

# Draft FY 2027-2031 Consolidated Plan and One-Year Annual Action Plan

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FOR HOUSING AND COMMUNITY DEVELOPMENT

April 9, 2026

# Background

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- Consolidated Plan describes use of federal CDBG & HOME funds over next 5 years
- Limited budget: \$~5 million CDBG; \$~3 million HOME over five years
- Plan uses housing market analysis, needs assessment, and local data
- Housing 2040 information and feedback used for ideas
- Effectiveness of current funding uses was considered when deciding future uses

# How did we do last time?

OBJECTIVE	GOAL	ACHIEVEMENT	% OF GOAL
Prevent homelessness	750 people	241 people	32.1%
Provide winter shelter	1000 people	1262 people	126.2%
Rehabilitate homes	40 homes	13 homes	32.5%
Make rental housing accessible	12 units	4 units	33.3%
Rehabilitate rental housing	348 units	151 units	43.1%
Assist first-time homebuyers	40 homebuyers	22 homebuyers	55%
Build rental housing	300 units	194 units	64.7%

# Consolidated Plan Format

Priority  
Needs

What matters most?



Goals

What do we want to do?



Projects

How will we do it?



Activities

What actions will we take?

# 2027-2031 Priority Needs and Goals

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## Attainable Housing

- Increase Housing Attainability
- Maintain or Improve Living Conditions

## Housing Stability

- Prevent and End Homelessness
- Maintain or Improve Living Conditions

## Enhanced Community Services

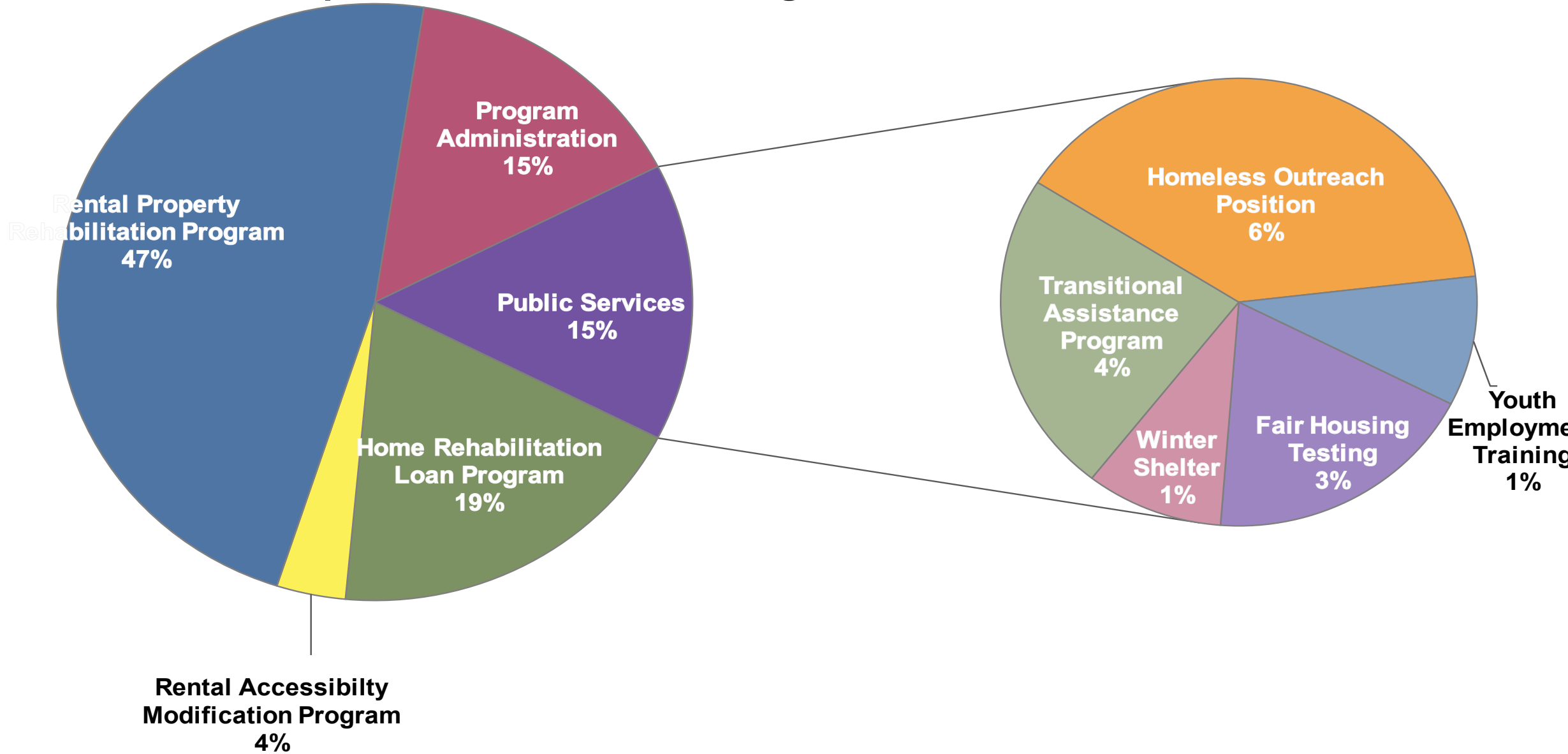
- Prevent and End Homelessness
- Prepare Youth for Employment

# CDBG Projects for 2027

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- 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



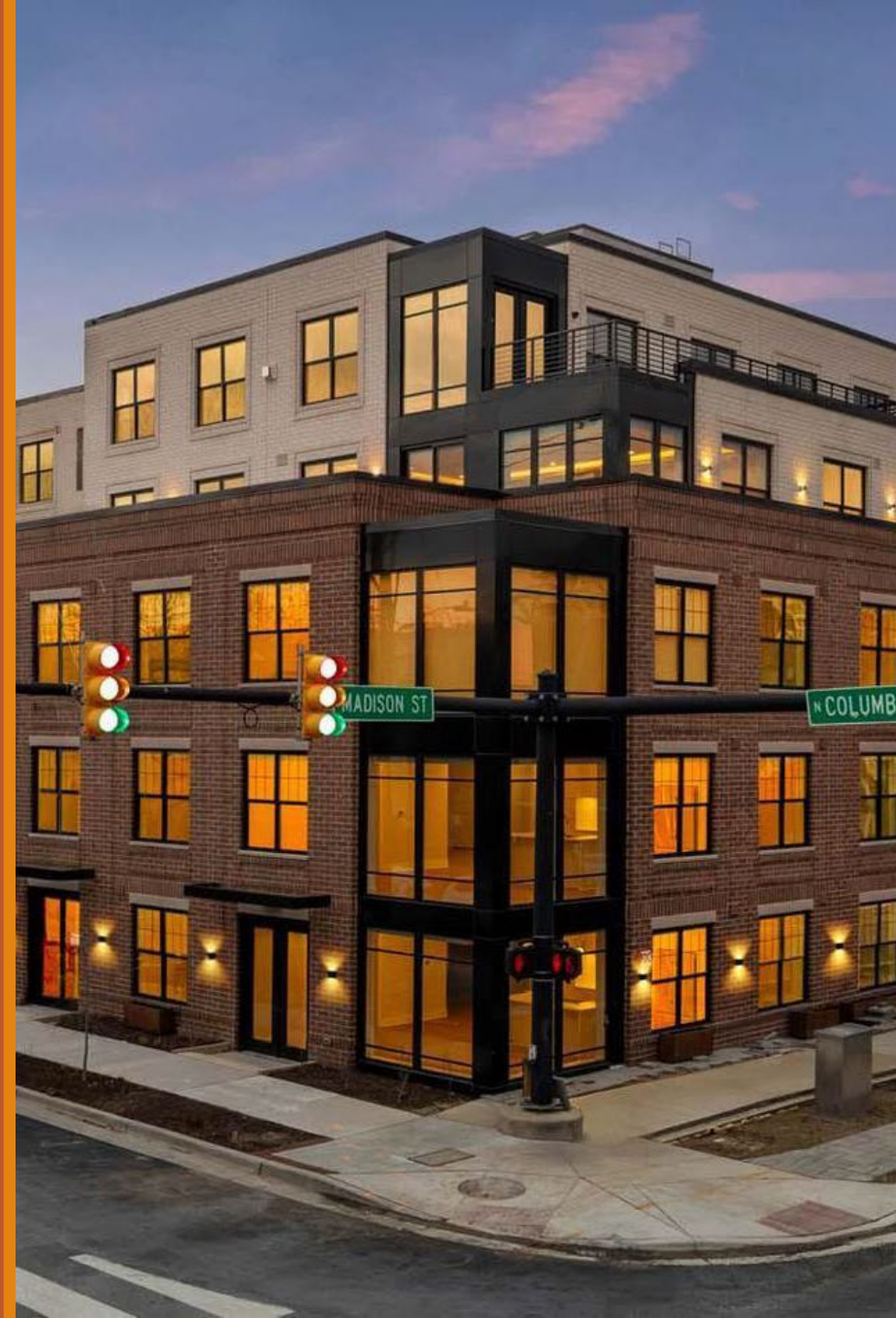
# Home Investment Partnership Program

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



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

Public comment  
period ends April 22

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