



Office of  
**Housing**

Attachment 3

# **Draft CFY 2027 to FY2031 Five-Year Consolidated Plan and Draft Annual Action Plan**

April 28, 2026

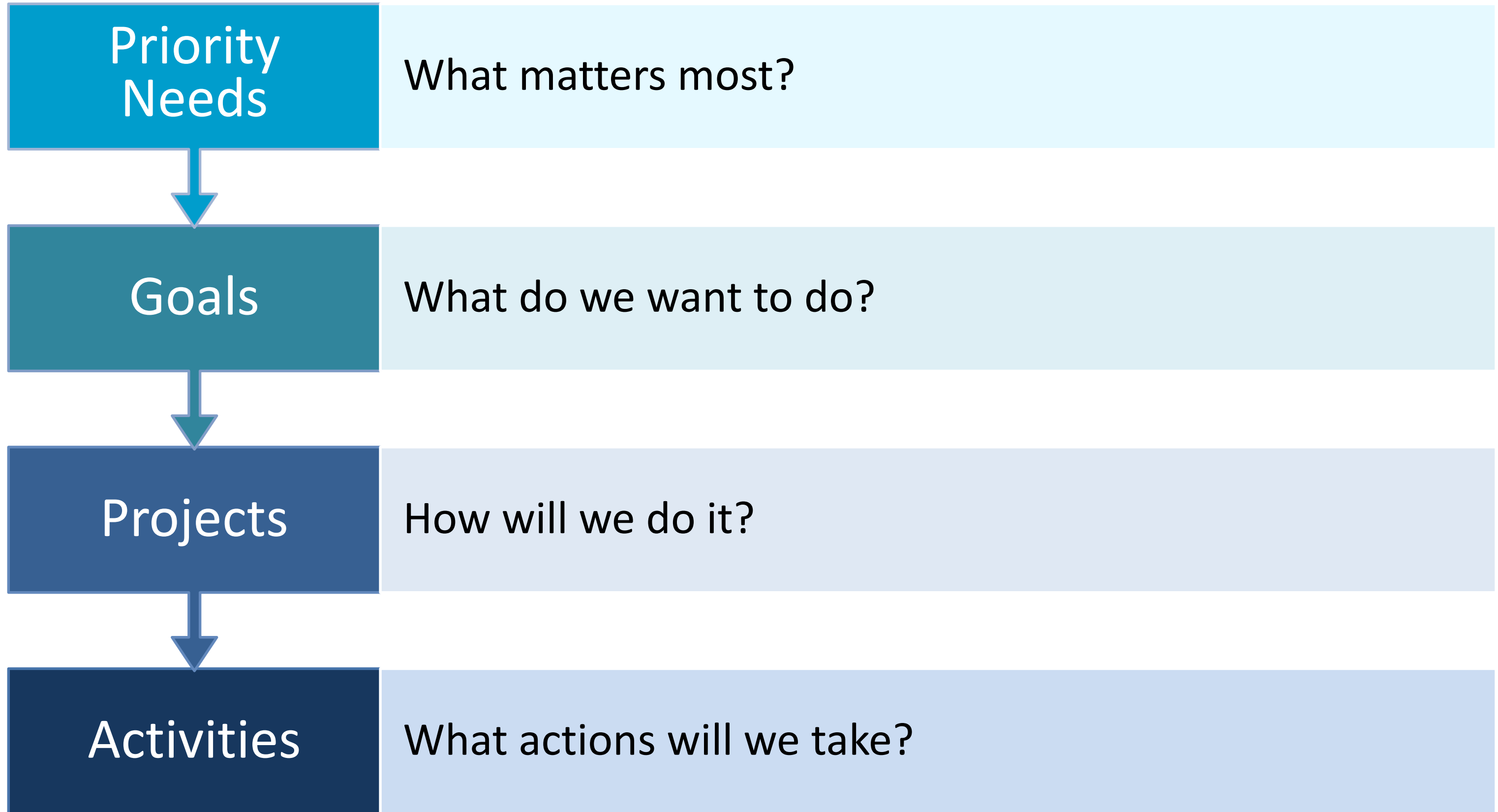


## What is the Consolidated Plan?

- ▶ Consolidated Plan describes use of federal CDBG & HOME funds over next 5 years
- ▶ Limited budget: average yearly CDBG allocation is \$1 million; average yearly HOME allocation is \$590,000
- ▶ Most CDBG funding is required to go toward construction or rehabilitation projects, not recurring services
- ▶ HOME funding must go to housing activities



## How is the Plan organized?





## How the Plan was created

- ▶ The Plan uses housing market analysis, needs assessment, and local data to determine Priority Needs and Goals
- ▶ Housing 2040 information and feedback was used for ideas
- ▶ Effectiveness of current funding uses was considered when deciding future uses



# What are the 2027-2031 Priority Needs and Goals?

## Attainable Housing

- Increase Housing Attainability
- Maintain or Improve Living Conditions

## Housing Stability

- Prevent and End Homelessness
- Maintain or Improve Living Conditions

## Enhanced Community Services

- Prevent and End Homelessness
- Prepare Youth for Employment



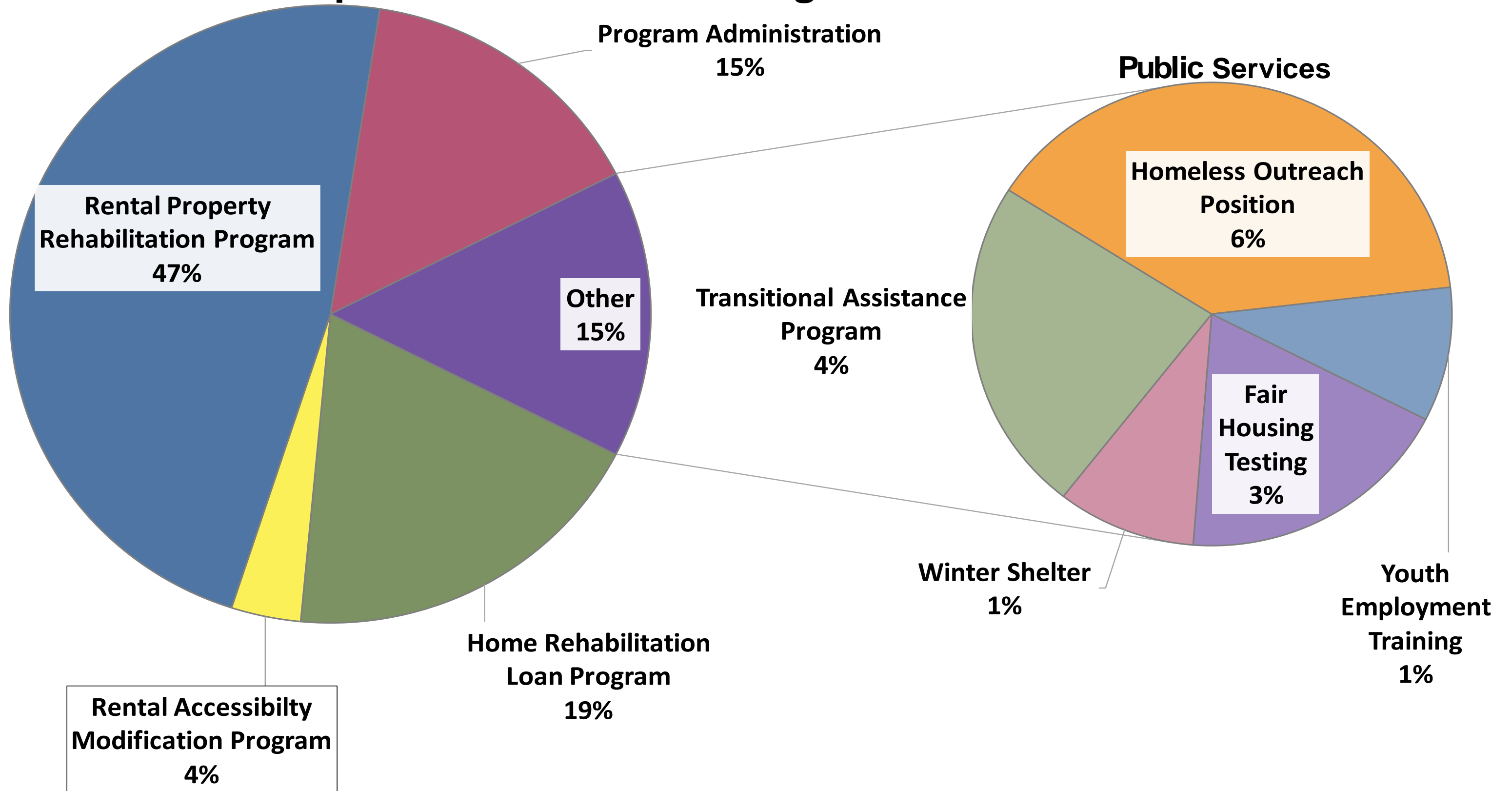
## Proposed CDBG Projects for FY 2027

- ▶ Home and Building Rehabilitation
  - ▶ Home Rehabilitation Loan Program
  - ▶ Rental Rehabilitation
  - ▶ Rental Accessibility Modification Program
- ▶ Homeless Services
  - ▶ Winter Shelter
  - ▶ Street Outreach

- ▶ Homelessness Prevention
  - ▶ Transitional Assistance Program
- ▶ Youth Employment Training
  - ▶ Youth Summer Employment Training
- ▶ Program Administration
  - ▶ Fair Housing Testing



# Proposed FY 27 CDBG Funding Distribution





# Home Investment Partnership Program Use of Funds

- ▶ HOME funding is used to increase housing affordability
- ▶ Units funded with HOME monies have income limits and either have rent limits or are resale-restricted to preserve affordability
- ▶ HOME funds will assist homebuyers at the Whitley with downpayments and closing costs
- ▶ The Sansé/Naja project also received HOME funds
- ▶ 15% of HOME funds are reserved for Community Housing Development Organizations





# Proposed Uses of FY 2027 CDBG & HOME Funds

| Program   | Proposed FY 2027 Funding  | FY 2027 Performance Measure                          |
|---|---|--|
| <b>Housing Attainability</b>  |   |  |
| Housing Opportunities Fund (HOF)  | \$451,242 (HOME \$220,828; HOME Match \$110,414; HOME PI \$120,000) | Construction will continue on a new 495-unit project |
| Flexible Homeownership Assistance Program   | \$340,828 (HOME \$220,828; HOME PI \$120,000)                       | 10 New Homeowners                                    |
| Fair Housing Testing  | \$39,525 CDBG   | One round of testing                                 |
| Transitional Assistance Program   | \$49,407 CDBG   | 25 households assisted                               |
| <b>Housing Stability</b>  |   |  |
| Rental Property Rehabilitation Program  | \$667,323 (CDBG \$492,323; CDBG PI \$175,000)                       | Rehabilitation of a 196-unit building is on-going    |
| Home Rehabilitation Loan Program  | \$266,716 (CDBG \$91,716; CDBG PI \$175,000)                        | 6 Houses Rehabilitated                               |
| Rental Accessibility Modification Program   | \$49,407 CDBG   | 2 Unit Modified                                      |
| <b>Enhanced Community Services</b>  |   |  |
| Winter Shelter  | \$19,763 CDBG   | 250 people sheltered                                 |
| Housing Crisis Outreach Worker  | \$82,690 CDBG   | 120 households assisted                              |
| Youth Employment Program  | \$19,763 CDBG   | 10 Youth   |
| Program Administration (staff costs to manage, monitor, and track use of federal program funds) | \$270,035 (CDBG \$211,148; HOME \$58,887)                           | n/a  |



## **Request for Council Approval of the Plans**

**That** Council approve the FY 2027 to FY2031 Five-Year Consolidated Plan for Housing and Community Development

**That** Council approve the CFY 2027 Annual Action Plan

**That** Council authorize the City Manager to execute any documents required to facilitate receipt of these and any related federal grant funds.