



Community Development Agency

Early Budget Work Session



FY 2025-2026

Sandra Rivera, Agency Director



**ALAMEDA COUNTY
Community Development Agency**

OUR MISSION

To enhance the quality of life of County residents and plan for the future well-being of the County's diverse communities; to balance the physical, economic, and social needs of County residents through land use planning, environmental management, neighborhood improvement, healthy/affordable housing, equity in the marketplace, and community/economic development; and to promote and protect agriculture, the environment, economic vitality, and human health.



- Provide staff support to the Board of Supervisors, Planning Commission, Boards of Zoning Adjustments, Airport Land Use Commission, and Lead Abatement District Joint Powers Authority.
- Implement SB1383 compliant solid waste, recycling, and organics collection program.
- Prepare, update, and implement the County's General Plan; administer and update applicable County ordinances.
- Conduct environmental, design, and policy review of proposed development projects pursuant to County and state development and planning laws and procedures.
- Issue and enforce required land use permits and monitor required environmental mitigation measures.
- Enforce the California Food and Agriculture Codes and the California Business and Professions Codes related to agriculture, weights, and measures.
- Verify accuracy of all commercial weighing and measuring devices, including point-of-sale terminals.
- Provide financing, project administration, environmental review, and construction management for housing, community development, rehabilitation, and homelessness programs and projects as mandated by local, state, or federal funding sources.
- Administer the Measure A1 affordable housing general obligation bond program, including affordable housing development financing and oversight, housing preservation and down payment assistance programs, staffing the Citizen Oversight Committee, and tracking local hire and contracting compliance and goals.
- Administer supportive services, shelter, housing operations, and rental assistance funding for programs serving homeless and at-risk individuals and families in the Unincorporated County.
- Administer the Surplus Property Authority and the Redevelopment Successor Agency.
- Provide case management and environmental investigation of lead-exposed children as mandated by the state.
- Provide lead poisoning prevention education and lead safety training to reduce lead exposure risks for County children, families and workers.
- Manage the County's demographic and Census programs, including redistricting.
- Implement the mineral resource management and surface mining permit administration as mandated by the state Surface Mining and Reclamation Act of 1975 (SMARA) and the County's Surface Mining Ordinance.
- Prevent the introduction, manage and eradicate invasive, noxious weeds, insect and vertebrate pests, and diseases to ensure a healthy environment and productive agricultural economy.
- Regulate organic growers, certified producers, farmers' markets and egg handlers to ensure food safety. Work with plant nurseries and industrial hemp growers to assist compliance with myriad of regulations.
- Ensure the safe use of pesticides through training, outreach, inspections and investigations to the pest control industry, growers, ranchers and the public.
- Prepare an annual report of the value of agricultural commodities produced in Alameda County.



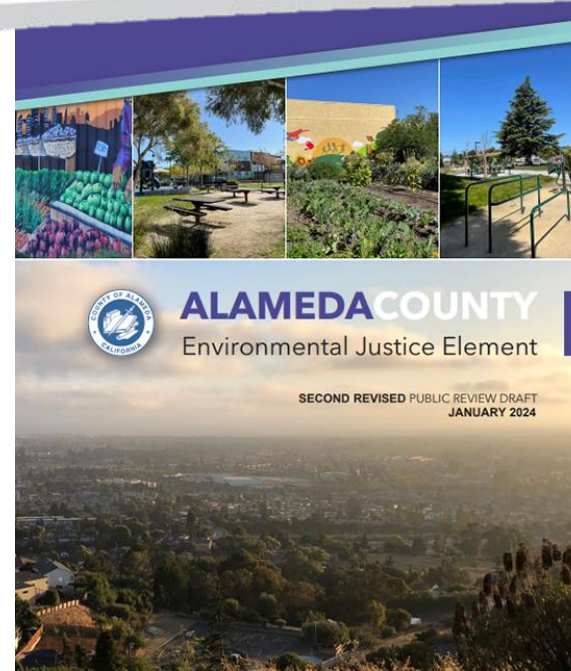
- Staff County committees, including Castro Valley Municipal Advisory Committee; Agricultural Advisory Committee; Parks, Recreation, and Historical Commission; Alcohol Policy Committee; District 4 Advisory Committee; Altamont Open Space Committee; Measure A1 Oversight Advisory Committee; Integrated Pest Management Committee; and Housing and Community Development Advisory Committee
- Enforce Zoning, Neighborhood Preservation, Junk Vehicle, Medical and Adult Use Cannabis Dispensary, Tobacco Retailing, and other ordinances; represent County interests in regional transportation and land use/planning efforts.
- Support County commissions, including Local Agency Formation Commission; Transportation Commission; BART to Livermore, Bayfair BART Transit Oriented Development; East Bay Regional Conservation Framework Technical Advisory Committee; Tri-Valley Regional Rail Policy Working Group; Technical Advisory Working Group; Regional Advisory Working Group; Eden and Fairview Municipal Advisory Committees; Sunol Citizens' Advisory Council; and Abandoned Vehicle Abatement Authority.
- Participate in state, regional, countywide, and local boards, committees, task forces, and meetings in areas related to the Agency's responsibilities and staff expertise.
- Participate in regular meetings of County groups, such as the County Homelessness Roundtable, the Unincorporated County Technical Advisory Group, Alameda County Mosquito Abatement District Board, Alameda County Farm Bureau, and the Contra Costa Alameda County Cattlemen's Association.
- Provide other County departments, cities, and the public with economic/demographic, affordable housing development, and homelessness programs expertise and data, such as subsidized affordable housing units countywide.
- Provide financing and project administration for home health and safety repairs and lead hazard control for qualifying low-income households.
- Provide case management to lead poisoned children, education and outreach to medical providers and families to increase blood lead screening.
- Manage the Unincorporated County's Housing Programs, including Mobile Home Rent Stabilization, Fair Housing counseling & investigation, & mandatory mediation notification program.
- Inspect and provide technical assistance to facility operators in Independent Living Homes.
- Promote sustainable property development and job creation opportunities.
- Develop and implement affordable housing programs and policies as well as capacity-building, anti-displacement, and homelessness response programs.
- Support strategic vision priorities and carry out environmental/sustainability goals that maximize County resources, transportation services, affordable housing stock, and the success of our communities.
- Assist local Cannabis growers to aid in compliance with pesticide use regulations. Work alongside other State and local agencies in enforcement of pesticide use issues as it relates to Cannabis rules and regulations.
- Develop affordable clean energy programs for the unincorporated areas of the County.
- Carry out local economic and civic development activities, including support for the unincorporated area small businesses.
- Support agricultural business by working with County, State and Federal agencies to aid and support agriculture in time of disaster.
- Help open space land managers minimize fire risk through abatement of noxious weeds and other pests.
- Support agriculture by administering the Williamson Act Program.



PLANNING HIGHLIGHTS



The County's **Housing Element** of the General Plan, requires revisions every 8 years per State law, and includes goals, policies, and actions to ensure all unincorporated residents have access to affordable housing, and an inventory listing adequate sites to meet the County's fair share of regional housing needs across all income levels.



Completed the **Environmental Justice Element** to address community-identified issues related to reducing pollution, improving air quality, promoting equitable access to health-inducing benefits, and increasing civic engagement in the unincorporated communities.

The **Code Enforcement Division** addresses over 1,200 blight and zoning violation cases in the unincorporated county, including this Neighborhood Preservation Ordinance violation in San Lorenzo, where overgrown vegetation obstructed the public sidewalk.



BEFORE



AFTER

General Plan and Zoning ordinance amendments for South Livermore to allow clustering of parcels and development envelopes to incentivize agri-tourism and commercial development.



HIGHLIGHTS



Verana Hill, formerly known as Albany Family, completed construction on a **100% affordable rental housing** development located in Albany. The project will target 19 of 62 units for formerly homeless, chronically homeless, and/or mentally ill homeless, who will also receive supportive services.

First Presbyterian Church of Hayward in Castro Valley provides **shelter, resources, safe parking, and tiny homes**, serving 677 shelter individuals and 819 resource center visitors.



Alameda County Housing Secure (ACHS) is a collaborative of



ALAMEDA COUNTY HOUSING SECURE

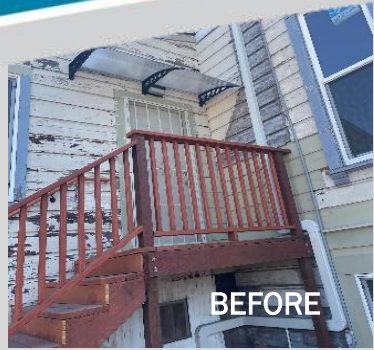
legal and social service providers partnering to prevent the displacement of low-income tenants throughout Alameda County. ACHS provides free legal services, Know Your Rights workshops, emergency financial assistance, and housing navigation to low-income tenants and homeowners throughout Alameda County.



Depot Community Apartments, an **affordable permanent supportive housing** project in Hayward serves low-income families and has 45 of 125 units that are reserved for households earning at or below 20% AMI and is targeted to serve households that are at-risk of being homeless.



HEALTHY HOMES HIGHLIGHTS



The **Lead Hazard Control Program** helps property owners repair lead hazards in low to medium income households. In an Oakland residence (photo), repairs included misting defective paint, scraping, sanding, priming, and repainting.



Hosted 50 **community outreach events** throughout Alameda County, including at Padres Unidos de Cherryland Easter Egg Hunt, promoting program services and childhood lead poisoning prevention.



The **Minor Home Repair Program** completed 65 projects that addressed essential needs such as plumbing, electrical, carpentry, and supporting accessibility and safety by installing items like railings and grab bars. This allows homeowners (many of whom are low-income seniors), to stay safe and secure in their homes by improving housing conditions, while also promoting independence, dignity and well-being.



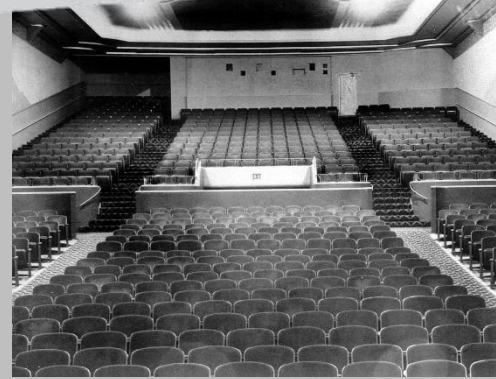
Completed 30 **Environmental Investigations** (risk assessments) for high-risk lead-poisoned children, and provided **case management**, consultation, outreach, and health education for 400 new lead poisoning cases in Alameda County.



ECONOMIC & CIVIC DEVELOPMENT HIGHLIGHTS



Food Entrepreneurial Training Academy (FETA) is a 10-session intensive seminar for food start-ups, covering business management, finances, pricing, packaging, and marketing. Pictured above are Salmon Going Nuggetz, and Birria Spice Packs.



1940's INTERIOR



RENOVATION IN PROGRESS

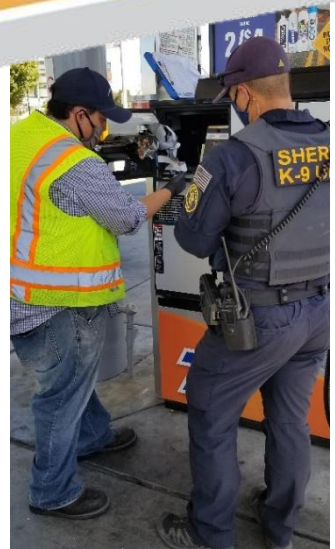
The historic **Lorenzo Theater**, damaged by two fires, completed its first phase of restoration in 2022. The next phase, including fire rehabilitation, mural restoration and façade renovation, begins in June 2025.



The **Façade Improvement Program**, provides financial assistance in the form of forgivable loans for architectural services and construction improvements to commercial property owners and tenants, available to all unincorporated area businesses. Theo's CheeseSteak Shop located in Ashland is pictured above.



Preparation of the **Eden Area Wayfinding Signage Plan**, which includes wayfinding and gateway signage for the urban unincorporated areas of Alameda County.



The Weights and Measures department ensures equity in commerce by **verifying measurement and pricing accuracy**. They inspect fuel dispensers, price scanners, scales, meters, packaged goods, and taxi fares to protect consumers and businesses. Here, an AWM Investigator works with an Alameda Sheriff Officer to address an illegal credit card skimming device found in a gas pump.

The **Pesticide Use Enforcement Program** regulates all pesticide applications across residential, agricultural, industrial, and institutional settings, ensuring compliance through routine inspections. Training is integrated into the program to protect consumers, workers, and the environment while supporting agriculture. Staff is pictured here overseeing a flour mill fumigation to ensure safety compliance.



The **Pest Exclusion Dog Team** inspects incoming shipments at Parcel Terminals, destined for delivery across the local East Bay region. The dogs are trained to look for parcels containing products that may contain plant pests or diseases. Draco, the newest team member, alerts to packages for further inspection.

Collaborate with local farmers' markets to ensure **compliance with state regulations**, including proper labeling, verified scale accuracy, and grower-only sales. In Medfly quarantine zones, implement safeguards to prevent pest spread while keeping markets operational.



HIGHLIGHTS



CalFresh Healthy Living provides nutrition education and supports healthy living using research-based expertise. UCCE provided nutrition education to 2,101 students across 28 schools; engaged 523 residents of senior housing across 37 sites; and supported a garden feeding 25 residents of an adult shelter.



Master Gardener volunteers provided the public with the knowledge and skills to increase their edible gardening success and reduce food loss. Science-based horticultural information

is extended through educational workshops, demonstration gardens, online advice, farmers' market booths, social media, newsletters, websites, and individual contacts.



617 youth participated in 13 community **4-H Programs**, with over 200 showcasing projects at the Alameda County Fair. 101 Youth Leaders served as teen teachers and peer advisors, while 178 volunteers contributed over 45,000 hours to program delivery and management.

Livestock and Natural Resources advisors promote best practices in grazing, rangeland management, fire protection, and water conservation. 92% of fire fuels workshop participants improved their understanding of wildfire risks and management. Advisors also researched nonlethal predator deterrents and educated communities on coexisting with urban coyotes.



KEY INVESTMENTS

Budget FY 2025-2026

(without Surplus Property Authority and Measure A1 Housing)

- \$1.5M in economic and civic development programs, which includes Gateway signage in Fairview and Ashland, business retention programs, small business support and consulting, graffiti removal, façade improvement program, and community projects in the unincorporated area
- \$3M in Community Development Block Grant (CDBG) funding to support Meals on Wheels, ADA improvements, minor home repair, housing counseling, and food distribution programs
- \$6M in HOME funding to support affordable housing development and tenant rental assistance programs through partnerships with cities
- \$4.3M from Shelter Crisis/Affordable Housing Fund to support Alameda County Housing Secure, Housing Capacity Program, transitional housing services, safe parking sites, and shelter services.
- \$13M from Permanent Local Housing Allocation (PLHA) funding to support housing-related projects aimed at addressing unmet housing needs
- \$1M for General Plan maintenance to support a variety of programs, including urban greening, Housing Element implementation, and Castro Valley Central Business District Specific Plan update
- \$6.1M in HUD Lead Abatement, Community Service Area (CSA) assessment, and state health programs to support lead poisoning prevention, minor home repair, aging in place, community outreach and education, and case management of lead poisoned children
- \$5.5M to promote and protect agriculture and enforce pesticide use regulations
- \$1.6M to support inspections of weighing and measuring devices



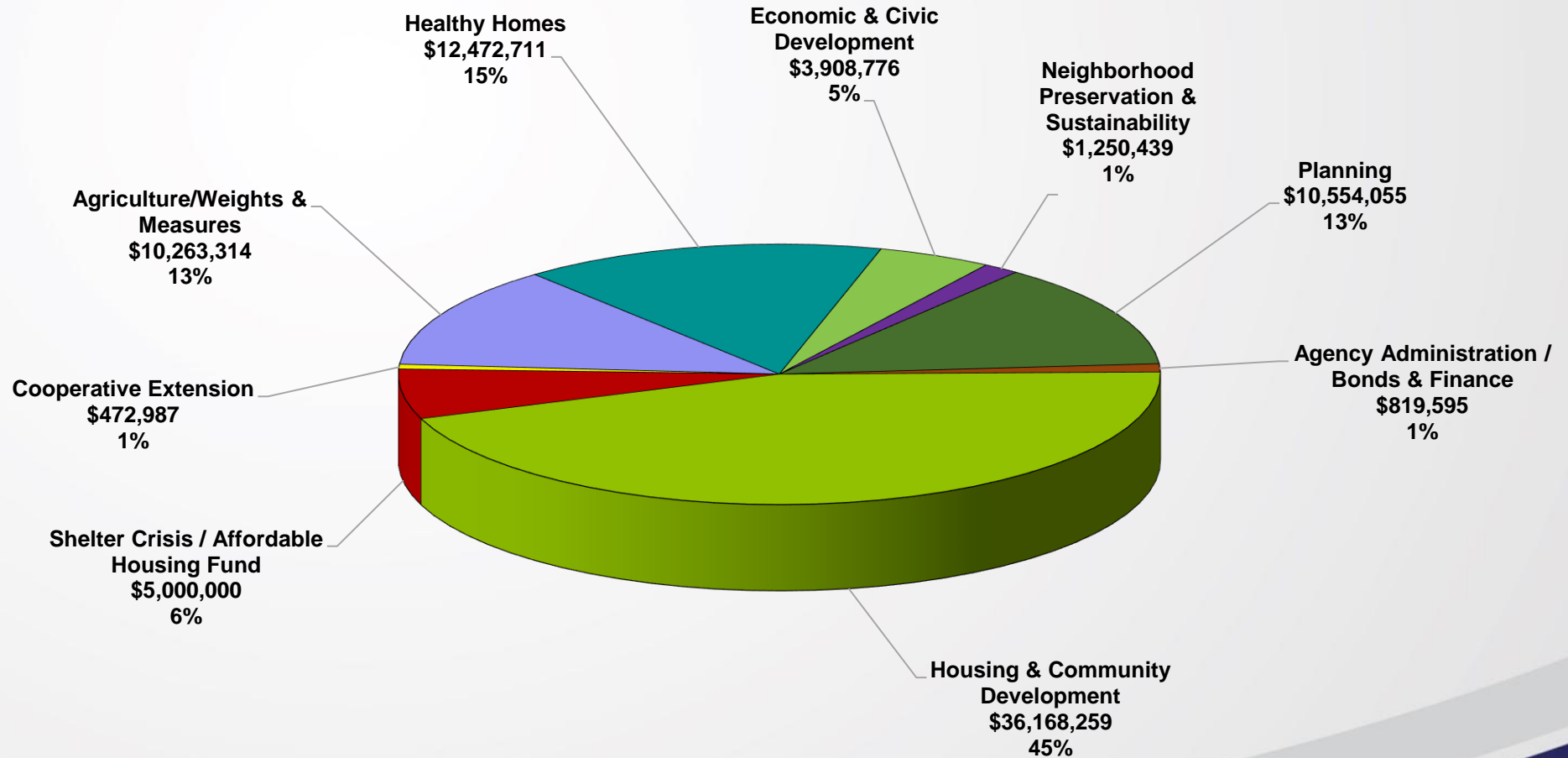
TOTAL AGENCY BUDGET

(without Surplus Property Authority and Measure A1 Housing)

Budget FY 2025-2026

Appropriation by Department

TOTAL APPROPRIATIONS
\$80,910,136



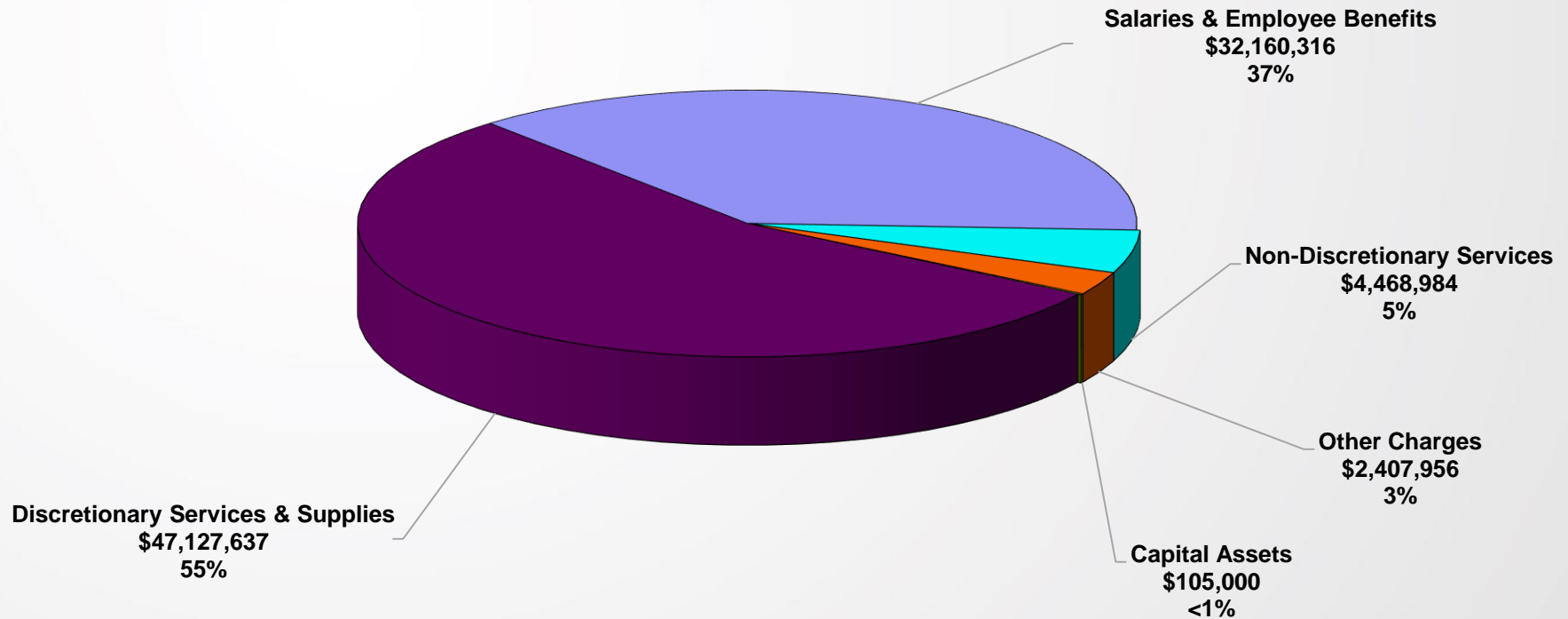
TOTAL AGENCY BUDGET

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Budget FY 2025-2026

Appropriation by Major Object

TOTAL APPROPRIATIONS
\$80,910,136



Intra Fund Transfers - \$5,359,757



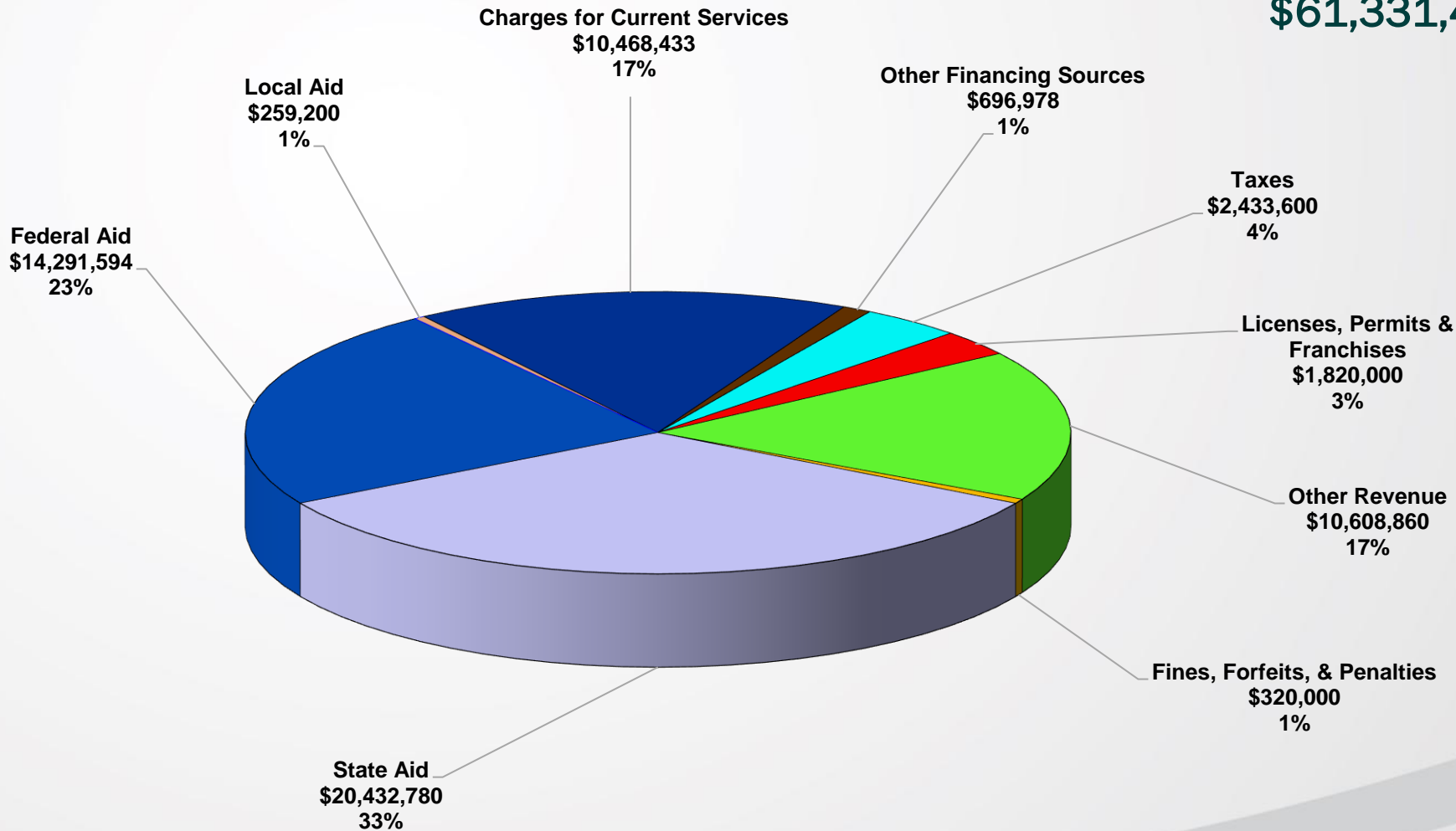
TOTAL AGENCY BUDGET

(without Surplus Property Authority and Measure A1 Housing)

Budget FY 2025-2026

Revenue by Source

TOTAL REVENUE
\$61,331,445



TOTAL AGENCY BUDGET

Budget FY 2025-2026

(without Surplus Property Authority and Measure A1 Housing)

Summary

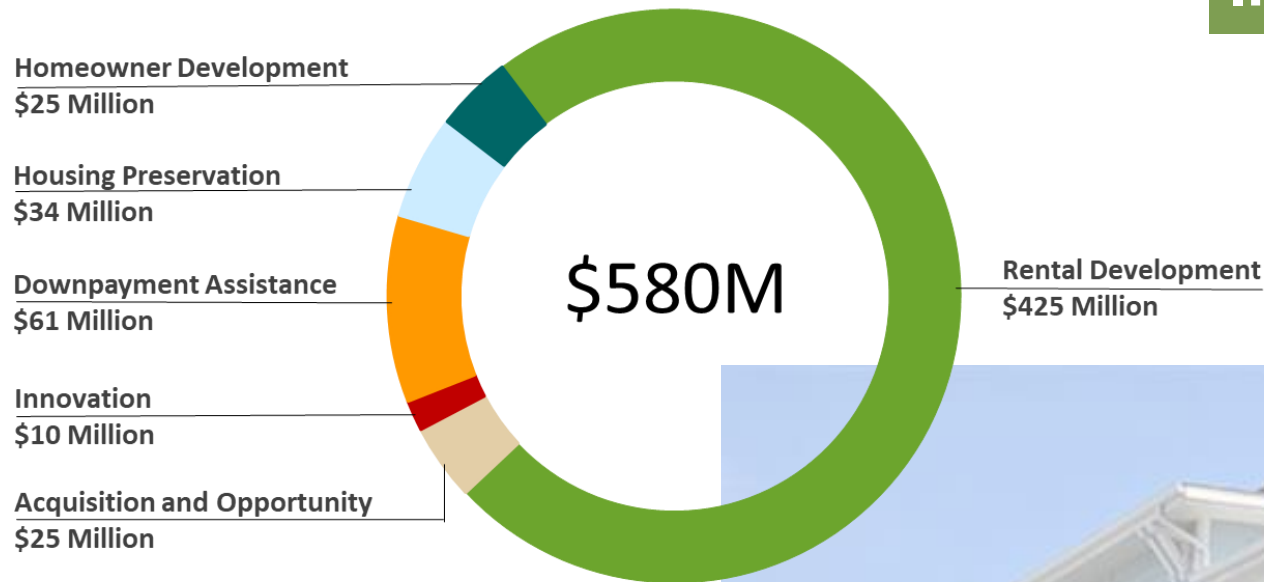
Community Development Agency	FY 2024-25 Approved Budget	FY 2025-26 Preliminary MOE Budget	Change from FY 2024-25 Approved to FY 2025-26 Preliminary MOE Budget	
			Amount	Percentage
Appropriations	88,851,251	80,910,136	-7,941,115	-8.9%
Revenue	70,215,380	61,331,445	-8,883,935	-12.7%
Net County Cost	18,635,871	19,578,691	942,820	5.1%
FTE - Mgmt	61.50	62.50	1.00	1.6%
FTE - Non Mgmt	111.64	110.64	-1.00	-0.9%
Total FTE	173.14	173.14	0.00	0.0%

Note: NCC Change	
S&EB	574,240
ISF	368,580
Total	942,820



Measure A1 Overview and Implementation Status

Measure A1 Funding by Program



\$504 million of Measure A1 funds have been committed to housing programs that have created jobs, housing units, and community benefits across the County.



Thriving & Resilient Population



- Promote and protect local agricultural productions to ensure a viable agricultural economy and protect working landscapes, which contributes to the well-being and natural resources to the entire community.
- Finalize the disposition strategy of the Old Castro Valley Library for site reuse and commence the design phase of building improvements to support community needs.
- Implement SB9 at the local level to facilitate lot splits within R-1 zones and further promote the creation of housing in single family zones

Safe & Livable Communities



- Conduct 75 training sessions in lead-safe work practices, certify 500 contractors, property owners, and code enforcement officers serving Alameda County residents
- Improve safety and accessibility for low-income seniors by conducting 120 home modifications to support seniors that are aging in place.
- Hold public meetings to explore land use opportunities and constraints in the area south of I-580 in Castro Valley, potentially resulting in a South Castro Valley Specific Plan

Healthy Environment



- Detect, exclude, and eradicate invasive, noxious insects, weeds, and diseases out of Alameda County by deploying and inspecting insect traps, conducting parcel inspections, and performing pest management activities.
- Continue coordination of design and implementation with the City of Livermore on the Greenville Road Sewer Expansion project to extend sewer service to the Martinelli Event Center that is currently only served by septic systems.
- Continue implementation of SB 1383 Compliant Collection Program to provide organic waste collection services to all residents and businesses in the unincorporated county.

Prosperous & Vibrant Economy



- Implement billboard revenue expenditure plan for projects and improvements that support economic development efforts in the communities that host the new billboards.
- Completion of economic development plan to analyze urban unincorporated business districts with the goal of developing strategies that can be implemented over time to strengthen small business growth.
- Continue investments in the Martinelli Center to improve its position as an east County wine region event and visitors center.



Eliminate Homelessness



- Provide low-income renters with homeless prevention, anti-displacement and eviction defense through the AC Housing Secure program.
- Continue the Pilot Rental Housing Provider Resource center to engage the housing provider community in promoting housing stability for low-income renters and housing provider education.
- Develop a predevelopment loan program to support the acquisition of tax defaulted properties for the purposes of creating affordable housing and/or shelter facilities.
- Complete a density bonus ordinance to facilitate more housing opportunities in the unincorporated area.
- Complete an inclusionary housing ordinance to provide affordable housing within new residential projects in the unincorporated area.
- Implement programs of the certified 6th cycle Housing Element of the County General Plan for 2023-2031, such as amending the County Zoning Ordinance to allow low-barrier navigation centers and transitional and supportive housing by-right, reducing parking requirements for emergency shelters, and conducting outreach to faith-based organizations on developing low-income housing on church property—all in compliance with state law.
- Initiate development of the tenant anti-harassment ordinance for the unincorporated area.

Eliminate Poverty & Hunger



- Support San Lorenzo Family Help Center with the purchase of a mobile pantry.
- Support Meals on Wheels programs in the Urban County.
- Increase ability for low-income residents to buy, grow, and prepare and store food that meets nutritional needs.

Collaboration



- Collaborate with local and regional code enforcement agencies on lead-safe work practices
- Continue to collaborate with Alameda County Sheriff's Office and Public Health Department to respond to complaints and monitor Independent Living Facilities (ILF).
- Continue to collaborate with the Alameda County Sheriff's Office and Agricultural Commissioner to permit cannabis cultivators and retailers.

Equity



- Increase lead safety outreach to communities most impacted by lead poisoning, reaching 5,000 families through culturally tailored campaigns.
- Develop multilingual educational materials for six languages, ensuring accessibility for diverse populations to inform the community about housing-based health hazards, including lead poisoning prevention.



Federal

- Housing and Urban Department (HUD) Lead Abatement
- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)

State

- California Department of Forestry and Fire Protection (CAL FIRE) – the Urban Forest Plan
- Agricultural Programs – Pest Detection Trapping, Ag Dog Teams, and High Risk Pest Exclusion



THANK YOU

&

QUESTIONS



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Community Development Agency