



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?

Priority
Needs

What matters most?

Goals

What do we want to do?

Projects

How will we do it?

Activities

What actions will we take?



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

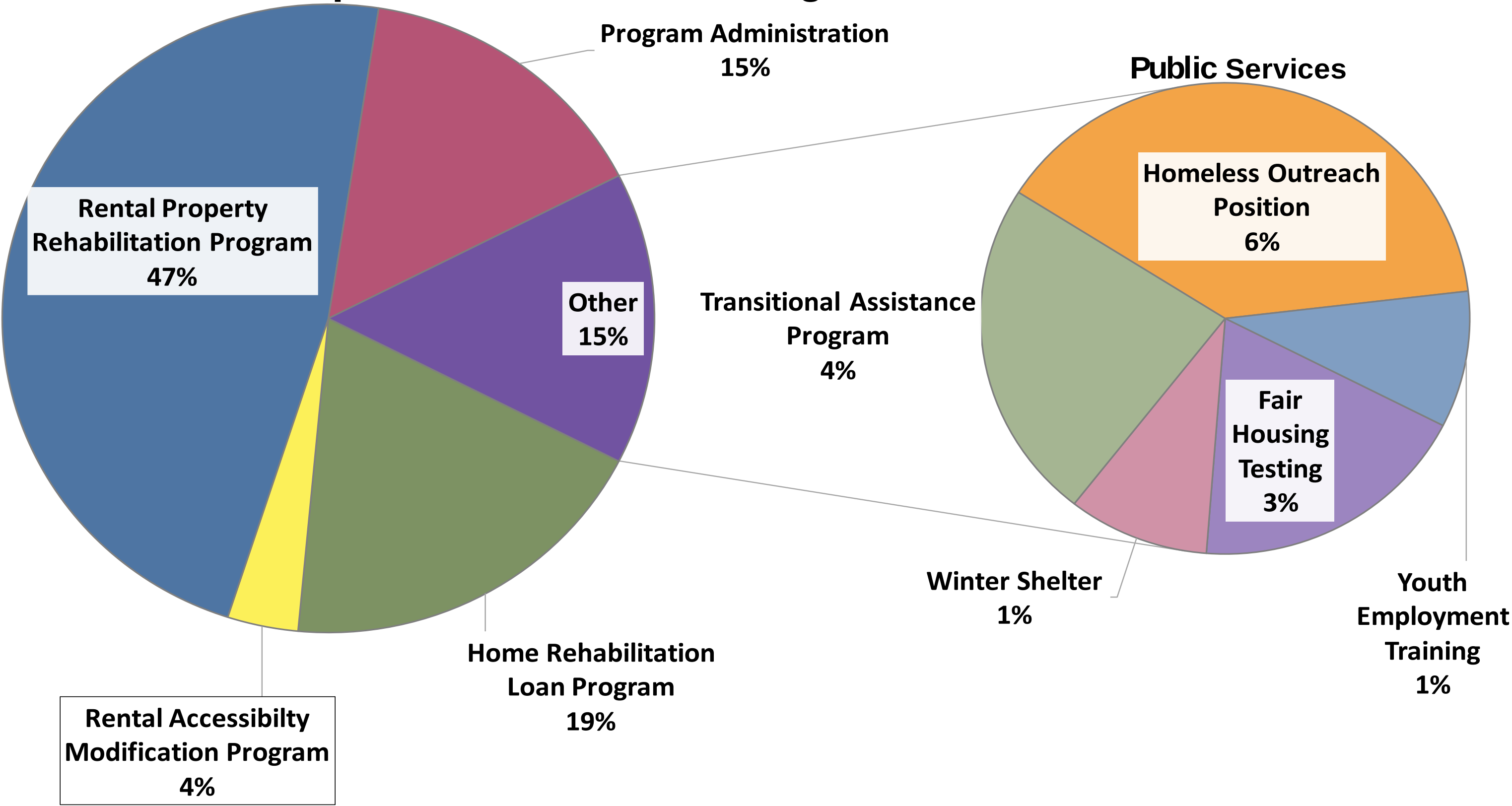
- ▶ Youth Summer Employment Training

▶ 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 Sanse/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
Housing Attainability		
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
Housing Stability		
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
Enhanced Community Services		
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.