environmental Impact Report (EIR) was completed by staff and taken to the Planning Commission for review and recommendation in June 2026. Council review and approval is anticipated in PY26.

In 2024, the City also began implementing part of Program 27 of the Housing Element (Priority Development Areas (PDAs), Commercial and Transit Corridors), which seeks to upzone three priority commercial and transit corridors – North Shattuck, College, and Solano Avenues. The Commercial Corridor Zoning Update aims to establish a framework for augmenting housing capacity along these three corridors, with a central focus on fostering equity and inclusion opportunities. This initiative will additionally set forth clear and objective development standards in compliance with state laws, reassessing the land uses and necessary permits in these areas to promote development along these vital corridors. The planning process is projected to span approximately two years. City staff anticipate finalizing the draft objective development standards by the end of 2026. This project has a total budget of $600,000, $350,000 of which is from the General Fund and $250,000 from the Permit Service Center.

Missing Middle / City Council Resolution to Abolish Exclusionary Zoning: On July 8, 2025, the City Council adopted zoning changes to promote "Middle Housing" in its low-density residential neighborhoods. These changes apply to residential areas across the city, including neighborhoods adjacent to Berkeley's Downtown, the Elmwood District, Fourth St., North Shattuck Ave., Solano Ave., Telegraph Ave., the Lorin District, West Berkeley, San Pablo Ave., and University Ave. With the adoption of Middle Housing zoning changes, current regulations that limit the construction of multi-unit housing have been revised to encourage duplexes, triplexes/fourplexes, courtyard apartments, and other small-scale multi-family housing types. Permitting multi-unit housing in low-density residential districts increases the housing supply, lowers housing costs, combats displacement and gentrification, and provides opportunities for new and current Berkeley residents to secure decent housing.

Affordable Housing Requirements: On February 25, 2025, the City Council adopted changes to its Inclusionary Housing Ordinance in-lieu fee program to enhance the financial feasibility of newly constructed residential housing projects while maintaining the City's ability to provide affordable housing. The recommended in-lieu fee maintains the current per square foot fee of $56.25 and would continue to apply to new residential projects not providing on-site Below Market Rate (BMR) units under the Inclusionary Housing Ordinance (IHO). A proposed 5,000 square-foot exemption aims to encourage Middle Housing development (2–19 units), which face market constraints. Other recommendations include standardizing the in-lieu fee across all projects, and adjusting fees biennially based on construction costs, and dedicating 80% of very low-income units to voucher holders, ensuring balanced support for low-income populations. These measures intend to support the development of market rate and BMR housing, promote Middle Housing, and sustain funding for 100% affordable housing developments by leveraging external resources.

ADU Condos: On December 2, 2025, the City Council adopted regulations to permit the sale of ADUs as condominiums. Allowing the sale of ADU condominiums can expand homeownership opportunities for moderate-income households, help existing homeowners build equity, and increase the supply of naturally affordable housing in the city. In a study published in 2022, the Association of Bay Area Governments (ABAG) found that 20 percent of ADUs are offered rent-free, 16 percent are rented at discounted rates (presumably to friends and family), and that most market-rate ADUs are affordable to low or moderate-income households in most markets.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours*	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	3	0	0	N/A	N/A
Total Labor Hours	5,642	N/A	N/A	N/A	N/A
Total Section 3 Worker Hours	531	N/A	N/A	N/A	N/A
Total Targeted Section 3 Worker Hours	132	N/A	N/A	N/A	N/A

**This does not apply to active projects. Information will be reported upon project completion.*

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program*	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	2	N/A	N/A	N/A	N/A
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	2	N/A	N/A	N/A	N/A
Direct, on-the job training (including apprenticeships).	1	N/A	N/A	N/A	N/A
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	N/A	N/A	N/A	N/A
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	N/A	N/A	N/A	N/A
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	N/A	N/A	N/A	N/A
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	N/A	N/A	N/A	N/A
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	N/A	N/A	N/A	N/A
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	N/A	N/A	N/A	N/A
Held one or more job fairs.	0	N/A	N/A	N/A	N/A
Provided or connected residents with supportive services that can provide direct services or referrals.	0	N/A	N/A	N/A	N/A
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	N/A	N/A	N/A	N/A
Assisted residents with finding child care.	0	N/A	N/A	N/A	N/A
Assisted residents to apply for, or attend community college or a four year educational institution.	0	N/A	N/A	N/A	N/A
Assisted residents to apply for, or attend vocational/technical training.	0	N/A	N/A	N/A	N/A
Assisted residents to obtain financial literacy training and/or coaching.	0	N/A	N/A	N/A	N/A
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	N/A	N/A	N/A	N/A

Qualitative Efforts - Number of Activities by Program*	CDBG	HOME	ESG	HOPWA	HTF
Provided or connected residents with training on computer use or online technologies.	0	N/A	N/A	N/A	N/A
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	N/A	N/A	N/A	N/A
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	N/A	N/A	N/A	N/A
Other.	N/A	N/A	N/A	N/A	N/A

**This does not apply to active projects. Information will be reported upon project competition.*

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

We provided significant technical assistance, including necessary forms to complete, for all projects subject to Section 3. The City is evaluating its Section 3 certifications to simplify data collection and make the process easier, while remaining compliant, for potential Section 3 employees and contractors.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

<u>Basic Grant Information</u>	
Recipient Name	Berkeley
Organizational DUNS Number	076529924
UEI	
EIN/TIN Number	946000299
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	
<u>ESG Contact Name</u>	
Prefix	Ms
First Name	MARGOT
Middle Name	L
Last Name	ERNST
Suffix	
Title	Manager of Housing and Community Services
<u>ESG Contact Address</u>	
Street Address 1	City of Berkeley HHCS
Street Address 2	2180 Milvia Street, 2nd Floor
City	Berkeley
State	CA
ZIP Code	94704
Phone Number	5109815427
Extension	
Fax Number	
Email Address	mernst@berkeleyca.gov
<u>ESG Secondary Contact</u>	
Prefix	Ms
First Name	Kathryn
Middle Name	
Last Name	Larrowe
Suffix	
Title	Community Services Specialist III
Phone Number	5109817555
Email Address	Klarrowe@berkeleyca.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: ALAMEDA COUNTY
City: OAKLAND
State: CA
Zip Code:
DUNS Number:
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: $10,802

Subrecipient or Contractor Name: Bay Area Community Services, Inc
City: Oakland
State: CA
Zip Code: 94609
DUNS Number: 073931628
UEI: Z5MFKYZMKYM3
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: $213,442

Attachment 01

PY25 SAGE Report

To be added

Attachment 02

- **Public Notice Proof of Publication**
- **Summary of Noticing, Outreach and Public Comments**

To be added

Attachment 03

PR26 Reports

To be added

Attachment 04

Section 3 Report

To be added