

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

**PY23 (FY24)
July 1, 2023 – June 30, 2024**

**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 2024

Contents

CR-05 - Goals and Outcomes	2
CR-10 - Racial and Ethnic composition of families assisted	2
CR-15 - Resources and Investments 91.520(a)	3
CR-20 - Affordable Housing 91.520(b)	9
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)	12
CR-30 - Public Housing 91.220(h); 91.320(j)	15
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	17
CR-40 - Monitoring 91.220 and 91.230.....	21
CR-45 - CDBG 91.520(c)	24
CR-50 - HOME 24 CFR 91.520(d).....	25
CR-58 – Section 3	28
CR-60 - ESG 91.520(g) (ESG Recipients only)	29
CR-65 - Persons Assisted.....	32
CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes.....	35
CR-75 – Expenditures.....	36

Attachments

- **Attachment 01:** SAGE Report – To be added
- **Attachment 02:** Public Notice and Summary of Noticing, Outreach, and Public Comment – To be added
- **Attachment 03:** PR26 Report – To be added
- **Attachment 04:** Section 3 Report – To be added

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 20 projects in its affordable housing pipeline. The City completed one project in PY23 that was supported with local funds. Solano Avenue Cooperative is the City's second Small Sites Program project, and the City funded the acquisition and renovation of the partially occupied 13-unit property. The units are restricted to households earning up to 80% AMI.

Two new projects were under construction in PY23. Maudelle Miller Shirek Community will provide 87 affordable units to households earning between 20%-80% AMI, including 12 units for formerly homeless households. The Grinnell (formerly known as Blake Apartments) will provide 63 units of affordable housing with 12 units reserved for people with an intellectual or developmental disability and 7 HOME-assisted units. Project completion for The Grinnell will be in PY24. The City funded three renovation projects that were in progress in PY23, including two CDBG-funded rehabs (Lorin Station and Rosewood Manor) and the City's first Homekey project. The City has an additional 15 projects in various phases of predevelopment and planning.

In addition, the City funded the Center for Independent Living (CIL), completed 5 minor and major residential rental unit's rehabilitation projects that improved accessibility improvements to qualified low-income and disabled persons in PY23.

Homeowner Housing Rehab (Single Family Rehabilitation - SFR): The City's Single-Family Rehabilitation (SFR) Programs comprised of the City's Senior and/or Disabled (Home) Loan Program (SDRLP), The Center for Independent Living, and Habitat for Humanity East Bay/Silicon Valley continued their program activities that serves some of the most vulnerable Berkeley residents. However, while small construction activities are active many SFR programs continue to face various obstacles in completing all their active SFR projects due to high construction costs, ever increasing materials costs, and contractor availability.

Overall, the SFR Programs completed 10 health and safety repairs and ADA accessibility improvements projects (with an additional 5 renter households supported by CIL as mentioned above in the prior section). There is a combined total of 15 active SFR projects. SDRLP currently has nine active projects in various stages of housing rehabilitation.

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 Notific of Funding Availability. There are four active public facility projects that started/continued rehabilitation or prepared contracts during PY23. These four projects are on track to complete in PY24.

Public Services: The City of Berkeley provides access to homeless services through the Housing Resource Centers. Individuals experiencing homeless can call or visit an in-person location. Staff follow a standardized process to assess level of need and coordinate services amount a variety of providers. In PY23, the Housing Resource Centers served 316 people.

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 Public Facilities and Public Services	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2100	364	17.33%	100	0	0.00%
Improve Public Facilities and Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7345	1667	22.69%	945	377	39.86%
Increase Affordable Housing Supply and Quality	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	24	17	70.83%	7	0	0%
Increase Affordable Housing Supply and Quality	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	131	26	19.85%	53	18	33.96%

Increase Affordable Housing Supply and Quality	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	187	54	28.88%	22	10	45.45%
Prevent, prepare for and respond to COVID-19	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0 / CDBG-CV: \$ / ESG-CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3265	257	7.87%	N/A	N/A	N/A
Prevent, prepare for and respond to COVID-19	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0 / CDBG-CV: \$ / ESG-CV: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	161	161.00%	N/A	N/A	N/A
Prevent, prepare for and respond to COVID-19	Affordable Housing Homeless Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0 / CDBG-CV: \$ / ESG-CV: \$	Homeless Person Overnight Shelter	Persons Assisted	258	383	148.45%	N/A	N/A	N/A
Provide Homeless Prev., Shelter, Outreach and RRH	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	148	296.00%	7	15	214.29%

Provide Homeless Prev., Shelter, Outreach and RRH	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	231		86	148	172.09%
Provide Homeless Prev., Shelter, Outreach and RRH	Homeless	ESG: \$	Other	Other	450	148	32.89%	50	16	32.00%

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 PY23:

Housing Trust Fund: In PY23, the City completed the Solano Avenue Cooperative project, a 13-unit, partially occupied acquisition-renovation project. The City approved funding for three new construction projects and one acquisition/renovation project through the Housing Trust Fund Program in PY23. The new construction projects are part of the redevelopment of a current BART parking lot in North Berkeley. They join a pipeline of affordable housing projects, two of which are currently under construction: Maudelle Miller Shirek Community at 2001 Ashby and The Grinnell (formerly known as Blake Apartments) at 2527 San Pablo Ave. The City provided HOME funding to The Grinnell in PY22, and the project will include 7 HOME-assisted units. Project completion is anticipated in PY24. Five additional new construction projects in the City’s affordable housing pipeline (St. Paul Terrace, Ephesian Legacy Court, 1740 San Pablo, Supportive Housing in People’s Park, and Berkeley Unified School District Workforce Housing) continue to move towards their development phase.

Single Family Rehab: The City has a CalHome reuse account balance of nearly \$1M for future Senior and Disabled Rehabilitation Loan Program projects. The City also dedicates \$150,000 annual of CDBG funding for Single Family Rehabilitation projects. The City continued to operate its Senior and Disabled Rehabilitation (Home) Loan Program which has nine active projects in various stages of housing rehabilitation, fund The Center for Independent Living for minor and major ADA access improvements and modification services, and fund Habitat for Humanity East Bay/Silicon Valley for minor and major housing rehabilitation repairs for low-income Berkeley homeowners’ residential properties. These programs served 15 unduplicated households in PY23 which included homeowner and rental rehabilitation. The City also leverages General Fund dollars to fund Rebuilding Together East Bay North (RBTEBN) to provide minor and major rehabilitation repairs and round out the SRF portfolio. RBTEBN had an additional 13 households served.

Multi-Family Rehab: In PY23, South Berkeley Neighborhood Development Corporation (SBNDC) continued to work on their emergency rehabilitation project, primarily consisting of plumbing system upgrades and repair, for Lorin Station and Rosewood Manor. As of June 30, 2024, the plumbing upgrades for both projects were completed. The roof repair and replacement recommended by HUD were completed in July 2024. After completion of the emergency repairs, SBNDC has a remaining balance of \$140,000 in General Funds for Rosewood Manor, and a minimal amount in CDBG funds (about \$21,000 for Lorin Station and \$4,000 for Rosewood Manor in contingency) which will be used for other capital improvements identified in the original Scope of Work. SBNDC will close out both projects by Fall 2024.

Public Facility Improvements: In PY23, continuing from the PY19 rolling NOFA, Larkin Street’s Turning

Point Housing Program continued its improvements with a tentative completion date of August 1, 2024. The Turning Point Housing Program provides temporary housing to approximately 12 at-risk young adults whom HUD describes as ‘chronically homeless’. The West Berkeley Service Center (WBSC) was also awarded PY20 and PY21 public facility funds to serve approximately 1,000 low-income adults and children with six different Marernal, Child and Adolescent Health Public Health programs. The WBSC project is active and set to be complete within PY24. A new NOFA was released in PY22, with three new programs awarded funding. Insight Housing’s Dwight Way Center (DWC) was awarded \$680,000 to provide people who are experiencing homelessness supportive services and a safe place to live while they build income, skills, and seek permanent housing. BOSS was awarded \$195,000 to repair the ramp, fence, and deteriorating concrete at their Ursula Sherman Village facility, which provides shelter beds for families, a computer lab, and a children’s learning center. Ala Costa Centers was awarded \$150,000 to replace siding on a building that houses programs for people with intellectual and development disabilities.

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)

	CDBG	HOME	ESG
White	142	0	33
Black or African American	184	0	93
Asian	9	0	5
American Indian or American Native	53	0	2
Native Hawaiian or Other Pacific Islander	2	0	1
Total	390	0	134
Hispanic	31	0	12
Not Hispanic	359	0	157

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, data was not collected or client refused for seven unhoused people.

The City provided HOME funding for The Grinnell (formerly Blake Apartments), which has 7 new “floating” HOME-assisted units. Project completion for The Grinnell will be completed in PY24.

ESG only data represents 169 people represents an unduplicated count across ESG programs. In addition to those listed above, 30 identified as multiple races.

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	\$3,361,202	TBD
HOME	public - federal	\$749,633	TBD
ESG	public - federal	\$232,452	TBD

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		

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 PY23, Berkeley invested a total of over \$23 million - in community agency contracts, with approximately 24% of the funding for community agency programs coming from General Funds.

Approximately \$5.6 million were City General Funds.

More than \$17 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 PY23, CDBG, and ESG funded community agencies reported a total of \$3.5 million in reported leveraged funds for their CDBG and ESG funded programs. **TBD** HOME funded community agencies reported **TBD** leverage funding for their HOME funded projects.

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, women and families;
- BOSS' Sankofa House Shelter for homeless families;
- BACS' STAIR Center – navigation center, including a 45-bed emergency shelter for homeless adults;
- 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 \$2,499,525.

During Federal Fiscal Year 23, the City incurred \$165,598 in HOME match liability. The City’s sources of HOME match in Federal relate to its loan for The Grinnell (formerly Blake Apartments), a new construction project with HOME and local funding. The City committed nearly \$7.3M in Measure O bond funds of the project, so the HOME match includes 50% of the face value of the bond funds. The project has a below market rate loan, so the HOME match also includes the value of the interest yield foregone over the course of the project’s 55-year affordability period and term. Lastly, the HOME match includes the value of a fee waiver to the project, for the public art fee.

At this point, the City has over \$12M in surplus HOME match, though a significant portion of that is made up of bond proceeds.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	9,056,135
2. Match contributed during current Federal fiscal year	4,050,330
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	13,106,465
4. Match liability for current Federal fiscal year	165,598
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	12,940,866

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
Square One	06/30/2022	\$123,522	0	0	0	0	0	\$123,522
The Grinnell	11/21/2022		417,314				3,633,016	4,050,330

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 begin-ning 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 \$
0	0	0	0	0

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						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	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	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

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						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

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.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	9	0
Number of Non-Homeless households to be provided affordable housing units	15	13
Number of Special-Needs households to be provided affordable housing units	0	0
Total	24	13

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	24	0
Number of households supported through Rehab of Existing Units	75	77
Number of households supported through Acquisition of Existing Units	0	0
Total	99	77

Table 12 – Number of Households Supported

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

Project completion for the City's HOME-funded new construction project The Grinnell (Blake Apartments) will be in PY24. The project will have seven "floating" HOME units. 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, availability of low-cost funds for development and site acquisition within a built-up city, were challenges to new housing construction.

In PY23, the City completed one acquisition/renovation project that added 13 affordable units to the City's portfolio. The City continues to support an additional 20 active projects in its pipeline. The renovation activities include projects converting 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 than ever before to support affordable housing activities. The City is currently funding 20 projects in its affordable housing pipeline that are in various stages of development. These projects are anticipated to create 1,009 new homes and renovate 235 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.

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 actually even 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 Grinnell / Blake Apartments project, which will include 7-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	TBD	0
Low-income	TBD	0
Moderate-income	TBD	0
Total	TBD	0

Table 13 – Number of Households Served

Narrative Information

The City's goal for PY23 was to create 3-4 new federally funded affordable housing units (averaged over the five-year Consolidated Plan period). This is an average of units created by the Jordan Court project over the Consolidated Plan period. Jordan Court has 17 HOME-Assisted units, and was completed in PY22. The Grinnell/Blake Apartments project will create 63 restricted affordable rental units serving extremely low-income and low-income households, seven of which will be HOME-assisted. 12 of the units will serve people with an intellectual or developmental disability.

The City continues to make progress on producing on 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, three of the 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.

Three of City-funded projects mentioned above – Berkeley Way, Jordan Court, and Maudelle Miller Shirek - are creating a combined total of 40 No Place Like Home (NPLH) units for formerly homeless households with mental illnesses. NPLH is a program funded through the California Housing and Community Development Department (HCD) and assists Berkeley in serving “worst case needs” serving homeless persons with a mental illness/disability. In addition to the restricted units, the program requires a commitment of services (including case management) to support the residents.

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 would include units available to households earning up to 120% AMI. The project is in predevelopment and received its entitlements in PY22.

The City's Single Family Rehabilitation (SFR) programming including the city-administered Senior and Disabled (Home) Rehabilitation Loan Program (SDLRP) and contracted community agencies 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 The Center for Independent Living to provide ADA access improvements to homeowners and renters' housing units and Habitat for Humanity East Bay/Silicon Valley to provide housing rehabilitation repairs. While small construction activities continue many SFR programs continue to face various obstacles in completing all their active SFR projects due to high construction costs, increasing materials costs, and contractor availability. Additionally, in regards to homeowners, the City's Housing Trust Fund program can fund limited equity and non-equity cooperative projects. The City also reserved predevelopment funding in PY22 to Woolsey Gardens, which will provide 65 units of permanently affordable homeownership units for low and moderate-income households.

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/APs 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

In PY23, according to the 2024 Point in Time count, Berkeley saw a 45% decrease in the number of people experiencing unsheltered 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. The City was successful in opening another non-congregate interim shelter using California State Encampment Resolution Grant funding, resulting in two non-congregate sites serving 65 households who were previously living on the streets in Berkeley.

Programs continued to follow COVID-19 guidance from California Department of Public Health and City of Berkeley Public Health. They also 1) offered COVID-19 test kits; 2) offered masks when requested; 3) conducted COVID-19 wellness checks on an as-needed basis; 4) communicated COVID-19 positive cases to the City of Berkeley's Communicable Disease team; 4) provided isolation support and linkages to COVID-19 treatment resources; and 5) maintained the proper use of ventilation machines/equipment. The City continued to work closely with County agencies to support emergency shelters and transitional housing programs.

The City funded two winter shelter programs. One program operated 24/7 and opened in early December 2023 and closed mid-April, 2024. This shelter served 31 unduplicated people. The other shelter was an inclement weather shelter and was open for 77 nights and provided 3,080 bed nights – keeping 229 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 12 households.

The City continued to provide COVID-19 testing kits, personal protective equipment, cleaning supplies, and COVID-19 education, to shelters and transitional programs. The City continued to fund porta-potties and handwashing stations where people congregate and sleep, and a mobile shower and laundry services at two locations weekly.

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 50 community agencies to provide services 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. Services are targeted toward people with disabilities, child care for working parents, and job seekers.

In PY23, 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 PY23 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, HomeStretch. 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 City administers four permanent supportive housing programs within its Shelter Plus Care Program. All the programs fill openings through HomeStretch, 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 six 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.).

In PY23, Berkeley's Health, Housing and Community Services (HHCS) Department administered two (formerly five grants, which have been consolidated to two) Permanent Supportive Housing (PSH) programs serving primarily people who are chronically homeless. The Shelter Plus Care COACH grant, with 78 Shelter Plus Care certificates, targets people who are chronically homeless.

The Supportive Housing Collaborative (SHC) Project is the newly consolidated grant [formerly four grants) and provides a mixture of site based and scattered site housing opportunities. The SHC Project provides 176 Shelter Plus Care Certificates targets people who are chronically homeless. In addition to the two above grants, the City administers 34 PSH subsidies through a contract with Alameda County.

In addition to the PSH programs above, the City funds its Square One (SQ1) program. This locally funded PSH program targets chronically homeless households that may be otherwise ineligible to qualify for HUD funded PSH resources.

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

Actions taken to address the needs of public housing

Berkeley Housing Authority Programs: In PY23, BHA assisted an average of 1,739 households (serving approximately 2,784 people) to households in Berkeley, 104 of which were issued to new participants. The voucher recipients were pulled from the BHA tenant-based and project-based waitlists, port-ins from other jurisdictions, and were referred to BHA from partners, the Mainstream Voucher Program, the Emergency Housing Voucher Program (EHV) and the Veterans Affairs Supportive Housing Program (VASH).

Housing Choice (tenant-based) Voucher 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.

Project-based Voucher Program: The last allocation/award occurred in May 2023 in which BHA awarded 59 project-based vouchers to three projects, two of which are new construction projects, and one rehabilitation project. The units will house various populations, including: people who are homeless, seniors, 20% or less poverty rate and individual fleeing domestic violence. The projects are: Ephesian Legacy Court, St. Paul Terrace and Northern California Land Trust. During PY23 17 project-based units at 2527 San Pablo avenue were completed that housed disabled and households in the 20% or less poverty rate.

Non-Elderly Disabled (NED) Mainstream Voucher Program: In January 2023, HUD awarded an additional 30 NED Mainstream Vouchers to BHA, increasing the total number to 121, from 90. The 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. Sixty-eight of the vouchers were prioritized for people who were homeless in Berkeley. BHA has leased up 92 of the 121 Mainstream Vouchers; 15 have been issued MS vouchers and are searching for a unit; and is processing referrals for 10 applicants. The program is a partnership between the City of Berkeley Housing and Community Services Department, the North County Coordinated Entry System, operated by Bay Area Community Services and the Women's Daytime Drop in Center shelter.

VASH Program: Partnering with the Veterans Administration, HUD made additional allocations to BHA to house homeless veterans. BHA currently has 40 VASH vouchers, 30 of which are currently leased up, one voucher holder searching for a unit and 2 applications being processed.

Emergency Housing Voucher Program (EHV): 51 vouchers were awarded to BHA. All 51 EHV vouchers are utilized by formerly homeless now leased up in Berkeley and in other jurisdiction via portability. Referrals to this program ended on September 30, 2023, therefore, BHA may no longer issue such

voucher.

Family Self-Sufficiency (FSS) Program: BHA had 9 FSS participants at the beginning of FY2024. Four graduated from the program while five were terminated or removed from the program for failure to meet their goals. Currently, there are no active participants on the FSS Program. Due to budget constraints, BHA applied for the MTW waiver to eliminate the Family Self-Sufficiency (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

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 updated its Inclusionary Housing Ordinance to establish a new in-lieu fee calculated on a per square foot basis; standardize the fee and requirements rental and ownership projects; and provide new options by which requirements can be met. The City continued to enforce its Inclusionary Housing and Condo Conversion ordinances to protect and increase affordable housing opportunities in Berkeley. The City anticipates entitling at least three new affordable housing developments in PY24 under the State of California law known as SB35, which streamlines the land use approval process for certain residential developments which have, among other things, at least 50% affordable housing.

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

In PY23, the City completed one acquisition/renovation project that added new affordability restrictions to a property with 13 existing units. The City continues to support an additional 20 active projects in its pipeline that are anticipated to create 1,009 new homes and renovate 235 existing units. The renovation activities include projects converting from market-rate to affordable, and the preservation of the City's existing affordable housing portfolio.

In PY23, the City of Berkeley committed \$2,250,000 in local funds to leverage \$1 million in American Rescue Plan Act (ARPA) funding to provide 335 households with Housing Retention Grants.

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

The City of Berkeley Childhood Lead Poisoning Prevention Program collaborates with the City of Berkeley Environmental Health Division and the Alameda County Healthy Homes Department's Lead Poisoning Prevention Program. The Alameda County Lead Poisoning Prevention Program also has a HUD Lead Hazard Control grant to remediate lead hazards. Berkeley residents are eligible to apply for grants in this program, to receive funding for lead hazard repairs. **PY23 information to be added.**

Berkeley's Senior Disabled Rehabilitation Loan Program (SDRLP) staff coordinates the Lead Inspection/Risk Assessment on all HUD-assisted properties. This is required before any construction or rehabilitation can occur. A clearance exam is completed at the close of the project. For PY23, a lead inspection/risk assessment was completed for one (1) single family rehabilitation project which was completed at the end of PY23.

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.

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

Continued the City's First Source local hiring policy and worked closely with local workforce development programs to coordinate outreach to potential employers and to low-income, at-risk residents to ensure access to employment opportunities on publicly funded projects.

Continued to implement the Community Workforce Agreement (CWA) ordinance in partnership with the Alameda County Building and Construction Trades Council. 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-only cohorts. In July 2023, the CWA was extended through June 2026 and includes a local hire goal of 20% of total craft hours for city-funded capital improvements projects of \$500,000 or more.

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. Transition Age Youth participated in the Extended Program which helps older youth continue to earn income for up to 6 months while continuing their academic and vocational pursuits.

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

Continued to focus on communities of color, youth experiencing socio-economic and educational barriers and at-risk transition age youth (including homeless youth) for internships, job training and employment opportunities. The City of Berkeley's Minimum Wage Ordinance (MWO) increased to \$18.07 in PY23 (effective July 1, 2023). 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 \$20.30 to \$21.43 (effective July 1, 2023). 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 a 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), which became operational in January 2024, put fair scheduling practices into place 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 City of Berkeley continued to lead Berkeley's Youth Equity Partnership (YEP) (formerly known as Berkeley's 2020 Vision), a communitywide initiative that strives to advance the academic, social and physical wellbeing of African American/Black and Latinx young people living in Berkeley and/or enrolled in Berkeley public schools. In the past year, YEP has adopted a Positive Youth Development approach, which places a central focus on young people as change agents who increase equity in their community. To launch this new focus on youth-driven activities, YEP hired a team of Black and Brown high school and community college students to design create YEP's new youth-friendly logo. In fall 2023, YEP launched its next four-year cycle of approximately \$1.7 million/year in community agency contracts to support the success of African American/Black and Latinx young people in Berkeley. For the first time YEP, established a Youth Review Panel consisting of Black and Brown high school and community college students to lead the way. These students received training and came to a consensus on how YEP's funding should be allocated in the coming four years. The Youth Review Panel's recommendations were fully endorsed by the Berkeley City Manager and, later, Berkeley City Council.

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

In PY23, 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. It also holds monthly coordinating meetings with the Planning Department and staff continue to work with staff of other public agencies, such as the Berkeley Housing Authority and the Berkeley Rent Stabilization Board, as topics of mutual interest arise.

Most of the housing and community services programs described in the Consolidated Plan are delivered by nonprofit community-based organizations. In PY23, 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 PY23, 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 Everyone Home Plan. Agencies routinely consulted include:

- Alameda County Housing and Community Development Department;
- Alameda County Office of Homeless Care and Coordination;
- 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 furthering collaborations with the Berkeley Unified School District, Berkeley City College, University of California at Berkeley, and other community partners to achieve equitable outcomes for African American and Latinx students enrolled in Berkeley’s public schools. The City has established closer and smoother working relationships with these organizations as a result of coordinated work during COVID-19, which may contribute to even more effective partnerships as the initiative continues with our efforts toward achieving educational equity 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 was moved to Alameda County’s Office of Homeless Care and Coordination. 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 PY23, the City affirmatively furthered fair housing by:

- Funding the community agency Eden Housing for Hope and Opportunity (ECHO) to provide fair housing outreach and education;
- Continuing to require all City-funded affordable housing developments to create and implement

affirmative marketing plans;

- Funding support programs, which increase opportunities for people with disabilities to live in a way that is integrated into the community;
- Continuing to provide housing and community services planning notifications in English, Spanish, and Chinese based on past evaluation of language needs; and
- Continuing to encourage the use of universal design in Housing Trust Fund, by retaining discussion of universal design in the HTF guidelines.

In PY23, ECHO provided fair housing services to 86 Berkeley tenants. ECHO opened the following discriminatory investigations for 86 households: 3 Age, 10 Disability, 2 Familial Status, 1 Gender, 1 Marital Status, 25 National Origin, 22 Source of Income, 2 Race, 1 Sex, and 19 Others.

ECHO's Fair Housing Counselor completed a systemic audit of 15 residential rental sites in the City of Berkeley. The results were analyzed, and the report was published on June 25, 2024. ECHO had 11 outreach events including 14 Regional Fair Housing Trainings with 330 Berkeley residents, service providers, and members of the housing industry that serve Berkeley. Additionally, ECHO distributed 6,375 flyers, and gave interviews on KPFA and KCBS Radio stations 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 50 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 and invoices, 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 works 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 supplies 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 to makes site visits to monitor performance, and interview workers using Record of Employee Interview form (HUD 11) required for Davis Bacon monitoring.

City staff monitors 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 monitors 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 56 HTF rental properties and 49 BMR rental properties. Of the 56 HTF properties, 18 are HOME-assisted projects within an active HOME compliance period. 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.

PY23 Housing Monitoring Accomplishments

In PY23, staff conducted on-site monitoring visits for 16 affordable housing 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 16 properties monitored in PY23, five (5) were HOME-assisted properties and eleven (11) were non-HOME assisted. A total of 62 units were inspected. As was reported in PY22, staff continued to observe various levels of deferred maintenance. Site staff are working on addressing deferred maintenance and capital improvement projects that were not addressed during the pandemic when most properties postponed routine inspections. The majority of the properties have resumed annual unit inspections and have been consistent about addressing resident requests for repairs. 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. In PY23, the properties, about 80% of owners submitted reports on time. There are a few properties, about 10 of 52, which require assistance in completing their annual reports and eventually are able to satisfy annual reporting requirements. There are a handful, 4-5 properties or about 7%, that require additional follow up and assistance to complete the annual 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 on September 30, 2024. On August 30, 2024, 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 30, 2024 through September 16, 2024. 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, at the City of Berkeley's Health, Housing and Community Services Department offices, and at Berkeley's Public Library Reference Desk, 2090 Kittredge Street, 2nd Floor. The draft CAPER was shared with the Housing Advisory Commission on September 5, 2024.

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 PY23, staff completed on-site monitoring visits for 16 affordable housing properties, consisting of five (5) HOME-assisted and eleven (11) non-HOME assisted developments. A total of 62 units were inspected. As was reported in PY22, 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 that were not addressed during the pandemic when most properties postponed routine inspections. The majority of the properties have resumed annual unit inspections and have been consistent about addressing resident requests for repairs. In some cases, major capital improvements have been placed on hold for some properties due to lack of funding.

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 resumed annual unit inspections, and as resources permits, continue to work on addressing maintenance and capital improvements that were placed on hold during the pandemic.

PROJECT NAME	Total HOME Units Inspected	Total Non-HOME (to be inspected)	Physical Inspection Passed (P) / Not Passed (NP) or N/A	Desk Review Passed (P) / Not Passed (NP) / Inconclusive (I) Note 1: On-site Monitoring visits marked as for Inconclusive require further documentation or explanation from Property Owner. For the Desk Review portion of the site visit, questions may be related to missed annual income recertifications or lack of documentation of physical inspections. At the time of the writing of this CAPER, the Property Owner responses have not yet been submitted.

Berkeley Way-Permanent Housing	2	9	P P	I
Berkeley Way-Hope Center – PSH	1	6	I	I
Berkeley Way-TH	0	9	P	I
Alcatraz Apartments	0	2	P	P
Blake	0	2	P	P
BuiLD	0	2	I	P
California ST	0	2	P	P
Hearst St	0	3	I	P
Hillegass	0	2	I	P
Hope Homes	0	2	P	P
Jordan Courts	0	2	P	P
Channing House	0	2	P	P
Hearst Studios	0	2	P	I
Lorin Station	2	0	I	I
Savo Island	4	3	P	P
William Byron Rumford	2	4	I	P
TOTAL COMPLETED (UNITS)	11	52		

Table 14 - On-Site Monitoring Program Year 2023 (July 1, 2023 to June 30, 2024)

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 up 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, the Grinnell. The project is new construction of an affordable housing community for families and people with special needs. The six-story building will provide 63 homes as follows: 21 studio units, eight one-bedroom units, 33 two-bedroom units and one three-bedroom manager's unit. Twelve homes are prioritized for people with an intellectual or developmental disability.

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.

In PY23, the City had a total of 20 projects in the housing pipeline. Of those pipeline projects, 12 are new construction and will create 1,009 new affordable housing opportunities. The pipeline includes five renovation projects that will create an additional 155 deed-restricted affordable units and three existing projects that will renovate 80 units. One renovation project was completed in PY232, adding 13 units of affordable housing to the City's portfolio.

The City continues to work with Bay Area Community Land Trust (BACLT) on acquisition and rehab projects. BACLT completed its second acquisition/renovation project using City funds in PY23. 1685 Solano is a 13-unit property that is affordable to households earning up to 80% AMI.

Additional affordable housing efforts to be added.

Other actions taken to foster and maintain affordable housing (cont'd)

Additional affordable housing efforts to be added.

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					
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 15 – 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					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
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.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

We have provided significant technical assistance, including necessary forms to complete, for all projects subject to Section 3. However, we are still in the process of strengthening our follow up processes to gather the necessary information.

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

Basic Grant Information

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	Oakland/Alameda County CoC

ESG Contact Name

Prefix	Ms
First Name	MARGOT
Middle Name	L
Last Name	ERNST
Suffix	
Title	Manager of Housing and Community Services

ESG Contact Address

Street Address 1	City of Berkeley HHCS
Street Address 2	2180 Milvia St., 2nd Floor
City	Berkeley
State	CA
ZIP Code	-
Phone Number	5109815427
Extension	
Fax Number	
Email Address	mernst@berkeleyca.gov

ESG Secondary Contact

Prefix Ms
First Name Kat
Last Name Larrowe
Suffix
Title Community Services Specialist III
Phone Number 5109817555
Extension
Email Address klarrowe@berkeleyca.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2023
Program Year End Date 06/30/2024

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

Subrecipient or Contractor Name: ALAMEDA COUNTY

City: FREMONT

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: \$6,676,

Subrecipient or Contractor Name: Bay Area Community Services, Inc

City: Oakland

State: CA

Zip Code: 94611, 4567

DUNS Number: 073931628

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$208,342

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	14
Children	1
Don't Know/Refused/Other	0
Missing Information	0
Total	15

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	148
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	148

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	16
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	16

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	168
Children	1
Don't Know/Refused/Other	0
Missing Information	0
Total	169

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	94
Female	74
Transgender	0
Don't Know/Refused/Other	1
Missing Information	0
Total	169

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	1
18-24	7
25 and over	161
Don't Know/Refused/Other	0
Missing Information	0
Total	169

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	3
Victims of Domestic Violence	0	0	2	54
Elderly	0	0	1	23
HIV/AIDS	0	0	1	6
Chronically Homeless	0	0	4	91
Persons with Disabilities:				
Severely Mentally Ill	0	0	13	100
Chronic Substance Abuse	0	0	3	34
Other Disability	0	0	2	184
Total (Unduplicated if possible)	0	0	39	318

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	N/A
Number of New Units – Conversion	N/A
Total Number of bed - nighths available	15,330
Total Number of bed - nighths provided	12,265
Capacity Utilization	80%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention - Not Applicable

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance	\$0	\$0	\$0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	\$0	\$0	\$0
Expenditures for Housing Relocation & Stabilization Services - Services	\$0	\$0	\$0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	\$0	\$0	\$0
Subtotal Homelessness Prevention	\$0	\$0	\$0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance	\$63,823.44	\$39,306.47	\$56,554.57
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	N/A	\$11,615.53	\$2,116.43
Expenditures for Housing Relocation & Stabilization Services - Services	5,395.56	\$16,900	\$10,200
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	N/A	N/A	N/A
Subtotal Rapid Re-Housing	\$69,219	\$67,822	\$68,871

Table 26 – ESG Expenditures for Rapid Re-Housing

c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Essential Services	N/A	N/A	N/A
Operations	N/A	N/A	N/A
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Street Outreach	\$140,113.80	\$101,110.05	\$139,471
HMIS	\$6,676	TBD	\$6,676
Administration	\$17,514.20	TBD	TBD

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2021	2022	2023
	\$233,523	TBD	TBD

Table 29 - Total ESG Funds Expended

11f. Match Source

	2021	2022	2023
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government	\$1,350,000	\$1,976,501	\$2,499,525
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount	\$1,350,000	\$1,976,501	\$2,499,525

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2021	2022	2023
	\$1,583,523		

Table 31 - Total Amount of Funds Expended on ESG Activities

Attachment 01

PY23 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