

Community Development Agency

Early Budget Work Session



FY 2026-2027

Preliminary MOE Budget

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.
- Administer the Surplus Property Authority and the Redevelopment Successor Agency.
- 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 Code, California Business and Professions Codes and the California Code of Regulations related to agriculture, weights, and measures.
- Verify accuracy of all commercial weighing and measuring devices, including point-of-sale terminals.
- 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.
- Provide state-mandated case management and environmental investigations for lead-exposed children.
- Provide lead poisoning prevention education, consultations and lead safety trainings to owners of pre-1978 residences in Oakland, Berkeley, Alameda and Emeryville.
- Use agriculture detector dogs and staff, with authority through State licensing, to inspect parcel and mail facilities preventing the introduction of unwanted plants pests and diseases.
- 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 beekeepers, 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.
- Manage the County's demographic and Census programs, including redistricting.



- Staff County committees, support County commissions and participate in regular meetings of County groups and in state, regional, countywide, and local boards, committees, task forces, and meetings in areas related to the Agency's responsibilities and staff expertise.
- 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.
- Provide financing and project administration for home health and safety repairs and lead hazard control for qualifying low-income households.
- Provide education and outreach to medical providers to increase blood lead screening.
- Provide healthy housing assessments, as well as health, safety, and accessibility repairs for residents, including seniors, people with disabilities, and children with lead poisoning.
- Inspect and provide technical assistance to facility operators in Independent Living Homes.
- Manage the Unincorporated County's Housing Programs, including Mobile Home Rent Stabilization, Fair Housing counseling and investigation, and mediation notification program.
- 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.
- 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.
- Administer supportive services, shelter, housing operations, and rental assistance funding for programs serving homeless and at-risk individuals and families in the Unincorporated County.
- 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.
- Support agriculture by administering the Williamson Act Program.
- 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.
- Provide education and exposure about agriculture and weights & measures to schools, the county fair, and community events. Develop and administer continuing education events for growers, ranchers and industry professionals.
- Help open space land managers minimize fire risk through abatement of noxious weeds and other pests.
- 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. Assist Cannabis growers, markets and purchasers by ensuring equity in the marketplace through inspection of scales and product labeling.



PLANNING HIGHLIGHTS

Received 3-year **Urban Forest Plan** project using a grant from CAL FIRE. The Project will prepare the County to equitably increase tree canopy and support climate adaptation in the urban unincorporated area.



The 24/7 **online permit portal** for the unincorporated area was expanded to include additional County departments (the Alameda County Fire Department and the Department of Environmental Health) for electronic project review, streamlining coordination while enabling users to apply, track progress, report issues, and view permits and code enforcement complaints in their area.

The **Code Enforcement Division** focuses on responding to complaints and working with property/business owners to achieve compliance. Managed a total 1,715 cases in the unincorporated area. This property in unincorporated east county was cited for blight for unapproved storage and parking on unpaved surface in front of the property.



BEFORE



AFTER



Continued to update State mandated amendments to the **Safety Element** of the General Plan to address adaptation, resilience, minimize flood risk, and wildfire hazards.



HIGHLIGHTS



Crescent Grove, a 72-unit **affordable housing development** in Castro Valley is a mix of studio, 1, 2, and 3 bedroom units for households earning 20% to 60% of the area median income, including units for households experiencing homelessness.

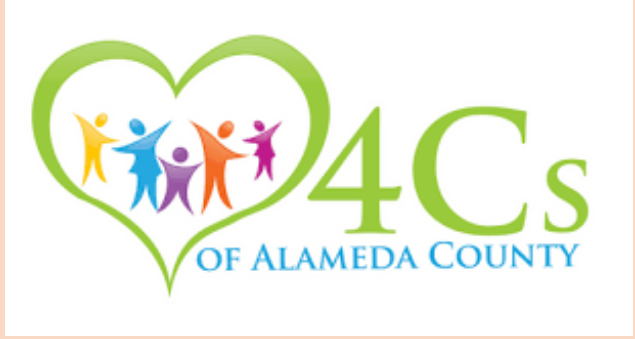


ECHO delivered **fair housing counseling, tenant and landlord counseling, and dispute resolution services**, investigating 57 fair housing complaints, providing over 700 information and referral services to tenants and property owners, and facilitating 23 conciliation and mediation cases.



Grand opening for Fremont Family Apartments, a 54-unit new construction project, consisting of 53 **affordable units** and 1 manager's unit. The project provides housing for lower income workforce, individuals and families, as well as homeless transition aged youth with 26 units set aside for homeless households with mental illnesses.

Supported 4Cs of Alameda County's Child Care Initiative Project (CCIP) to **provide training and ongoing technical**



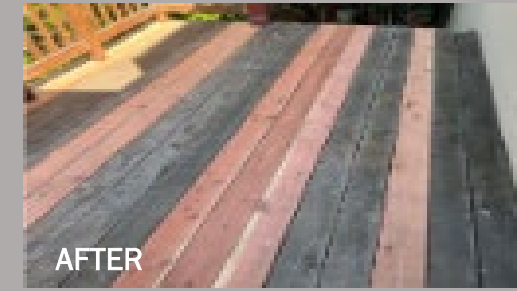
assistance that helps family childcare providers successfully open and operate licensed childcare businesses in the unincorporated area.



HEALTHY HOMES HIGHLIGHTS



Case Management Services through the Childhood Lead Poisoning Prevention Program are provided by Public Health Nurses and Community Health Outreach Workers. They deliver lead education, identify exposure risks, promote blood lead screening, and coordinate care with families, providers, and community partners to ensure children receive proper monitoring and support.



The **Minor Home Repair** program provides essential low-cost repairs that address critical health and safety needs including plumbing and electrical work, carpentry, water heater repairs, and the installation of grab bars and railings. **Fixing to Stay** focuses on older adults, adapting home environments to support safe aging in place through targeted accessibility and safety improvements. Together, these programs help preserve independence and improve quality of life for vulnerable community members.



The **Lead Hazard Control Program** offers free lead testing, up to \$12,000 per unit for repairs, healthy homes inspections, and hands-on project support for owners of pre-1978 homes. By addressing health and safety hazards early, it helps keep units safe, prevents costly issues and displacement, preserves affordable housing, and reduces the risk of homelessness.

Community outreach activities and events helped connect residents to services sooner, reduce preventable home-based health hazards, and help keep families (especially seniors and children) safely housed in their communities.



ECONOMIC & CIVIC DEVELOPMENT HIGHLIGHTS

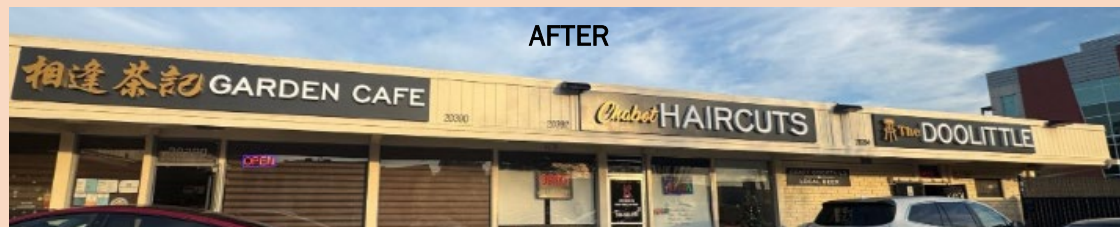


Support and participate in **signature events**, including the Ashland / Cherryland FamFest, Castro Valley Light Parade, and San Lorenzo Showtime, which collectively draw strong attendance and highlight local businesses to promote commercial corridor businesses and foster civic pride in the unincorporated area.

Fire rehabilitation of the historic **Lorenzo Theater** is underway, which includes continued construction of interior fire rehabilitation elements and exterior façade improvements of the marquee, tower, and ticket booth.



Continued implementation of the **Sunol Downtown Revitalization Plan** with proposed infrastructure, streetscape, wayfinding, and placemaking improvements.



The **Façade Improvement Program** provides financial assistance in the form of architectural services and forgivable loans to commercial properties along the commercial corridors in the unincorporated area.



AGRICULTURE / WEIGHTS & MEASURES HIGHLIGHTS

FY 2026-2027

Weights and Measures ensures **equity and accuracy** in the marketplace, dedicating over 15,000 inspection hours, including testing vehicle tank meters at Oakland Airport to verify accurate fuel delivery.



BeeSafe and **BeeWhere** programs work together to support and protect California's apiary industry by tracking hive locations and minimizing pesticide exposure. **BeeWhere** serves as a mapping system to register and monitor hive movements, while **BeeSafe** provides funding for inspections, disease management, and enforcement efforts.



Draco, one of two of our **Detection Dog Teams** dedicated to identifying both marked and unmarked agricultural packages moving through parcel facilities such as UPS, FedEx, and USPS. There are only 14 specialized teams in California trained to detect plant material in parcels.



The **High-Risk Pest Exclusion Program** in partnership with Federal and State agencies, identified, confiscated, and destroyed 12,560 pounds of illegally smuggled rose plants from overseas, protecting the environment and nursery industry from invasive pests and diseases.



HIGHLIGHTS



Installed 20 playground stencil sites in underserved communities through a **CalFresh Healthy Living** initiative in cooperation with OUSD's Early Childhood Education Center, supporting nutrition, physical activity and learning.

4-H Programs boast 1,130 enrolled youth and 212 adult volunteers with a focus on empowering young people through leadership, community service, public speaking, and hands-on projects ranging from robotics to outdoor skills.



Master Gardener volunteers extend research-based knowledge on home horticulture, pest management, and sustainable landscaping, engaged 204 trained volunteers and provided hands-on spaces for education, outreach, and community learning through five demonstration gardens.



Expanded Food and Nutrition Education Program provided education and training to 1,467 families, delivering education on nutrition, physical activity, food safety/management, with 98% of participants improving diet quality and 80% increasing physical activity.



KEY INVESTMENTS

(without Surplus Property Authority, Measure W,
and Measure A1 Housing)

FY 2026-2027

FY 2026-27 Preliminary MOE Key Investments (in millions)

Program/Service	FY 26-27 Appropriations	FY 26-27 NCC	FTE
Community development through programs and city partnerships that strengthen communities by providing housing services, advance fair housing, expand and preserve affordable housing development, homeless prevention programs, counseling, tenant/landlord programs, and capacity building.	\$43.1	\$6.4	32.00
Healthy housing programs to support lead poisoning prevention, aging in place, minor home repair, and case management of lead poisoned children.	\$12.1	\$0.6	35.00
Development review, code enforcement, and General Plan maintenance to support a variety of programs that provide a roadmap for the development of the unincorporated community, including inclusionary zoning ordinance, Urban Forest Masterplan, Housing Element implementation, environmental review of renewable energy policies, Castro Valley Central Business District Specific Plan update, and the San Lorenzo Specific Plan update.	\$11.6	\$5.7	31.00
Promote and protect agriculture, enforce pesticide use regulations, and inspect weighing and measuring devices to ensure equity in the marketplace.	\$10.8	\$3.7	47.00
Economic and civic development programs that support and retain small businesses and develop various community projects in the unincorporated area.	\$3.7	\$2.6	6.00



TOTAL AGENCY BUDGET

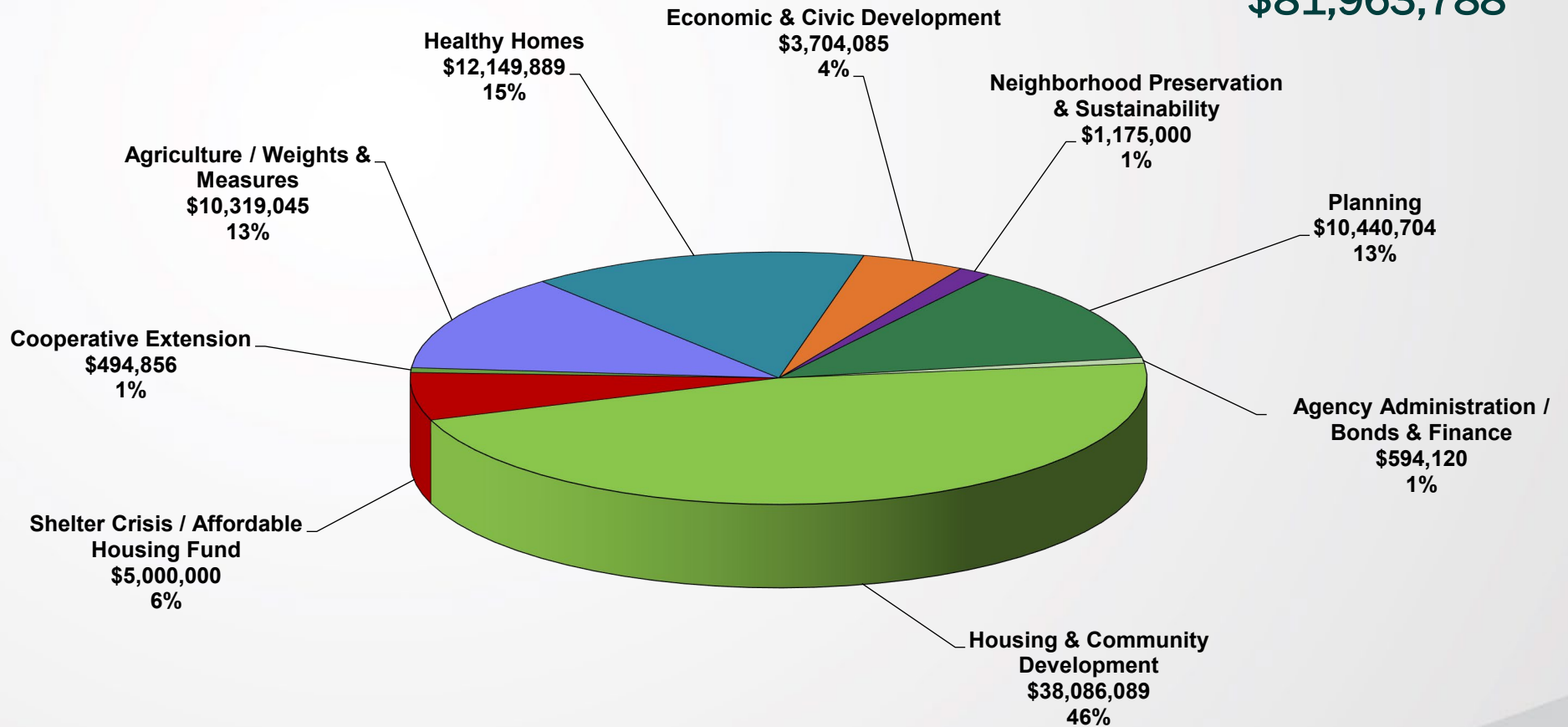
(without Surplus Property Authority, Measure W, and Measure A1 Housing)

FY 2026-2027

Appropriation by Department

TOTAL APPROPRIATIONS

\$81,963,788



TOTAL AGENCY BUDGET

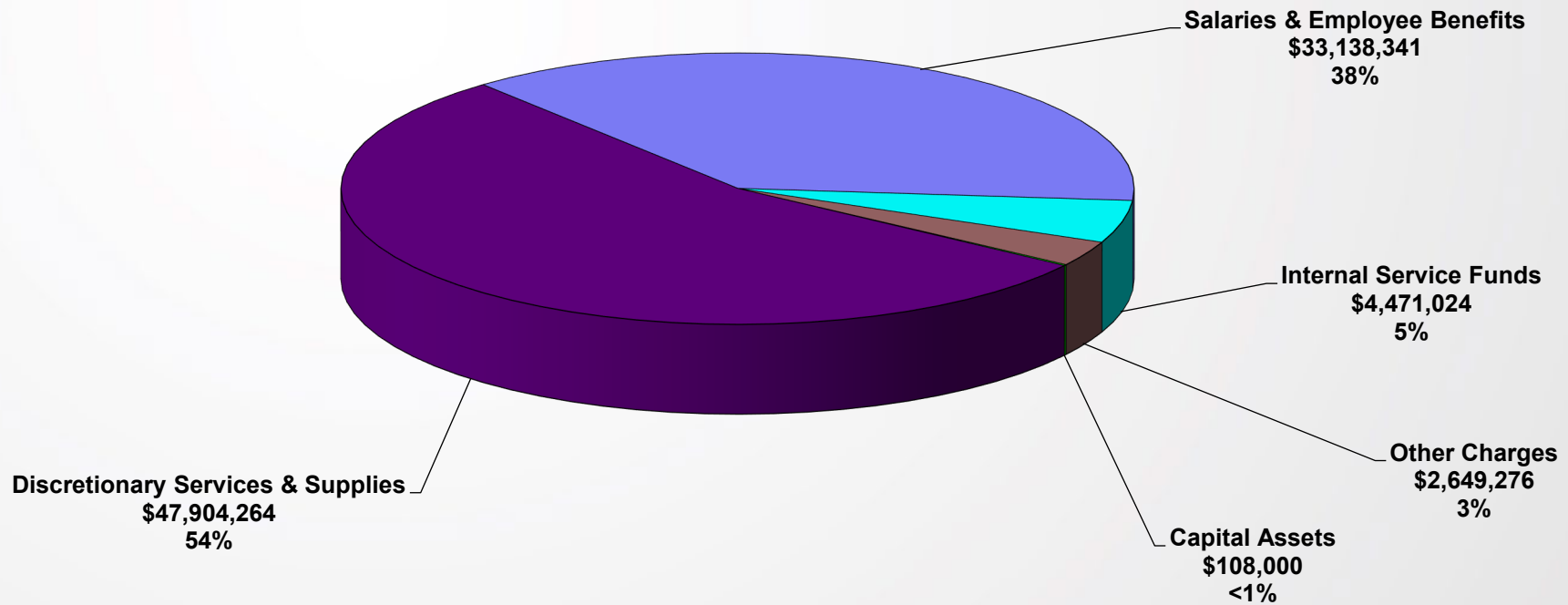
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FY 2026-2027

Appropriation by Major Object

TOTAL APPROPRIATIONS

\$81,963,788



Intra Fund Transfers - \$6,307,117



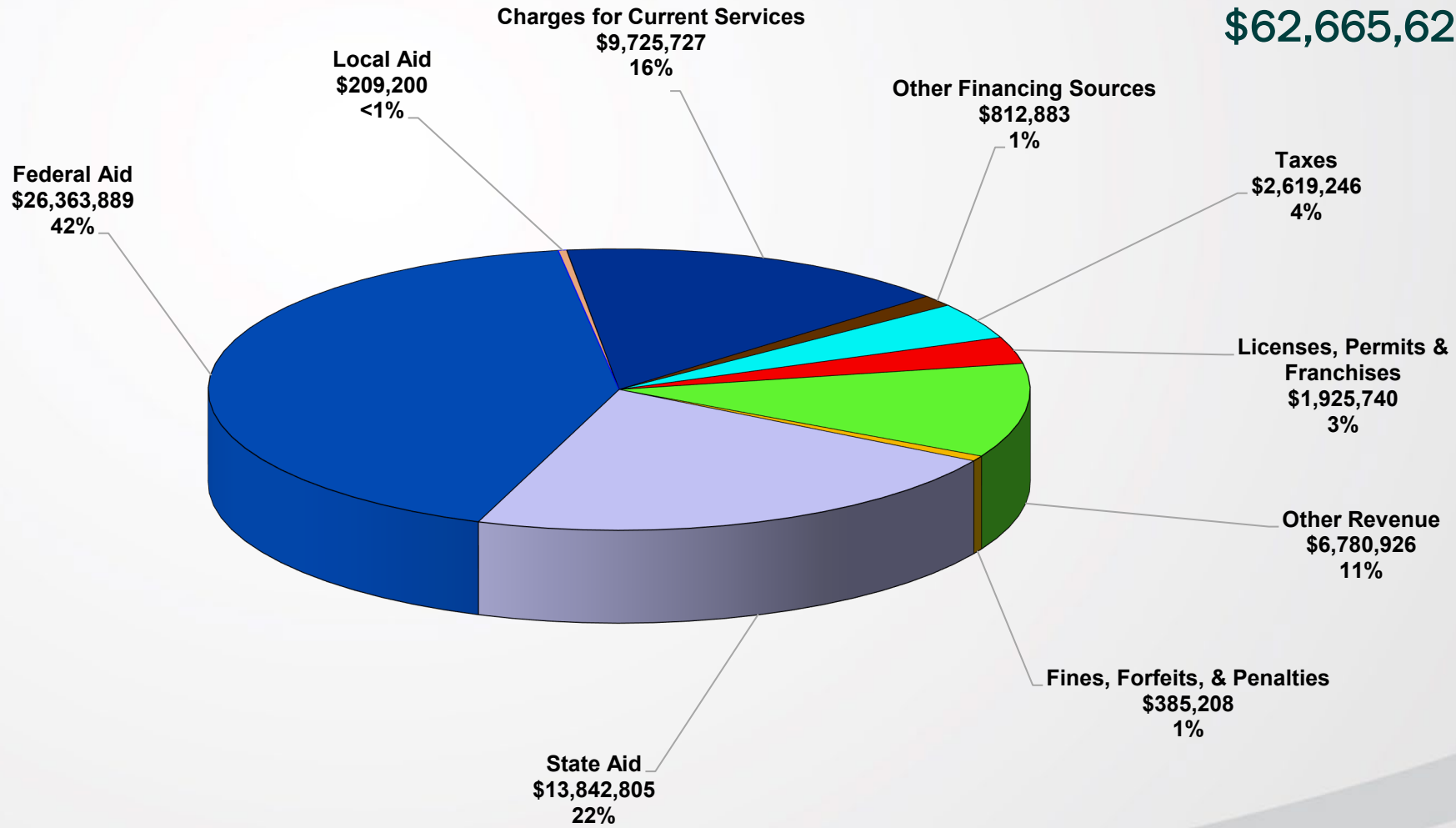
TOTAL AGENCY BUDGET

(without Surplus Property Authority, Measure W, and Measure A1 Housing)

FY 2026-2027

Revenue by Source

TOTAL REVENUE
\$62,665,624



TOTAL AGENCY BUDGET

(without Surplus Property Authority, Measure W,
and Measure A1 Housing)

FY 2026-2027

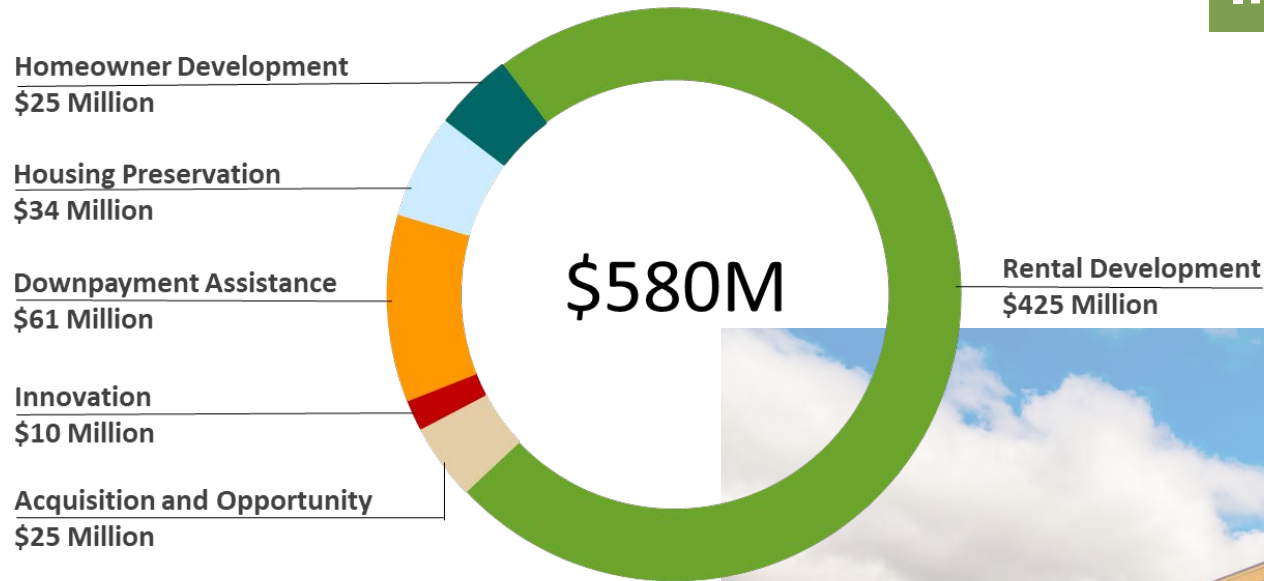
Summary

Community Development Agency	FY 2025-26 Approved Budget	FY 2026-27 Preliminary Maintenance of Effort Budget	Change from FY 25-26 Approved to FY 26-27 Preliminary MOE	
			Amount	Percentage
Appropriations	81,400,160	81,963,788	563,628	0.7%
Revenue	62,512,943	62,665,624	152,681	0.2%
Net County Cost	18,887,217	19,298,164	410,947	2.2%
FTE - Mgmt	64.16	66.16	2.00	3.1%
FTE - Non Mgmt	110.06	108.06	-2.00	-1.8%
Total FTE	174.22	174.22	0.00	0.0%



Measure A1 Overview and Implementation Status

Measure A1 Funding by Program



\$570 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



- Protect agriculture and natural resources by treating approximately 400 acres of invasive weeds and safeguarding 60,000 acres of rangeland from pest and fire risks.
- Launch Scalable Housing Infill Funding Toolkit (SHIFT) Program to deliver at least 50 new affordable homes.
- Complete architectural design plans for the Old Castro Valley Library redevelopment into a community center with Veterans' services.

Safe & Livable Communities



- Provide Fair Housing Act services to 750 households in the unincorporated county, including fair housing complaint support, tenant and landlord education, and mediation.
- Adoption of the Castro Valley Central Business District Specific Plan.
- Adoption of the San Lorenzo Village Center Specific Plan update.
- Complete 55 Independent Living Homes Assessments, which also include multidisciplinary (and multiagency) coordination for formal referral for interventions and enforcement as indicated.
- Adoption of tenant protection ordinances in the unincorporated area including Anti-harassment, Fair Chance, Rental Registry, Proactive Rental Inspection Pilot.

Healthy Environment



- Inspect approximately 8,000 incoming nursery and plant shipments to prevent the introduction of invasive pests, while educating receivers on quarantine regulations and import requirements.
- Collaborate with County departments and the Alameda County Beekeepers Association to develop and implement a new beekeeping ordinance to support pollinator health.
- Advance the Greenville Road Sewer Extension Project by completing design, initiating construction bidding, and improving wastewater infrastructure.
- Obtain Board approval of an agreement with Pleasanton Garbage Service to provide SB 1383 compliant service to the unincorporated areas surrounding Pleasanton, including Sunol.

Prosperous & Vibrant Economy



- Begin implementation of strategies outlined in the Economic Development Strategic Plan to support long-term growth.
- Obtain Board approval of the Development Review Process Improvements for objective design standards and residential permit processing.
- Deliver small business training programs, including workshops and FETA academies, to support over 300 participants with technical assistance and capacity building.



Eliminate Homelessness



- Support affordable housing development to place over 300 units into operation.
- Adoption of a Density Bonus Ordinance to provide incentives for developers to including affordable housing in their projects in the unincorporated area.
- Adoption of an Inclusionary Zoning Ordinance intended to provide housing opportunities for a range of income levels throughout the unincorporated area.
- Expand Rental Housing Provider Resource Center services, including pilot repair grant programs.
- Advance 6 predevelopment projects totaling over 537 units and 342 homeless housing units.
- Increase access to homeless housing and services for clients including individual, families, transitional aged youth, and parolees reintegrating back into the community.
- Complete and occupy 5 affordable housing projects including 283 housing units and 125 homeless housing units.
- Advance 10 new affordable housing developments through funding awards and project construction.
- Expand site identification efforts for potential homeless housing development on surplus property through regional collaboration.

Eliminate Poverty & Hunger



- Support the Mobile Pantry's continued operations and expansion through strengthened community partnerships to increase the number of residents reached beyond the initial start-up year.
- The Expanded Food and Nutrition Education Program (EFNEP) aims to expand outreach of their 6-lesson series to 1,800 youth that include MyPlate, sleep, exercise, hygiene, and making healthy choices.

Health For All



- Conduct a minimum of 35 Environmental Investigations for all nursing-level State identified lead Poisoning Cases.
- Conduct at least 50 healthy homes assessments to identify low-cost minor home repair modifications needed. All 50 units should also receive eligible health-related home modifications identified.
- Enforce the Tobacco Retail License Ordinance and encourage responsible tobacco retailing and discourage violations of tobacco-related laws, especially those which prohibit or discourage the sale of tobacco products to youth.

Collaboration



- Continue to affirmatively further Fair Housing goals identified by the Regional Analysis and adopted in the 5 Year Consolidated Action Plan (2025-2029). Track and report on progress via the Consolidated Annual Performance and Evaluation Report.
- Maintain collaboration with tenant advocacy, landlords, building inspection, and code enforcement organizations to advance best practices for safe and healthy housing in tenant protections and rental inspection policies.



Federal

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)

State

- High Risk Pest Exclusion





THANK YOU
AND
QUESTIONS



ALAMEDA COUNTY
Community Development Agency