

# 2020-2025 DRAFT CONSOLIDATED PLAN

Contra Costa County  
Consortium



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March 20, 2020

This Consolidated Plan document prepared by  
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Contra Costa HOME/CDBG Consortium

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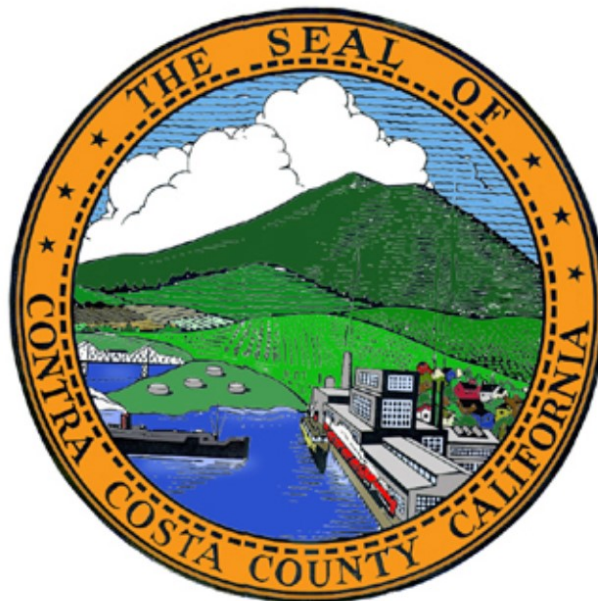


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# 2020-2025 DRAFT CONSOLIDATED PLAN



March 20, 2020

# CONTRA COSTA COUNTY

## EXECUTIVE SUMMARY

### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Established in 1850, the County of Contra Costa is one of nine counties in the San Francisco Bay Area. The County covers 733 square miles and extends from the northeastern shore of San Francisco Bay easterly to San Joaquin County. The County is bordered on the south and west by Alameda County and on the north by Suisun and San Pablo Bays. The western and northern communities are highly industrialized, while the inland areas contain a variety of urban, suburban/residential, commercial, light industrial and agricultural uses.

Contra Costa County is comprised of large unincorporated areas and the 15 cities and towns listed in Table 1 "Cities and Towns in Contra Costa County" below. The unincorporated area in the Contra Costa Urban County include the communities listed in Table 2 below.

The Consolidated Plan fulfills the requirement that recipients of certain funds administered by the federal Department of Housing and Urban Development (HUD) create a plan describing how these funds will be expended over a five-year period. These funds are Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing for Persons With AIDS (HOPWA). This Consolidated Plan is for the period of July 1, 2020, to June 30, 2025.

The cities of Antioch, Concord, Pittsburg and Walnut Creek, along with the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of the County. The County administers HOME funds on behalf of all the Consortia cities and the Urban County. The Urban County includes all the unincorporated areas of the County and the 15 cities/towns listed below in Table 1. The County administers Urban County CDBG funds, Consortium HOME funds, County ESG funds, and a share of the Alameda/Contra Costa allocation of HOPWA funds as a project sponsor to the City of Oakland, as the HOPWA Grantee. The cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer their own allocation of CDBG funds. This Consolidated Plan was created by the Consortium to assess the needs of all Consortium member communities and to guide the use of funds within each individual member community.

Table 1 – Cities and Towns in Contra Costa County					
Antioch	Brentwood	Clayton	Concord	Danville	El Cerrito
Hercules	Lafayette	Martinez	Moraga	Oakley	Orinda
Pinole	Pittsburg	Pleasant Hill	Richmond	San Pablo	San Ramon
Walnut Creek					

Table 2 – Unincorporated Communities in the Contra Costa Urban County			
Alamo	Bay Point	Bethel Island	Blackhawk
Byron	Canyon	Crockett	Clyde
Contra Costa Centre	Diablo	Discovery Bay	East Richmond Heights
El Sobrante	Kensington	Knightsen	Montalvin Manor
North Richmond	Rodeo	Rollingwood	Pacheco
Port Costa	Saranap	Tara Hills	Vine Hill

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

*Below is a brief summary of the overall objectives identified within the Consolidated Plan. For a more detailed discussion of the priority needs, objectives and strategies, see the Strategic Plan section.*

### **PRIORITY NEED: AFFORDABLE HOUSING**

#### Objectives/Strategies for Affordable Housing:

AH-1: Expand housing opportunities for extremely low-income, very low-income, low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing via new housing construction or acquisition of land for the purpose of housing construction.

AH-2: Increase homeownership opportunities via the construction, acquisition, and/or rehabilitation of housing units for homeownership; and or direct financial assistance provided to low- to moderate-income homebuyers.

AH-3: Maintain and preserve the existing affordable housing stock.

AH-4: Increase the supply of appropriate and supportive housing for special needs populations, which may include short term tenant-based rental assistance.

### **PRIORITY NEED: REDUCE/ALLEVIATE HOMELESSNESS**

#### Objectives/Strategies for Homelessness:

H-1: Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.

H-2: Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

In addition to these objectives, the affordable housing and non-housing community development objectives of the Consolidated Plan also address the needs of the homeless and the problem of homelessness.

### **PRIORITY NEED: NON-HOUSING COMMUNITY DEVELOPMENT**

#### Objectives/Strategies for Public Services:

CD-1 General Public Services: Ensure that opportunities and services are provided to improve the quality of life and independence for low-income persons (below 80 percent of Area Median Income), and ensure access to programs that promote prevention and early intervention related to a variety of social concerns such as substance abuse, hunger, and other issues.

CD-2 Non-Homeless Special Needs Population: Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly/frail elderly, persons with disabilities, battered spouses, abused children, persons with HIV/AIDS, illiterate adults, and migrant farmworkers.

CD-3 Youth: Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

CD-4 Fair Housing: Promote fair housing activities and affirmatively further fair housing.

#### Objectives/Strategies for Economic Development:

CD-5 Economic Development: Reduce the number of persons with incomes below the poverty level (annual income below \$31,743), expand economic opportunities for extremely low-, very low- and low-income residents, and increase the viability of neighborhood commercial areas by providing job training/job placement services and technical assistance to microenterprises and small businesses.

#### Objectives/Strategies for Infrastructure/Public Facilities:



CD-6 Infrastructure and Accessibility: Maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access barriers to public facilities.

### **PRIORITY NEED: ADMINISTRATION**

#### Objectives/Strategies for Administration:

CD-7 Administration: Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

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### 3. Evaluation of past performance

The Contra Costa HOME Consortium has made significant progress in meeting the goals and objectives contained in its 2015-20 Five-Year Consolidated Plan. Through the first four years of the current Consolidated Plan through June 30, 2019, the following goals have been met:

- CD-1 General Public Services projects have provided a wide range of social services and housing to over 62,000 Urban County residents and households.
- CD-2 Non-Homeless Special Needs projects have provided services to over 12,000 Urban County residents and households.
- CD-3 Youth projects have provided services to approximately 8,000 Urban County youth.
- CD-4 Fair Housing services have been provided to 262 Urban County residents.
- CD-5 Economic Development programs have offered training and placement services and/or microenterprise assistance to over 1,700 low-income persons or businesses in the County.
- CD-6 Infrastructure/Public Facilities project have been completed assisting approximately 15,000 Urban County residents.
- H-1 Housing and Supportive Services for Homeless programs have provided services to over 33,000 Urban County homeless individuals.
- H-2 Prevention Services for Homeless have provided prevention services to approximately 12,000 Urban County residents.
- AH-1 New Construction Rental Housing 188 units have been completed.
- AH-2 New Construction Homeownership 12 units have been completed.
- AH-3 Maintain and Preserve Affordable Housing 149 rental units have been rehabilitated and 87 owner-occupied units have been completed.

- AH-4 New Supportive Special Needs Housing 20 rental units have been constructed with an additional 17 units set aside for individuals living with HIV/AIDS.

The County has continued to focus on outcome-based performance measurements as a means to ensure that needed services are delivered and that the results can be easily quantified. The County is currently completing its last year of the 2015-2020 Consolidated Plan period and has exceeded or is on pace to meet nearly every Consolidated Plan goal and objective.

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#### 4. Summary of citizen participation process and consultation process

The entire Consortium worked together to conduct comprehensive outreach to obtain a broad perspective of housing and community development needs in the County. Consulted were residents and organizations involved in affordable housing, fair housing, homeless programs and other community development activities. The process ensured outreach and opportunities for the involvement of affected persons of many types of programs, lower income persons and families and persons living in lower income areas, minorities and non-English speaking persons, and persons with disabilities.

The Consortium also sought input from other public and private agencies that provide emergency housing for those who are homeless, assisted housing for special needs populations, transitional housing, health services, mental health services, social services, infrastructure needs, as well as those agencies who provide fair housing and tenant/landlord services and ensure compliance with Civil Rights laws and regulations.

See PR-10 Consultation section below for a more detailed summary of the Citizen Participation process.

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#### 5. Summary of public comments

There were numerous comments received from the Community Needs survey that was distributed at the public meetings and available in the County's website. Many of the comments were taken into consideration during the development of the Strategic Plan section, and ultimately incorporated through the actual establishment of the Strategic Plan Goals in section SP-45 of the Strategic Plan of this Consolidated Plan. All comments collected from the Community Needs survey were compiled and are found in Appendix A.

There were ? comments received during the public review/public comment period of the Consolidated Plan. The comments were related to ?. The complete comment is found in Appendix A along with staff's response.

There were ? comments during the May 12, 2020 public hearing to adopt the 2020-2025 Consolidated Plan.

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6. Summary of comments or views not accepted and the reasons for not accepting them

There were comments collected from the Community Needs survey that were not accepted, as they were not within the purview of the Consolidated Plan. Most comments were accepted from the Community Needs survey and were incorporated through the development of the Strategic Plan Goals found in section SP-45 of the Strategic Plan section of this Consolidated Plan. Although some comments were not accepted, all comments are found in Appendix A.

There were ? comments received in other processes and stages. All were considered and...?

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7. Summary

See above.

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## THE PROCESS

### PR-05 Lead & Responsible Agencies - 91.200(b)

#### Describe agency/entity responsible for preparing the consolidated plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 3 – Responsible Agencies		
Agency Role	Name	Department/Agency
CDBG Administrator	Contra Costa County	Department of Conservation & Development
HOME Administrator	Contra Costa County	Department of Conservation & Development
ESG Administrator	Contra Costa County	Department of Conservation & Development

#### Narrative

The Contra Costa HOME Consortium consists of the Contra Costa Urban County and four CDBG entitlement jurisdictions: Antioch, Concord, Pittsburg, and Walnut Creek.

The CDBG Urban County consists of the unincorporated County and the 14 smaller cities and towns.

The ESG area is the same as the CDBG Urban County area.

The County is also a project sponsor to the City of Oakland (in Alameda County) as Grantee for the Housing Opportunities for Persons with AIDS (HOPWA) program. The HOPWA area is the entire County (both unincorporated and incorporated areas).

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## PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

### Introduction

The entire Consortium worked together to conduct comprehensive outreach to obtain a broad perspective of housing and community development needs in the County. Consulted were residents and organizations involved in affordable housing, fair housing, homeless programs and other community development activities. The process ensured outreach and opportunities for the involvement of affected persons of many types of programs, lower income persons and families and persons living in lower income areas, minorities and non-English speaking persons, and persons with disabilities.

The Consortium also sought input from other public and private agencies that provide emergency housing for those who are homeless, assisted housing for special needs populations, transitional housing, health services, mental health services, social services, infrastructure needs, as well as those agencies who provide fair housing and tenant/landlord services and ensure compliance with Civil Rights laws and regulations.

Public Participation Outreach efforts included:

- Public Community Meetings across the County - West County (City of Richmond 3/27/2019), Central County (City of Concord, 3/28/2019), and East County (City of Pittsburg 3/25/2019)
- Presentations before City Councils - Far East County (City of Brentwood, 5/14/2019 and City of Oakley, 4/10/2019)
- Contact with all City, State, and Federal Representatives - All City Councilmembers, City Managers, and City Clerks of all cities in the County, as well as the Board of Supervisors, State Assembly and Senate, and Federal Representatives and U.S. Senate were contacted and sent a variety of collateral materials in English and Spanish with encouragement to reach out to and involve their residents. Materials included letter, posters, flyers with tear-aways, press releases, 2- and 3-minute summaries suitable for Council presentations, and more.
- Focus Group Meetings - Population or topic specific groups with Executive Directors and top program staff on the needs of: 1) Seniors and Disabled; 2) Youth; 3) Families and General; 4) and Economic Development occurred on 3/21/2019 at the City of Walnut Creek; Persons who are Homeless (conducted in conjunction with the CoC); and Affordable Housing Developers on 5/21/2019 at the City of Walnut Creek.
- Community Survey - Over 1,400 responses in English and Spanish to extensive Community Survey to access the perceptions of residents and agency clients of the

need for a wide variety of services for lower income people, those who are homeless and disabled, as well as for housing, economic development and infrastructure needs.

- Email Contact - Over 600 agencies, city/county/state and federal contacts, and interested parties in the Contra Costa Interested Parties list were contacted to let them know about the Consolidated Plan process, community survey, etc.
- Website Posting - Links to the Community Survey and other Consortium Consolidated Plan processes and meetings was posted on the websites of Consortium members, including the County DCD, and cities of Antioch, Concord, Pittsburg, and Walnut Creek.
- Social Media Outreach - Blasts about the survey and community needs assessment were sent out through the NextDoor app throughout the County, achieving notification of over half of all households. Outreach materials for the Community Survey, including Twitter and FaceBook appropriately sized messages were developed and distributed to Consortium members to disburse and post on their own accounts.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Consortium members worked closely with the three Public Housing Authorities of Contra Costa, Pittsburg and Richmond in the co-development of the 2020-25 Analysis of Impediments as well as the Consolidated Plan. This included hosting three public meetings to gain resident feedback across the County in Antioch, Concord, and Richmond. The County HOME and CDBG staff have frequent conversations with the County Housing Authority staff and work to coordinate the allocation of project-based Section 8 vouchers to HOME and CDBG-funded developments. This increases the number of households with extremely-low incomes who can be served.

The County Department of Conservation and Development (DCD) coordinates the allocation of Emergency Solutions Grant funds with the County's Homeless Program office and the Continuum of Care (CoC) Board. CDBG funds are frequently used to assist in the development of housing for persons with special needs including those living with physical and mental health issues. DCD staff consults the appropriate staff in the Health Services Department (HSD) to confirm the developments will have access to adequate funding for operations.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

DCD staff works very closely with the CoC Council on Homelessness (COH), sitting on Board, attending monthly meetings, serving on subcommittee such as the Review and Ranking of all CoC applications, and working collaboratively with CoC County staff to coordinate efforts to

address homelessness throughout the County. DCD staff also works closely with the nonprofit Homeless Continuum providers and smaller homeless providers, as well as homeless advocacy groups, the interfaith community addressing homeless challenges, business associations and other relevant community groups, to implement key strategies identified in the Continuum's "Forging Ahead Towards Preventing and Ending Homelessness" plan beginning 2015.

The County's Health Services Department serves as the Administrative Entity and Collaborative Applicant for the Contra Costa CoC. Contra Costa Health Services: Health, Housing and Homeless Services Division (H3) coordinates and maintains the homeless crisis response system. The Board of Supervisors created the COH, staffed by H3, as an advisory body for the purpose of educating and advising the Board on issues and policies pertaining to homelessness and as the governing body for the CoC.

The Council and H3 also rely on data and information from local partners and stakeholders with knowledge specific to vulnerable populations such as persons who are chronically homeless, families with children, veterans, and unaccompanied youth (i.e., County Office of Education, Employment & Human Services Division, and multiple health care and public safety agencies), as well as best practices from HUD and other nationally-recognized experts on homelessness and vulnerable populations (i.e., U.S. Departments of Veterans Affairs and Health & Human Services, County Health and Behavioral Health Services and partners) to inform decision-making, craft policy recommendations, and develop programs that target the needs of the CoCs most vulnerable residents. COH Board membership includes representatives from these and other important partners across the geography of the CoC, which allows the CoC to leverage their expertise and coordinate with members, agencies and affiliates who serve and engage with vulnerable consumers. Similarly, the CoC has recently partnered with multiple criminal justice system providers and reentry resources, as well as with County hospitals, Employment & Human Services, and other state entities to reduce the risks of homelessness for vulnerable populations, such as the elderly, low and very low income families, recent and imminent discharges of patients and incarcerated persons, and child welfare and justice involved youth and families.

The CoC maintains written Standards and Policies & Procedures for homeless services and housing projects, CoC providers, and the CoC HMIS database, to ensure coordinated, streamlined, effective, and equitable approaches to homeless services and housing for all consumers. The policies also serve to require targeted, client centered, trauma informed care using a housing first and client choice strategy to serve and prioritize the most vulnerable residents, including persons who are chronically homeless, families, veterans and unaccompanied minors. The Council regularly works with local and CoC homeless services providers to prioritize these groups and determine strategies to serve them. HMIS management includes bimonthly HMIS meetings with all providers which allows for system-wide coordination to reduce risks of homelessness, length of time homeless, and recidivism to homelessness, and increase the effectiveness of services by synchronizing case management and treatment.



**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The County works closely with the Contra Costa CoC in the allocation of ESG funds, in developing performance standards, evaluating outcomes, and in the administration of HMIS. County staff consult with CoC and the Council on Homelessness Executive Board, which provides advice and input on the operations of homeless services, program operation and program development efforts in Contra Costa County. Members of the CoC Board sit on the Review and Ranking committee to determine allocation of funding for ESG projects.

H3 administers the CoC Homeless Management Information System (HMIS), a federally mandated protected database that stores consumer, project, and system level data. This data is reviewed by H3 and the Council on Homelessness throughout the year to determine how to allocate funds, including ESG and CoC funds, develop standards for performance and compliance, evaluate project and system level outcomes, and recommend policy and legislative action. The Council has two subcommittees (CoC-ESG Provider Committee and the System Performance Committee) dedicated to those purposes. Those committees meet multiple times throughout the year, including in preparation for large funding allocations, such as CoC and ESG funding competitions. The System Performance Committee typically meets more often to review project and system level data, make recommendations for metrics, monitoring, and evaluation, and contribute data and messaging for use in the Council and CoC larger consumer and community engagement strategies and policy recommendations to the Board of Supervisors. The Council also uses data, information, and recommendations generated from these meetings to develop annual priorities for the CoC, which helps to guide the Council's annual decision making and oversight of project and system performance and HMIS administration.

The CoC annually reviews and approves the CoC and ESG Written Standards and CoC and ESG Notice of Funding Availability (NOFA) Processes. The Written Standards document ensures standardization, transparency, and compliance with the operations and program performance of all CoC and ESG programs. The document also aligns with the CoC's coordinated entry policies and procedures, which guides the operation of the coordinated outreach, access, assessment, prioritization, and referral processes for CoC housing and service providers. The community and Council on Homelessness annually reviews all process documents to ensure that each funding opportunity, including ESG and CoC, follow consistent processes and use the same data (from HMIS) and metrics to measure program compliance and performance. The Council on Homelessness staffs the program review panels convened for CoC and ESG funding competitions and evaluates programs using the Council-approved metrics before approving the final project selections to be submitted for the funding competitions.

The County's HMIS policies and procedures for administration and program participation are reviewed annually by the Council's HMIS Policy Committee. This committee meets publicly every other month with representatives from each HMIS-participating service provider. This Committee serves to update the Policies & Procedures, share resources, provide technical assistance and training, and ensure standardization in data collection, reporting, and evaluation in HMIS.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

<b>Table 4 – Agencies, Groups, Organizations That Participated</b>		
1	<b>Agency/Group/Organization</b>	<b>Anka Behavioral Health, Inc.</b>
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting on 11/9/18 to consult on needs of homeless population in County, especially those who are disabled/dual diagnosed. Agency operates only County Homeless Shelter for disabled (Antioch), and Central County CARE Center, formerly operated homeless outreach, tracks homeless deaths in the County and conducts memorial services.
2	<b>Agency/Group/Organization</b>	<b>Bay Area Legal Aid</b>
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Adam Poe on 10/29/19 on Fair Housing, Tenant/Landlord cases throughout County and trends, eviction prevention as homeless prevention strategy especially for families with children.
3	<b>Agency/Group/Organization</b>	<b>Bethel Island Municipal Improvement District</b>
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting on 11/14/19 in Bethel Island to discuss needs of isolated East County homeless persons.
4	<b>Agency/Group/Organization</b>	<b>Contra Costa Interfaith Housing</b>
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Lead Program staff consulted on 2/21/19 in Focus Groups on Families and General Services and in separate Consultation with Executive Director of CCIH on 4/19/19 regarding homeless housing, homeless services for children and parents entering housing, stabilization of homeless families. Agency runs Garden Park Apartments and scattered site housing with a wide variety of supportive services, and housing search assistance.
5	<b>Agency/Group/Organization</b>	<b>Covia Foundation</b>
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Covia, Home Matching program on 5/22/19 to better understand needs of seniors who seek roommates to make housing costs more affordable, scope of this newer program, potential for expansion, cost, and issues/lessons learned to date.
6	<b>Agency/Group/Organization</b>	<b>Delta Veterans Group</b>
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Executive Director and Board of DVG, which conducts only Stand Down for Veterans in Contra Costa County every two years (alternates with Alameda County), on 9/20/19.
7	<b>Agency/Group/Organization</b>	<b>ECHO Housing</b>
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ECHO Housing is the Consortiumwide Fair Housing provider, and also provides Tenant/Landlord services in several jurisdictions. Agency was consulted by Consortium on 6/6/19 and 9/19/19, focusing on each of those issues, needs of tenants, T/L & Fair Housing issues found in their public housing cases, etc.
8	<b>Agency/Group/Organization</b>	<b>Independent Living Resources of Contra Costa County</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consulted on 2/21/19 in Focus Group on Seniors and Disabled to identify and prioritize needs.
9	<b>Agency/Group/Organization</b>	<b>Contra Costa Senior Legal Services Center</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director consulted on 2/21/19 in Focus Group on Seniors and Disabled to identify and prioritize needs.
10	<b>Agency/Group/Organization</b>	<b>Lamorinda Spirit Van</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director consulted on 2/21/19 in Focus Group on Seniors and Disabled to identify and prioritize needs.
11	<b>Agency/Group/Organization</b>	<b>Lions Center for the Visually Impaired</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director consulted on 2/21/19 in Focus Group on Seniors and Disabled to identify and prioritize needs.

12	<b>Agency/Group/Organization</b>	<b>Monument Crisis Center</b>
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director consulted on 2/21/19 in Focus Group on Seniors and Disabled to identify and prioritize needs AND in Focus Group on homelessness on 4/12/19 on homeless clients, particularly need for food and services, as agency runs Central County Homeless CARE Center.
13	<b>Agency/Group/Organization</b>	<b>Meals on Wheels Diablo Valley</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Directors of Meals on Wheels and Care Management consulted on 2/21/19 in Focus Group on Seniors and Disabled to identify and prioritize needs.
14	<b>Agency/Group/Organization</b>	<b>Ombudsman Services of Contra Costa</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Lead Program staff consulted on 2/21/19 in Focus Group on Seniors and Disabled to identify and prioritize needs, and on 9/19/19 in Consultation meeting to further explore needs and issues of institutionalized population.
15	<b>Agency/Group/Organization</b>	<b>A Place of Learning</b>
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consulted on 2/21/19 in Focus Group on Youth, as agency primarily serves Hispanic youth with free after school tutoring for grades 1st through 6th.welcome.
16	<b>Agency/Group/Organization</b>	<b>COCO Kids (Contra Costa Childcare Council)</b>
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy



	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Lead Program staff consulted on 2/21/19 in Focus Groups on Youth AND Economic Development, and in separate Consultation by Consortium to focus on Economic Development on 9/19/19. Agency provides microenterprise Economic Development services to child care enterprises, and focuses on early childhood education.
17	<b>Agency/Group/Organization</b>	<b>Loaves and Fishes of Contra Costa</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Lead Program staff consulted on 2/21/19 in Focus Groups on Families and in separate Consultation by Consortium to focus on Homelessness and Food Scarcity on 11/1/19. Agency provides hot meals 5x per week in dining rooms throughout the Consortium, serves homeless, elderly, disabled and very low-income families primarily.
18	<b>Agency/Group/Organization</b>	<b>Food Bank of Contra Costa and Solano</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Lead Program staff consulted on 2/21/19 in Focus Groups on Families and General Services and in separate Consultation by Consortium to focus on Homelessness and Food Scarcity on 6/14/19. Agency provides groceries and fresh food to food pantries and agencies throughout the Consortium, serves homeless, elderly, disabled and very low-income families primarily.
19	<b>Agency/Group/Organization</b>	<b>St. Vincent de Paul of Contra Costa</b>
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children

	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Lead Program staff consulted on 2/21/19 in Focus Groups on Families and General Services and in separate Consultation to focus on Homelessness and Food Scarcity on 10/24/19. Agency provides Rotocare medical care, dining room site for Loaves and Fishes, emergency Housing retention assistance, information and referral, a day program for homeless families and employment training program for homeless individuals, serves homeless, families elderly, disabled and very low-income families primarily.
20	<b>Agency/Group/Organization</b>	<b>SHELTER Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Lead Program staff consulted on 2/21/19 in Focus Groups on Families and General Services and in separate Consultation to focus on Homelessness on 10/25/19. Agency provides homeless and homeless prevention housing retention subsidies and assistance, housing with supportive services, housing placement services, and is key homeless housing provider in the County serving homeless individuals and families, elderly, disabled and also homeless prevention for very low-income families primarily.
21	<b>Agency/Group/Organization</b>	<b>Contra Costa Crisis Center</b>
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs



	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Lead Program staff consulted on 2/21/19 in Focus Groups on Families and General Service, as agency is 2-1-1 provider of information and referral for all services, and is also the direct connection to CC Homeless Coordinated Entry System and the CORE Outreach Teams.
22	<b>Agency/Group/Organization</b>	<b>RYSE Center</b>
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Program staff consulted on 2/21/19 in Focus Group on Youth, to better understand the needs of youth including LGBT and homeless youth.
23	<b>Agency/Group/Organization</b>	<b>Girls Inc.</b>
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Program staff consulted on 2/21/19 in Focus Group on Youth to better understand needs of girls and young women.
24	<b>Agency/Group/Organization</b>	<b>Court Appointed Special Advocates</b>
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Program staff consulted on 2/21/19 in Focus Group on Youth to better understand needs of foster youth, homeless prevention and homelessness amongst foster youth and abused and neglected youth.
25	<b>Agency/Group/Organization</b>	<b>Community Violence Solutions</b>
	Agency/Group/Organization Type	Services-Children Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Program staff consulted on 2/21/19 in Focus Group on Youth to better understand needs of abused and neglected youth.
26	<b>Agency/Group/Organization</b>	<b>East Bay Center of the Performing Arts</b>
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Program staff consulted on 2/21/19 in Focus Group on Youth as agency works with lower income youth in West County.
27	<b>Agency/Group/Organization</b>	<b>STAND! For Families Free of Violence</b>
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Program Director consulted on 4/12/19 in Focus Group on Homelessness to better understand needs battered spouses and their children, including those who are made homeless when fleeing domestic violence.
28	<b>Agency/Group/Organization</b>	<b>Greater Richmond Interfaith Program</b>
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency Executive Director and Program staff consulted on 4/12/19 in Focus Group on Homelessness to better understand needs of homeless persons in West County, as agency runs CARE Center and Homeless Shelter in Richmond.
29	<b>Agency/Group/Organization</b>	<b>Contra Costa Office of Education</b>
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Homeless Education Liaison for all Contra Costa schools consulted on 10/11/19 in meeting to better understand the needs of homeless families and children, and families and children at risk of homelessness who are living in unstable housing conditions as defined by the Dept of Education.

**Identify any Agency Types not consulted and provide rationale for not consulting**

No agency types were intentionally excluded. Organizations were consulted on an individual and group basis, as well as part of public meetings. The consortium distributed a survey through workshops, public service agencies, and the County website as well as the websites of all Consortium members. An extended and exhaustive effort was made to reach as many individuals and organizations as possible.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Table 5 – Other Local / Regional / Federal Planning Efforts</b>		
<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
<b>Continuum of Care</b>	County Health, Housing and Homeless Services Department	Strategic Plan goals are identical to adopted Continuum of Care Plan goals and objectives described in 2015 10-Year Plan (See H-1 Permanent Housing for Homeless and H-2 Prevention of Homelessness)
<b>Contra Costa 2020-25 Analysis of Impediments</b>	County Department of Conservation & Development (DCD)	The Consortium and PHAs in CCC developed a new AI performed in the Analysis of Fair Housing format to best inform and coordinate fair housing activities throughout the County in the coming five years. The AI data and analysis is thoroughly integrated into the 2020-25 Consolidated Plan.
<b>General Plans</b>	County, cities of Antioch, Concord, Pittsburg and Walnut Creek	The County DCD and Consortium cities considered their respective General Plans and accompanying Housing Elements when development this Consolidated Plan. All Consortium jurisdictions are operating with Housing Elements that have been approved by the State of California.
<b>Northern Waterfront Strategic Action Plan</b>	County Department of Conservation & Development (DCD)	The Northern Waterfront Economic Development Initiative is a regional cluster-based economic development strategy with a goal of creating 18,000 new jobs by 2035. The Initiative leverages existing competitive advantages and assets by focusing on advanced manufacturing sub-sectors in five targeted clusters (advanced transportation fuels, bio-tech/bio-medical, diverse manufacturing, food processing, and clean tech). There is also a related component focusing on the human capital framework to benefit the residents of the Northern Waterfront. The initiative is a collaboration between the County and seven partner cities, who work together on diverse actions to enhance the economic vitality of the region.
<b>Ensuring Opportunity Contra Costa</b>	Richmond Community Foundation	The Ensuring Opportunity Campaign to End Poverty in Contra Costa is a cross-sector initiative that engages local elected officials, social sector organizations, businesses, labor, local government, faith-based, academia and the philanthropic sector in a collective effort to eliminate poverty in our community. The Campaign is currently focusing on affordable housing. The Executive Director is an active participant in Consortium activities and focus groups, as well as homelessness efforts.

<p><b>Housing and Homelessness</b></p>	<p>Regional Steering Committee</p>	<p>This Bay Area group, founded in 1988, is the longest-running peer learning community on homelessness in the US. RSC members discuss a wide range of issues and concerns, with a focus on regional problem solving and priority setting. Membership includes homeless service providers, Continuums of Care, organizations working in related areas (e.g. affordable housing), advocacy and service provider coalitions, homeless and formerly homeless people, and self-help advocacy and services organizations in the region. Consortium members participate in quarterly meetings of this group and bring attention to the issues that arise in that affect our area, such as displacement due to lack of affordable housing development with our neighbors to the west. Currently we are continuing to work on regional HMIS data sharing warehousing.</p>
<p><b>Contra Costa County Hazard Mitigation Plan</b></p>	<p>CCC Office of Emergency Services</p>	<p>The Hazard Mitigation Plan outlines long-term and short-term policies, programs, projects, and other activities to alleviate the death, injury, and property damage that can result from a disaster. Contra Costa County and a partnership of local governments within the county have developed a hazard mitigation plan to reduce risks from natural disasters in the County. The plan complies with federal and state hazard mitigation planning requirements to establish eligibility for funding under Federal Emergency Management Agency (FEMA) grant programs.</p>
<p><b>2017-2020 East Bay Regional Plan</b></p>	<p>East Bay WORKS</p>	<p>Developed for the East Bay Region Planning Unit including: EASTBAYWorks (EBW); Alameda County Workforce Development Board, Contra Costa County Workforce Development Board, City of Oakland Workforce Development Board, and City of Richmond Workforce Development Board. This economic development and training plan helps to inform the Economic Development Needs section of this Consolidated Plan.</p>
<p><b>Plan Bay Area 2040 : Regional Transportation Plan</b></p>	<p>Metropolitan Transportation Commission</p>	<p>This regional transportation plan and sustainable communities strategy for the San Francisco Bay Area (2017-2040) helps to inform long-term planning strategies and links to regional planning.</p>
<p><b>Plan Bay Area, People Places &amp; Prosperity</b></p>	<p>Association of Bay Area Governments (ABAG)</p>	<p>ABAG is the comprehensive regional planning agency and council of governments for the nine counties and 101 cities and towns of the San Francisco Bay region. ABAG works to address common issues from a regional perspective, and formed the first council of governments in California. ABAG works in regional land use, environmental stewardship, energy efficiency and water resource protection. Last year ABAG and MTC combined to share joint responsibility for Plan Bay Area. Single staff serve both the ABAG Executive Board and the MTC Commission. ABAG publications and planning activities influence local plans for housing production and transportation.</p>

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

During the development of the Needs Analysis, and again to review the draft Consolidated Plan, the Consortium reached out to the City Councilmembers, City Manager, and City Clerks of every city in Contra Costa County (19 total) as well as to the State Assembly and Senate representatives and the federal Senate and House of Representatives. Presentations were conducted at half of these cities. County DCD closely coordinates and collaborated with other County Departments in the development of the plan, including Health Housing and Homeless Services, Public Health and the Health Care for the Homeless Advisory Board, Behavioral Health (Mental Health and Alcohol and Other Drugs), Employment and Human Services, Parole, Public Works, Emergency Services and Emergency Preparedness and Sheriff, and the County Administrator's Office. DCD staff also consulted with the City of Oakland and Alameda County in regards to the HOPWA Program.

**Narrative**

DCD staff and Consortium member consultations with other County departments and local agencies enhances DCD staff's understanding of critical issues facing low income residents in Contra Costa, especially understanding the needs of extremely-low income and homeless individuals and families. This specialized knowledge complements the feedback provided through public participation.

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**PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) & 91.300(c)**

**Summary of citizen participation process/efforts made to broaden citizen participation**

*Consortium meeting October 2019 to inform interested groups about federal CDBG, HOME, ESG, and HOPWA funding, gain feedback on community needs, and solicit applications to address priority needs.*





**Citizen Participation Outreach**

<b>Table 6 – Citizen Participation Outreach</b>					
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted & reasons
1	News- paper Ad	Non- targeted/ broad community	The Consortium posted a newspaper notice on 2/23/2019 announcing three public community meetings.	N/A	N/A
2	Internet Outreach	Non- targeted /broad community	The HOME Consortium released a "Community Needs" survey to a variety of public and private agencies, non-profit agencies, and private citizens who are on the HOME Consortium's Interested Parties list. There are over 600 individuals on the Interested Parties List.	Over 1,400 survey responses were received ranking various community needs throughout the County. Comments and results from the survey are included in Appendix A.	There were many comments received that were not applicable to the Consolidated Plan. All comments from the survey responses are included in Appendix A.
3	Public Meeting	Non- targeted/br oad community	On the evening of 3/25/2019, County staff scheduled a public community meeting for east Contra Costa County hosted at the City of Pittsburg to provide information on the Consolidated Plan to the general public and to receive community input. All input was collected via hard copies of the community needs survey. ___ persons attended the meeting.	All input was collected via completed hard copies of the community needs survey.	There were various comments not accepted from the completed surveys that were not applicable to the Consolidated Plan.
4	Public Meeting	Non- targeted/br oad community	On the evening of 3/27/2019, County staff scheduled a public community meeting for west Contra Costa County hosted at the City of Richmond to provide information on the Consolidated Plan to the general public and to receive community input. All input was collected via hard copies of the community needs survey. ___ persons attended the meeting.	All input was collected via completed hard copies of the community needs survey.	There were various comments not accepted from the completed surveys that were not applicable to the Consolidated Plan.

5	Public Meeting	Non-targeted/broad community	On the evening of 3/28/2019, County staff scheduled a public community meeting for central Contra Costa County hosted at the City of Concord to provide information on the Consolidated Plan to the general public and to receive community input. All input was collected via hard copies of the community needs survey. ___ persons attended the meeting.	All input was collected via completed hard copies of the community needs survey.	There were various comments not accepted from the completed surveys that were not applicable to the Consolidated Plan.
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DRAFT



# NEEDS ASSESSMENT

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment portion of the Consolidated Plan includes information gained from the extensive Public Survey and knowledge gathered from the Consortium Focus Groups and many consultations. Together they form a clear picture of the needs of Urban Contra Costa County and each of the Consortium jurisdictions of Antioch, Concord, Pittsburg, and Walnut Creek in the areas of affordable housing, special needs housing, homelessness, and community development. By analyzing the needs, Consortium members identify those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered.

While the Countywide data was populated with default data from HUD, the data of the Consortium cities was individually extracted from HUD census data sources as closely aligned to the County data as possible. All data was analyzed using the same approach agreed upon by the Consortium members, while the conclusions to the data were individually formulated.

Maps and images are included from the recent Analysis of Impediments to Fair Housing Choice (AI) when appropriate to make the information clear to the public. The AI is available here: <https://www.contracosta.ca.gov/7196/2020-2025-Analysis-of-ImpedimentsAssesm>

**Housing Needs Assessment (NA-10)** - The Housing Needs Assessment summarizes the data and conclusions of each jurisdiction in order to provide a concise summary of the jurisdiction's estimated housing needs projected for the 5-year Consolidated Plan period. This section examines housing problems, including: lack of a complete kitchen or plumbing facilities; Cost Burdened households that are paying more than 30% of their household income on housing costs (for renters, this is rent plus utilities, and for homeowners this is mortgage payments, taxes, insurance and utilities.); and Overcrowded, which is more than one person per room (not including bathrooms, porches, foyers and halls, or half-rooms.)

**Disproportionately Greater Need (NA-15, 20, 25, 30)** - These sections on disproportionately greater need examines which racial or ethnic groups at a given income experience housing problems at a greater rate (10% or more) than the income level as a whole. Sections NA-15, 20, 25 and 30 look at these disparities by jurisdiction in the categories of Housing Problems, Severe Housing Problems, and Housing Cost Burdens.

**Public Housing (NA-35)** - This section summarizes the needs of individuals and families who live in public housing. The three Public Housing agencies are the Housing Authority of Contra Costa, HA of Pittsburg and data from all three is summarized here.

**Homeless Needs Assessment (NA-40)** - This section describes the nature and extent of both unsheltered and sheltered homelessness within the County as a whole, and is a shared section of the Consortium given the transitory nature of those without a fixed location to call home. Service Data from the Homeless Management Information System (HMIS) and Point In Time data by jurisdiction is, however, included to give a more individualized picture for the past year.

**Non-Homeless Special Needs Assessment (NA-45)** - This section describes the level of housing need for persons who are not homeless, but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents. This is a shared section for the Consortium.

**Non-Housing Community Development Needs (NA-50)** - This last section provides a summary of such non-housing needs as public improvements, public facilities, public services, economic development activities and so on. NA-50 is located separately for each Consortium member.

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## NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

High housing costs reduce economic opportunities, limit access to jobs and services, and restrict the ability of lower-income households, including the elderly and persons with disabilities, to live in the communities and neighborhoods of their choice. The gap between what lower income households can afford, and the median price of homes or rents (an affordability gap) results in households paying more than 30 percent of their income for housing, and in overcrowding.

Of 384,644 households in the HOME Consortia area, there are 184,698 households or 48 percent of all households that are at 100 percent of Area Median Income (AMI) or below. Of these households, nearly 70 percent experience at least one or more housing problems as defined by HUD. Renters make up 50 percent of those experiencing one or more housing problems.

The area of greatest need is among renters in the extremely low-income category: 30,485 households, or 45 percent, experience substandard housing, overcrowding, or cost burden. Of those, 69 percent suffer from a cost burden of greater than 50 percent of income.

Cost burden is a significant issue for homeowners earning less than 100 percent of AMI. Of those with a housing problem, 85 percent are cost burdened; 41 percent are paying more than 50 percent of their incomes in housing costs.

Small family households make up the largest proportion of extremely-low (34%), and low-income (33.9%) households. Households with at least one person between the ages of 62 and 74 have the next highest proportion of extremely-low (20%) and low-income (23%) households.

Note: HUD Area Median Family Income (HAMFI) is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs.

<b>Table 7 – Housing Needs Assessment Demographics</b>			
Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	1,096,060	
Households	0	384,644	
Median Income	\$0.00	\$0.00	
Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)			

### Number of Households Table

<b>Table 8 – Total Households Table</b>					
	0-30% HAMFI*	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	55,369	45,240	48,264	35,825	199,895
Small Family Households	18,893	15,359	19,883	14,419	109,065
Large Family Households	5,196	6,233	6,155	4,139	20,118
Household contains at least one person 62-74 years of age	11,182	10,417	11,151	8,393	44,212
Household contains at least one person age 75 or older	9,434	8,576	6,847	4,758	14,266
Households with one or more children 6 years old or younger	10,113	8,542	9,077	6,364	22,033
* HAMFI – HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs.					

Data Source: 2011-2015 CHAS

**Table 9 – Total Households, Consortium**

HUD Area Median Family Income (HAMFI)	Percentage HAMFI				
<b>Contra Costa County</b>	0-30%	>30-50%	>50-80%	>80-100%	>100%
Total Households	55,369	45,240	48,264	35,825	199,895
Small Family Households (2 persons, neither person 62 years or over, or 3 or 4 persons)	18,893	15,359	19,883	14,419	109,065
Large Family Households (5+ persons)	5,196	6,233	6,155	4,139	20,118
Household contains at least one person age 62-74 years but no one age 75+	11,182	10,417	11,151	8,393	44,212
Household contains at least one person age 75 or older	9,434	8,576	6,847	4,758	14,266
Households with one or more children age 6 or younger	10,113	8,542	9,077	6,364	22,033
<i>Data Source for County: 2011-2015 CHAS</i>					
<b>Antioch</b>	0-30%	>30-50%	>50-80%	>80-100%	>100%
Total Households	5,725	4,340	4,895	3,210	14,050
Small Family Households	2,570	1,845	2,115	10,040*	-
Large Family Households	550	840	930	2,655*	-
Household contains at least one person age 62-74 years but no one age 75+	860	945	915	540	3,100
Household contains at least one person age 75 or older	595	610	525	235	410
Households with one or more children age 6 or younger	1,360	1,235	1,195	830	2,280
<b>Concord</b>	0-30%	>30-50%	>50-80%	>80-100%	>100%
Total Households	6,845	5,710	6,385	4,825	21,100
Small Family Households	2,410	2,275	2,915	13,965*	-
Large Family Households	635	585	485	2,240*	-
Household contains at least one person age 62-74 years but no one age 75+	1,389	1,260	1,385	820	3,805
Household contains at least one person age 75 or older	1,175	935	850	535	1,145
Households with one or more children age 6 or younger	1,424	1,315	1,260	765	3,570
<b>Pittsburg</b>	0-30%	>30-50%	>50-80%	>80-100%	>100%
Total Households	3,780	3,045	2,795	2,395	7,590
Small Family Households	1,380	1,285	1,295	5,585*	-
Large Family Households	685	605	490	1,650*	-
Household contains at least one person age 62-74 years but no one age 75+	579	585	530	570	1,475
Household contains at least one person age 75 or older	439	455	274	95	405
Households with one or more children age 6 or younger	1,070	845	895	345	1,465
<b>Walnut Creek</b>	0-30%	>30-50%	>50-80%	>80-100%	>100%
Total Households	3,220	3,060	3,295	2,740	17,540
Small Family Households	545	290	655	8,260*	-
Large Family Households	15	35	70	980*	-
Household contains at least one person age 62-74 years but no one age 75+	755	790	705	580	4,080
Household contains at least one person age 75 or older	1,235	1,185	1,275	965	2,385
Households with one or more children age 6 or younger	180	149	200	230	2,200
<i>Data Source for cities: 2009-2013 CHAS</i>					

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

<b>Table 10 – Housing Problems</b>										
Number of Households	Renter % AMI					Owner % AMI				
	0-30%	>30-50%	>50-80%	>80-100%	Total	0-30%	>30-50%	>50-80%	>80-100%	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	824	510	545	255	2,134	159	173	109	68	509
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,243	857	514	108	2,722	210	135	349	115	809
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,940	2,481	1,534	669	7,624	286	600	769	764	2,419
Housing cost burden greater than 50% of income (and none of the above problems)	21,040	7,874	1,652	252	30,818	11,153	7,692	6,090	2,703	27,638
Housing cost burden greater than 30% of income (and none of the above problems)	4,438	8,465	9,134	4,159	26,196	2,480	5,271	8,029	6,946	22,726
Zero/negative Income (and none of the above problems)	1,806	0	0	0	1,806	1,121	0	0	0	1,121

Data Source: 2011-2015 CHAS

### 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

<b>Table 11 – Housing Problems 2</b>										
Number of Households	Renter % AMI					Owner % AMI				
	0-30%	>30-50%	>50-80%	>80-100%	Total	0-30%	>30-50%	>50-80%	>80-100%	Total
Having 1 or more of four housing problems	26,060	11,729	4,259	1,289	43,337	11,818	8,598	7,315	3,654	31,385
Having none of four housing problems	8,770	11,515	16,347	12,215	48,847	5,758	13,414	20,340	18,674	58,186
Household has negative income, but none of the other housing problems	1,806	0	0	0	1,806	1,121	0	0	0	1,121

Data Source: 2011-2015 CHAS

### 3. Cost Burden > 30%

Table 12 – Cost Burden > 30%								
Number of Households	Renter % AMI				Owner % AMI			
	0-30%	>30-50%	>50-80%	Total	0-30%	>30-50%	>50-80%	Total
Small Related	12,573	7,826	5,253	25,652	3,562	4,127	6,179	13,868
Large Related	3,638	2,882	1,051	7,571	1,142	1,884	2,064	5,090
Elderly	6,846	3,347	1,752	11,945	6,982	5,800	4,381	17,163
Other	7,018	4,899	3,254	15,171	2,383	1,697	1,900	5,980
Total need by income	30,075	18,954	11,310	60,339	14,069	13,508	14,524	42,101

Data Source: 2011-2015 CHAS

Table 13 – Cost Burden > 50%								
Number of Households	Renter % AMI				Owner % AMI			
	0-30%	>30-50%	>50-80%	Total	0-30%	>30-50%	>50-80%	Total
Small Related	10,549	3,269	798	14,616	3,128	2,450	2,557	8,135
Large Related	2,728	923	0	3,651	918	1,037	571	2,526
Elderly	4,981	1,764	504	7,249	5,320	3,391	2,133	10,844
Other	6,099	2,504	389	8,992	2,045	1,143	898	4,086
Total need by income	24,357	8,460	1,691	34,508	11,411	8,021	6,159	25,591

Data Source: 2011-2015 CHAS

### 5. Crowding (More than one person per room)

Table 14 – Crowding Information										
Number of Households	Renter % AMI					Owner % AMI				
	0-30%	>30-50%	>50-80%	>80-100%	Total	0-30%	>30-50%	>50-80%	>80-100%	Total
Single family households	3,713	2,615	1,782	567	8,677	377	512	627	470	1,986
Multiple, unrelated family households	350	656	370	185	1,561	123	210	497	387	1,217
Other, non-family households	180	65	0	65	310	0	25	4	10	39
Total need by income	4,243	3,336	2,152	817	10,548	500	747	1,128	867	3,242

Data Source: 2011-2015 CHAS

#### Describe the number and type of single person households in need of housing assistance.

There are 86,275 single-person households in the Contra Costa HOME Consortium. There are households with at least one member 65 years or older. Of these households, 57 percent are low-income. Because many elderly live alone, it is probable that many one person



households are elderly. In addition, most of the elderly homeowners live in older homes with deferred maintenance and in need of rehabilitation.

As explained in the Executive Summary, the cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer their own allocation of CDBG funds. As subsets of the HOME Consortium area data, in:

- Antioch, 1,930 owners and 2,320 renters need housing assistance;
- Concord, 3,380 owners and 3,430 renters need housing assistance.
- Pittsburg, 1,205 owners and 1,450 renters need housing assistance;
- Walnut Creek, 3,310 owners and 2,945 renters need housing assistance.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Intimate partner violence (IPV) in the U.S. is a preventable public health problem that disproportionately affects certain populations, particularly pregnant women, American Indian/Alaska Native and African American/black women, and sexual minority groups. Stalking, intimidation, emotional abuse, physical assault or battery, sexual violence, and other abusive behavior between partners currently or formerly in relationships of dating or marriage can result in psychological trauma, physical injury, and even death. Survivors of IPV are at increased risk for long-term negative physical, emotional, and behavioral outcomes, and the effects extend beyond the direct victim. For example, nationwide, an estimated 15.5 million U.S. children live in households in which physical IPV occurred in the previous year, and children who are exposed to IPV—even if they are not the targets of violence—are at increased risk for mental, physical, social, behavioral, and developmental problems. Child witnesses of IPV also are at higher risk of becoming abusers or victims later in life.

National data suggests that 1 out of 4 women, and 1 in 10 men have experienced sexual, physical, and/or stalking IPV in their lifetimes and that these experiences have negatively impacted their lives. The nationwide estimated total lifetime cost of IPV among those impacted to be \$3.6 trillion, due largely to medical costs (\$2.1 trillion), lost productivity (\$1.3 trillion), and criminal justice activities (\$73 billion).

The number of domestic violence-related calls for assistance per 1,000 adults ages 18-69 was 6.3 calls for assistance per 1,000 California adults. The chart below tracks the number of calls for California and Contra Costa County from 1998 through 2018, and it shows a relatively steady downward trajectory and totals less, per capita, than the state as a whole. California data on domestic violence is obtained from the California Department of Justice Criminal Justice Statistics Center, Domestic-Violence-Related Calls for Assistance. Data for 2018 is used in the narrative and chart below.



At a jurisdictional level, the incidence of domestic violence can be measured several additional ways in Contra Costa County. This includes the above calls to Police, but also the number of clients served by the Family Justice Center (which assists victims of domestic violence, rape, stalking, etc.), and calls to the STAND! For Families Free of Violence domestic violence hotline. Arrests for domestic violence would also be of great interest, but this data cannot be accessed for several years after the calendar year, making an accurate comparison ineffective. Please see chart below for all Consortium jurisdictions. Please note that the data source is the same as the data above, and that county-level data include reports from sheriff's departments, college campuses, California Highway Patrol, Department of Parks and Recreation, Union Pacific Railroad, and BART.

Disability data is obtained through American Community Survey data. According to the 2013-2017 5-Year Estimates, 21,806 people have a disability and had income below the poverty level in the past 12 months. Using these two estimates, nearly 30,000 are in need of housing assistance who are either disabled or victims of domestic violence, dating violence, sexual assault and stalking. As subsets of that data, in Antioch 3,566 people have a disability and income below the poverty level in the past 12 months. The data for Concord, Pittsburg, and Walnut Creek showed 2,938, 1,667, and 1,389, respectively.

### **What are the most common housing problems?**

According to Table 7 above, in Contra Costa, the most common housing problem for both owners and renters is a housing cost burden of more than 50%. Cost burden is a significant issue for homeowners earning less than 100 percent of AMI. Of those with a housing problem, 93 percent are cost burdened; 51 percent are paying more than 50 percent of their incomes in housing costs and 42 percent are paying more than 30 percent. Less common housing problems include zero/negative income, severe overcrowding, and substandard housing. In Antioch, the most common problem for renters is a housing cost burden of 50%, but the most common problem for owners is a housing cost burden of 30%. This is true of Concord and Pittsburg as well. In Walnut Creek, the most common problem for both owners and renters is a housing cost burden of 30%.

### **Are any populations/household types more affected than others by these problems?**

In Contra Costa, amongst renters, small related households are the most affected by a housing cost burden of more than 50%. Amongst owners, elderly householders are the most affected, followed by small related households.

For renters in the entitlement cities, 30% cost burden and 50% cost burden are most likely to affect small related families; the only outlier is Walnut Creek ("other" is most likely to be affected). For owners, small related families are still the mostly likely to be affected (in Antioch and Pittsburg for 30% cost burden, and in Antioch, Concord, and Pittsburg for 50% cost burden). Elderly families are mostly likely to face 30% cost burden in Concord and Walnut Creek, and most likely to face 50% cost burden in Walnut Creek.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

There is insufficient data to thoroughly or accurately describe the households who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. This is because the conditions and reasons vary and there is no centralized data source or methodology for collecting this information. However, there are indicators for the characteristics and needs of low income persons at risk of homelessness or who have recently fallen into homelessness, which can be described in part based on self-report during PIT counts, and the needs and characteristics of target populations of state and federal funding priorities and existing programs for individuals and households who are currently homeless, which includes rapid rehousing services, including:

- A compilation of Bay Area regional data from the 2019 PIT indicates that persons experiencing homelessness identify several primary contributors to their homelessness: lack of income or job loss comprises, eviction, and substance use.
- Contra Costa's EHSD and CCHS partner to serve low income individuals and families with children who are homeless or at imminent risk of homelessness due to a court judgement for eviction through the California Work Opportunity and Responsibility to Kids (CalWORKS) public assistance program. That population is defined as a family with children in the home with little or no cash and are in need of housing, food, utilities, clothing or medical care.
- EHSD and CCHS also partner on an Adult Protective Services' Home Safe program to prevent homelessness and stabilize elderly adults who are victims of crime and neglect, which have placed them at risk for homelessness.

Rapid Rehousing programs in the CoC provides short-term financial assistance to individuals and families experiencing homelessness. Families are moved into a unit and receive tailored case management and rental assistance for up to two years.

During 2018, 334 households were placed into housing units through Rapid Rehousing programs. There were 179 Households with Children and 157 households with adults only. Most households with children had a female head of households; 74% of households with children have just one adult parent in the household. (Female Head of Household - 156 with children, 25 with no children. Male Head of Household - 23 with children, 132 with no children)

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Contra Costa's annual Point in Time Count disaggregates the homeless population by race and other relevant characteristics. The racial breakdown of the homeless population shows that African Americans are disproportionately affected. Additionally, people with mental illness and/or substance abuse issues are often viewed as at-risk populations.

The 2019 Continuum of Care's Annual Report found that 2,022 homeless individuals had mental health conditions. The Point in Time data also indicated that 67% of the homeless population reported a disability. Additionally, of those counted who were unsheltered, 27% reported they would accept some sort of housing in a sober living environment if it were available, and 14% stated they would accept long term care or assisted living; these statistics may serve as additional proxies for mental health and substance abuse inquiries.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

For renters, an example of a particular housing characteristics that have been linked to instability and increased risk of homelessness is a sudden, significant rent increase. People already living with financial insecurity are ill-equipped to handle a sudden increase in such a significant proportion of their expenses, and in a tight housing market such as Contra Costa County and the larger Bay Area, an inability to find replacement housing could lead to homelessness. An unexpected and costly health crisis is also a common link to housing instability and homelessness.

For owners, the situation is very comparable, with health issues and the high cost of medications, plus high cost of living in the Bay area, as factors. Owners with reverse mortgages or predatory mortgages can be just as susceptible to housing insecurity, if a situation develops which increases the pressures of those predatory provisions.

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**NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205  
(b)(2)**

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

**Introduction**

According to HUD, disproportionate need refers to any need that is more than ten percentage points above the need demonstrated for the total households. The Contra Costa Consortium

has 384,593 households, 184,698 of which have incomes below AMI. The number of households below AMI with a housing problem is 123,595, which represents about 67 percent of below-AMI households. While all racial/ethnic groups at particular income levels experience housing problems, there are three groups experiencing disproportionate housing need throughout the income spectrum. At the extremely low-income range (0-30 percent AMI) 85 percent of all extremely low-income households have a housing need, while 99 percent of American Indian/Alaska Natives experience a disproportionate need. At the low-income range (30-50 percent AMI), 75 percent of all low-income households experience a housing need, while 94 percent of Pacific Islander and 86 percent of Black/African American households experience a disproportionate housing need. At the moderate-income range (50-80 percent AMI), 60 percent of all moderate-income households have a housing need; however, there is no particular group experiencing a disproportionate need compared to the total moderate-income households. At median income (80-100 percent AMI), 45 percent of all households have a housing need, while both American Indians/Alaska Natives (56 percent) and Pacific Islanders (75 percent) experience a disproportionate housing need.

<b>Table 16 – Disproportionately Greater Need 0 - 30% AMI</b>			
The 4 Housing Problems are: 1. Lacking a complete kitchen 2. Lacking complete plumbing facilities 3. More than 1 person per room 4. Cost burden greater than 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	44,763	7,610	2,927
White	17,041	3,896	1,229
Black / African American	8,227	1,459	513
Asian	4,646	700	712
American Indian, Alaska Native	335	4	10
Pacific Islander	215	50	0
Hispanic	12,233	1,252	334
Data Source: 2011-2015 CHAS			

<b>Table 17 – Disproportionately Greater Need 30-50% AMI</b>			
The 4 Housing Problems are: 1. Lacking a complete kitchen 2. Lacking complete plumbing facilities 3. More than 1 person per room 4. Cost burden greater than 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,062	11,178	0
White	14,313	6,632	0
Black / African American	4,242	668	0
Asian	3,311	1,113	0
American Indian, Alaska Native	70	54	0
Pacific Islander	175	10	0
Hispanic	10,646	2,413	0
Data Source: 2011-2015 CHAS			

<b>Table 18 – Disproportionately Greater Need 50-80% AMI</b>			
1. Lacking a complete kitchen 2. Lacking complete plumbing facilities 3. More than 1 person per room 4. Cost burden greater than 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,744	19,548	0
White	13,281	9,840	0
Black / African American	3,284	1,728	0
Asian	3,217	2,197	0
American Indian, Alaska Native	114	124	0
Pacific Islander	100	134	0
Hispanic	7,905	5,042	0
Data Source: 2011-2015 CHAS			

<b>Table 19 – Disproportionately Greater Need 80 - 100% AMI</b>			
1. Lacking a complete kitchen 2. Lacking complete plumbing facilities 3. More than 1 person per room 4. Cost burden greater than 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,062	19,765	0
White	8,365	10,555	0
Black / African American	1,167	1,424	0
Asian	2,340	2,872	0
American Indian, Alaska Native	74	57	0
Pacific Islander	89	30	0
Hispanic	3,476	4,060	0
Data Source: 2011-2015 CHAS			

## Discussion

For the HOME Consortium area as a whole, a majority of household’s experience one or more of the four housing problems except for households in the 80%-100% range of Area Median Income. The breakdown is very stark for every group in the 0%-30% AMI range. However, in the 30%-50% range, the disparities are most prevalent. As incomes increase, both the percentage and number of households experiencing a severe housing impact decreases for each race/ethnicity.

As explained in the Executive Summary, the cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer their own allocation of CDBG funds. As subsets of the HOME Consortium area, data:

- In Antioch, within each income bracket, a majority of each racial or ethnic group experiences housing problems. The exceptions include Pacific Islanders in the 0%-30% bracket, Native Americans and Pacific Islanders in the 30%-50% bracket, and White and Native American residents in the 80%-100% bracket.

- In Concord, within each income bracket, a majority of each racial or ethnic group experiences housing problems. The exceptions include Pacific Islanders in the 50%-80% bracket, and White, Asian, Native American, Pacific Islander, and Hispanic residents in the 80%-100% bracket.
- In Pittsburg, within each income bracket, a majority of each racial or ethnic group experiences housing problems. For the jurisdiction as a whole, the only exception is the 80%-100% bracket, including White and Asian subgroups.
- In Walnut Creek, within each income bracket, a majority of each racial or ethnic group experiences housing problems. The exceptions include Asians in the 50%-80% bracket, and the jurisdiction as a whole in the 80%-100% bracket, including White, Asian, Native American, and Hispanic residents.

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## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### Introduction

The number of Contra Costa HOME Consortium households with a severe housing problem is 74,722, which represents about 40 percent of all households below 100 percent AMI. While all racial/ethnic groups experience housing problems at particular income levels, there are three groups experiencing disproportionate housing need throughout the income spectrum. At the extremely low-income range (0- 30 percent AMI), 72.2 percent of all households have a severe housing need, and 79 percent of Hispanics experience a disproportionate need. At the very-low income range (30-50 percent AMI), 44.9 percent of all households experience a housing need, while 89 percent of Pacific Islanders experience a disproportionate severe housing need. At the low-income range (50-80 percent AMI), 23.9 percent of all households experience a housing need, while 32 percent of Pacific Islanders experience a disproportionate housing need. At the median income range (80-100 percent AMI), 13.7 percent of all households have a housing need, while 20.3 percent of Pacific Islanders experience a disproportionate severe housing need.

<b>Table 20 – Severe Housing Problems 0 – 30% AMI</b>			
The 4 Severe Housing Problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	37,878	14,528	2,927
White	14,341	6,607	1,229
Black / African American	6,673	3,013	513
Asian	3,949	1,405	712
American Indian, Alaska Native	224	114	10
Pacific Islander	175	90	0
Hispanic	10,728	2,759	334

Data Source: 2011-2015 CHAS

<b>Table 21 – Severe Housing Problems 30-50% AMI</b>			
The 4 Severe Housing Problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,327	24,929	0
White	8,845	12,114	0
Black / African American	2,356	2,534	0
Asian	2,081	2,348	0
American Indian, Alaska Native	56	68	0
Pacific Islander	165	20	0
Hispanic	6,109	6,972	0

Data Source: 2011-2015 CHAS

<b>Table 22 – Severe Housing Problems 50-80% AMI</b>			
The 4 Severe Housing Problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,574	36,687	0
White	5,427	17,708	0
Black / African American	814	4,205	0
Asian	1,348	4,050	0
American Indian, Alaska Native	34	204	0
Pacific Islander	75	159	0
Hispanic	3,585	9,353	0

Data Source: 2011-2015 CHAS



<b>Table 22 – Severe Housing Problems 50-80% AMI</b>			
The 4 Severe Housing Problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems

<b>Table 23 – Severe Housing Problems 80-100% AMI</b>			
The 4 Severe Housing Problems are: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than 1.5 persons per room 4. Cost Burden over 50%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,943	30,889	0
White	2,621	16,281	0
Black / African American	214	2,381	0
Asian	779	4,439	0
American Indian, Alaska Native	4	128	0
Pacific Islander	24	94	0
Hispanic	1,127	6,420	0
Data Source: 2011-2015 CHAS			

## Discussion

When it comes to severe housing problems, for the jurisdiction as a whole, the only grouping in which the majority of households experience one or more severe housing problems is the 0%-30% AMI group. The majority of Pacific Islanders in the 30%-50% AMI group also experience at least one severe housing problem, but every other group experiences these problems at a rate of less than 50%. As incomes increase, both the percentage and number of households experiencing a severe housing impact decrease.

As explained in the Executive Summary, the cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer their own allocation of CDBG funds. As subsets of the HOME Consortium area data:

- In Antioch, as opposed to the County as a whole, a majority of each group does not have one or more severe housing problems in each AMI grouping. More specifically, in the 0%-30% bracket, less than half of Native Americans and Pacific Islanders experience severe housing problems, likely due in some part to their low numbers overall. In the 30%-50% bracket, Native Americans and Pacific Islanders continue to follow this trend the trend, in addition to White residents. In the 50%-80% range, for the first time the jurisdiction as a whole reaches that watermark, encompassing White, Black, Native American, and Hispanic residents. In the highest income bracket, not a single group sees a majority of its residents experiencing severe housing problems.

- Concord follows a similar trend to Antioch. Less than half of Asian residents in the 0%-30% bracket experience severe housing problems, although the majority of every other group does. In the 30%-50% bracket, the jurisdiction as a whole falls below the 50% mark, as do White, Black, and Asian residents. For both the 50%-80% and 80%-100% brackets, there are no groups for which a majority of residents experience severe housing problems.
- In Pittsburg, every group except Native Americans saw a majority of residents in the 0%-30% bracket experiencing severe housing problems. However, in the 30%-50% bracket, White, Asian, and Hispanic residents had a minority of residents experiencing housing problems, while Native Americans fell back into the majority. In the 50%-80% bracket, a minority of residents in the jurisdiction experienced severe housing problems, including the subgroups of White, Black, Asian, and Hispanic residents. This tendency held true for the 80%-100% bracket as well.
- In Walnut Creek, a majority of residents in every group in the 0%-30% bracket experienced severe housing problems. In the 30%-50% bracket, a minority of residents in the jurisdiction as a whole experienced severe housing problems, as did White and Hispanic residents. In the 50%-80% bracket, only a majority of Native American residents experienced severe housing problems. In the 80%-100% bracket, a majority of both Black and Pacific Islander residents experienced severe housing problems.

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## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### Introduction

Per HUD definitions, a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. A household is considered cost burdened when they are paying more than 30% of their income towards housing costs, including utilities. A household is considered severely cost burdened when they are paying more than 50% of their income towards housing costs, including utilities. In Contra Costa, 39% of all households are either cost burdened, or severely cost burdened. Both Black/African Americans (9,628 households, 28.6%) and Pacific Islanders (1,371 households, 29.1%) experience disproportionate severe cost burden.

### Housing Cost Burden

<b>Table 24 – Greater Need: Housing Cost Burdens AMI</b>				
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	232,701	81,597	67,077	3,174
White	139,049	40,022	31,645	1,290
Black / African American	15,050	8,973	9,628	523
Asian	33,998	11,240	7,582	807
American Indian, Alaska Native	581	329	280	10
Pacific Islander	748	223	400	0
Hispanic	36,601	18,010	14,690	400
Data Source: 2011-2015 CHAS				

## Discussion

For every group discussed here, almost all households experience a housing cost burden of less than 30%. However, when compared across different racial/ethnic groups, it seems clear that while the majority of White and Asian households experience cost burdens of less than 30%, for Black and Native American households that number is closer to 40%, and for Hispanics and Pacific Islanders it is in the 50s. When broken down to the four entitlement cities, the majority of households in each jurisdiction experiences a housing cost burden of less than 30%.

As explained in the Executive Summary, the cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer their own allocation of CDBG funds. As subsets of the HOME Consortium area data:

- In Antioch, Black, Native American, and Hispanic residents experience housing cost burdens more profoundly than the jurisdictional average. While the jurisdiction as a whole experiences housing cost burden between 30%-50% at a rate of 25.96%, and over 50% at a rate of 21.84%, Black residents experience housing cost burden at 30.94% and 30.33%, respectively. Hispanics fare slightly better, at 29.22% and 26.95%. Native Americans are an outlier, experiencing a housing cost burden between 30%-50% at a rate of 61.11%.
- In Concord, the clearest outliers are Hispanics in the 30%-50% cost burden range, outpacing the jurisdictional average by 6 points (29.34%), and Pacific Islanders, which outpace the 50% cost burden bracket by over twenty points, at 43.90%.
- In Pittsburg, Native Americans and Pacific Islanders are clear outliers in the 30%-50% cost burden range, at 80% and 53.85%, respectively.
- In Walnut Creek, Pacific Islanders and Hispanics clearly outpace the jurisdictional average for the 30%-50% range, at 78.95% and 34.20%, respectively. In the 50% cost burden range, African American and Native American residents far outpace the jurisdictional average, at 35.90% and 31.25%, respectively.

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## NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

### Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There are 44,763 households with incomes at or less than 30 percent of the AMI with a housing problem. American Indians, Alaska Natives (335 households, 96 percent) have a disproportionate need. There are 34,062 households with incomes between 30 and 50 percent of the AMI with a housing problem. Black/African American (4,242 households, 86 percent) and Pacific Islanders (175 households, 95 percent) have a disproportionate need in this income category. There are 28,744 households with incomes between 50 and 80 percent of the AMI with a housing problem. There are no racial or ethnic groups that have a disproportionate need within this income category.

There are 37,878 households with incomes at or less than 30 percent of the AMI with a severe housing problem. Hispanics (10,728 households, 78 percent) have a disproportionate need. There are 20,372 households with incomes between 30 and 50 percent of the AMI with a housing problem. Pacific Islanders (165 households, 89 percent) have a disproportionate need. There are 11,574 households with incomes between 50 and 80 percent of the AMI with a housing problem. There are no racial or ethnic groups that have a disproportionate need.

As explained in the Executive Summary, the cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer their own allocation of CDBG funds. As subsets of the HOME Consortium area data:

- In Antioch, the most significant disparity worth mentioning can be seen in the 30%-50% range (where Black residents have a housing problem rate of 98.71%). The other disparities present in the Antioch data are mostly due to small sample sizes.
- In Concord in the 30%-50% range, 100% of African Americans experience housing problems.
- In Pittsburg in the 0%-30% range, over 90% of Native Americans, Pacific Islanders, and Hispanics experience housing problems.
- In Walnut Creek in the 30%-50% range, over 90% of Hispanics and African Americans experience housing problems. In the 50%-80% range, African Americans, Pacific Islanders, and Native Americans all outstrip the jurisdiction as a whole by nearly 30 points or more.

### If they have needs not identified above, what are those needs?

On the whole, low-income households face similar housing problems in addition to those discussed above regardless of race or ethnicity. Low-income households are disproportionately displaced by increasing housing costs, which reduces economic

opportunities and access to jobs and services. This can limit the choice for lower income households to live in a community or neighborhood of choice. Households having a housing cost burden of greater than 30 percent or 50 percent of a household's income is a significant issue that impacts the most lower-income households across all income levels. The high housing costs results in households living in substandard housing, experiencing overcrowding, and living in neighborhoods that are less safe with fewer amenities than high-income neighborhoods. Discrimination in housing based on race persists. (See the discussion in Section NA-10.)

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Contra Costa County is a large, diverse jurisdiction in which people of color comprise a majority of the population. As of the 2010 Census, 47.75 percent of residents were non-Hispanic Whites, 8.92 percent of residents were non-Hispanic Blacks, 24.36 percent were Hispanics, 14.61 percent were non-Hispanic Asians or Pacific Islanders, 0.28 percent were non-Hispanic Native Americans, 3.77 percent were non-Hispanic multiracial individuals, and 0.30 percent identified as some other race. The County has areas of racial and ethnic concentration as well as more integrated cities and neighborhoods.

The racial and ethnic demographics of the County are similar to but not identical to those of the broader San-Francisco-Oakland-Hayward, California Metropolitan Statistical Area ("the Region"). Overall, the County is slightly more heavily non-Hispanic White and slightly more heavily Hispanic than the Region. The Region is more heavily non-Hispanic Asian or Pacific Islander than the County. For all other racial or ethnic groups, the demographics of the County and the Region mirror each other.

Based on the number of households affected with disproportionately greater need, American Indian, Alaskan Native, Pacific Islander, and Black/African American households are more affected. For all income categories 100 percent AMI and lower, the greatest number of households affected are Whites (53,000 households) and Hispanics (34,260 households).

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## **NA-35 Public Housing - 91.405, 91.205 (b)**

### **Introduction**

There are three Public Housing Authorities operating in the Consortium, the Housing Authority of Contra Costa County (HACCC, which is by far the largest), the Richmond Housing Authority (RHA) and the Housing Authority of the City of Pittsburg (HACP). The data in the chart below is the aggregate data for all three Housing Authorities.

## Totals in Use

<b>Table 25 – Public Housing by Program Type</b>									
Program Type									
	Certi- ficate	Mod- Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,613	8,951	339	8,520	80	1	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PIC (PIH Information Center)									

## Characteristics of Residents

<b>Table 26 – Characteristics of Public Housing Residents by Program Type</b>									
Program Type									
	Certi- ficate	Mod- Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	7	22	0	0	22	0	
# of Elderly Program Participants (>62)	0	0	491	1,934	223	1,698	11	1	
# of Disabled Families	0	0	611	2,527	36	2,442	45	0	
# of Families requesting accessibility features	0	0	1,613	8,951	339	8,520	80	1	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	
Data Source: PIC (PIH Information Center)									

## Race of Residents

<b>Table 27 – Race of Public Housing Residents by Program Type</b>									
Program Type									
Race	Certi- ficate	Mod- Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Supportive Housing	Family Unification Program	Disabled *
White	0	0	529	2,931	126	2,763	39	0	0
Black/African American	0	0	966	5,245	138	5,061	39	1	0
Asian	0	0	80	620	59	559	0	0	0
American Indian/ Alaska Native	0	0	22	71	1	69	1	0	0
Pacific Islander	0	0	16	84	15	68	1	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PIC (PIH Information Center)									

## Ethnicity of Residents

<b>Table 28 – Ethnicity of Public Housing Residents by Program Type</b>									
Program Type									
Ethnicity	Certi- ficate	Mod- Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	252	780	44	731	4	0	0
Not Hispanic	0	0	1,361	8,171	295	7,789	76	1	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PIC (PIH Information Center)									

## Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HACCC: The public housing waitlist was opened in 2017 and now has 16,264 families on it, for units of all sizes. Not all applicants disclose their disability or the accommodations that they need. Two percent of the applicants (385 families) currently need hearing modification, about seven percent of applicants (1,111 families) need mobility modification, and two percent of applicants (392 families) need sight modifications.

RHA: Currently the waiting list is exhausted. The RHA will post and advertise when the next open enrollment will take place.



**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?**

In addition, there are thirty site-based project-based waiting lists assigned to 30 properties. On average, each waiting list has approximately 2700 applicants but some of these are duplicated households, meaning they are on multiple wait lists.

HACCC: There are 16,264 families on the public housing waiting list. Of those, 3,575 are noted as having a disability (22 percent). Furthermore, 1,121 applicants (7 percent) are elderly. There are 62 households on the Housing Choice Voucher (HCV) waiting list. Of those, 8 percent are elderly (5 applicants) and 38 percent report having a disability (24 applicants). Furthermore, 8 percent of HCV applicants have requested a hearing modification (5 applicants) while about 2 percent have requested a mobility modification (1 applicant).

HACP: There are 4,815 applicants on the Pittsburg section 8 tenant-based voucher waiting list. Of these, 52 percent of applicants (2,521) are families with children, 8 percent (368) are elderly families and 22% (1,082) are families with disabilities. Furthermore, 66 percent of applicants (3,185) are extremely low income and 60 percent (2,889) are Black/African American.

RHA: There are ? on the public housing waitlist for the Housing Authority of the City of Richmond. The HCV program for RHA was absorbed by the Housing Authority of the County of Contra Costa on July 1, 2019. Collectively there are 1819 households on the HCV waiting list. Of these households, 210 (11.5 percent) have self-declared themselves to be disabled, 107 (6 percent) are disabled/handicapped, 412 (23 percent) are handicapped and 90 (5 percent) are elderly.

**How do these needs compare to the housing needs of the population at large?**

HACCC: Compared to the Contra Costa County population, there are disproportionately high percentages of persons with disabilities on both the public housing and HCV waiting lists. The 2017 5-year ACS reports that 11.3 percent of the total civilian non-institutionalized population has a disability, versus 22 percent of applicants to the public housing waiting list and 38 percent on the HCV waiting list. The shares of persons on the public housing waiting list requesting accommodations are commensurate with their shares in the County (according to HUD AFFH table 13). A higher share of persons on the HCV waitlist (23.5%) have requested modifications due to mobility or hearing/vision difficulty in the county (2.82%) according to HUD AFFH table 13. A lower percentage of persons on the public housing (7%) or HCV (5%) waitlists are elderly than in the County overall (12%) according to HUD AFFH table 1.

HACP: Compared to the population of the city of Pittsburg, there are disproportionately high percentages of persons with disabilities on the HCV waitlist. While 13.4 percent of the Pittsburg total civilian non-institutionalized population has a disability, 22 percent of persons on the waitlist have a disability. The share of persons on the waitlist that are elderly (8%) or families with children (52%) are close to the shares in the city (9% and 51%, respectively, using data from HUD AFFH table 1).

## Discussion

There is a significant need in Contra Costa County and Pittsburg for housing affordable for persons with disabilities. There are disproportionately high shares of persons with disabilities applying for public housing and HCVs in Contra Costa and for HCVs in Pittsburg, indicating a deficiency of available units for low-income families with disabilities. The large waitlists for tenant-based and project-based section 8 in Richmond indicate a large need for assisted housing that is not currently being met.

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## NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

### Introduction

Nearly 2,300 people were identified through the PIT count as literally homeless, but almost 7,000 consumers in need of housing services were identified throughout the year in CoC services. PIT data collection captures about 1/3 of the number of people served by the CoC during the calendar year. This highlights one reason the PIT count may not be the best indicator of need in the community.

- The 6,924 people who engaged in homeless services in the county in 2018 represent a wide variety of demographic groups. In an effort to better understand the demographic make-up of those experiencing homelessness, details about household type, age, race, ethnicity, Veteran status, chronicity, disability status, and exposure to interpersonal violence are discussed below.
- Household Types - Most people experiencing literal homelessness (per the HUD definition) are single adults.
- Age - Adults between the ages of 25 and 54 made up just over half of the consumers who accessed homeless programming during 2018.
- Race and Ethnicity - Those receiving CoC services in 2018 were: 45% White, 39% African American, 8% Native American; 4% multiple race, 2% Asian, 2% Native Hawaiian/Pacific Islander, and 14% Latino.
- Veterans - Service data identified 496 Veterans served in homeless programming during 2018. Thirty-six percent of Veterans served in the CoC are chronically homeless.
- Chronically Homeless - Almost 1/3 (n=1,800 households) of adults in the homeless system of care are chronically homeless. Chronic consumers are those experiencing

homelessness for at least a year, or repeatedly over the last three years, while also struggling with a disabling condition such as serious mental illness, substance use disorder, or a physical or cognitive disability. Chronically homeless consumers are generally the most difficult to move from the streets and back into housing.

- People with Disabilities - Two out of three adults who received homeless services in 2018 self-reported having a disability.
- Interpersonal Violence - Over 1,000 adults served in the CoC had experienced interpersonal violence in the twelve months prior to enrolling into homeless programming; 43% of these reported fleeing domestic violence at the time they enrolled into a homeless service.
- Deaths - The Coroner reported 59 people from the homeless community who passed away during calendar year 2018. This reflects a 34% increase in the number of homeless deaths reported by the Coroner since 2016.

## Homeless Needs Assessment

Table 29 – Homeless Needs Assessment						
Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	128	191	2,037	505	727	198
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	1,322	477	6,008	2,316	570	178
Chronically Homeless Individuals	288	127	1,778	641	120	172
Chronically Homeless Families	31	45	55	15	18	232
Veterans	75	39	560	203	159	172
Unaccompanied Child	0	0	9	3	3	107
Persons with HIV	4	5	81	29	10	218
Data Source Comments: Contra Costa Continuum of Care HMIS System						

## Early Childhood Homelessness

The U.S. Department of Education recently released a report entitled "Early Childhood Homelessness State Profiles" with data collected in 2017-2018. The report notes that "early childhood experiences with homelessness have long lasting impacts on a child's well-being. Access to educational services can help mitigate some of these negative effects. Federally-funded early childhood education (ECE) programs are only able to serve a small portion of children' who experience homelessness. Taking action to mitigate the impacts of early childhood homelessness is critical to ensuring all young children have the opportunity to thrive."

"Homelessness is a reality for many families with young children in the United States. In 2018, about a third of all people who stayed in a shelter were families with children, and nearly half of children served by HUD-funded emergency and transitional housing providers were age five or younger. Research has established a strong connection between a young child's early experiences and brain development. The early years of life can provide a strong, or weak, foundation for all future learning, behavior, and health.

Homelessness in early childhood is associated with poor academic achievement and engagement in elementary school and social emotional delays among young children, as well as poor classroom-based social skills in elementary school. These findings underscore the importance of ensuring that young children who experience homelessness have access to evidence-based and promising educational experiences that are critical to improving the long-term educational outcomes of children."

In California, 254,490 children, or about 1 in 12, are estimated to have experienced homelessness in 2018-19. this is significantly higher than the U.S. average of 1 in 16 children. Only six states have a similar or higher average of early childhood homelessness - West Virginia (1 in 12), Nevada, Texas and Puerto Rico (1 in 11), New York (1 in 9) and District of Columbia (1 in 8).

In California, only 7% of children under age six experiencing homelessness were served by Head Start/Early Head Start or other ECE programs. This is less than the 9% average across the U.S.

The report highlights that "families experiencing homelessness, whether chronic or episodic, often face other barriers to affordable housing. In California, **43%** of families with children under 18 have a high housing cost burden, compared to 31% nationwide. California has the highest cost burden of any state in the nation. Nine percent (9%) of children under age six in California had no resident parent in the labor workforce. This is close to the national average of 8%.

Indicate if the homeless population is:    Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

See data above.

**Nature and Extent of Homelessness:**

<b>Table 30 – Nature and Extent of Homelessness</b>		
<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	244	789
Black or African American	293	482
Asian	16	24
American Indian or Alaska Native	66	266
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	124	38
Not Hispanic	544	38
Data Source Comments: 2019 PIT Count Comments		

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The need for housing assistance can be identified in two primary ways using HMIS service data: (1) number of persons presenting for homelessness prevention programs to maintain their housing stability; and (2) the number of persons presenting for homeless services.

Contra Costa Continuum of Care (CoC) served 1,091 people in prevention programs during Calendar Year 2018. Almost three-quarters (72%) were households with children.

**Summary of Prevention Program Consumers CY 2018**

- Households (HH) with Children=304, 260 housed or 86%
- HH without Children = 121, 96 housed or 79%
- Missing HH type = 120, 67 housed or 56%

However, due to the one-time, short duration of assistance, little data on their income at enrollment and exit is collected for prevention programs. Health, Housing, and Homeless Services has identified a valuable resource which provides Contra Costa County Demographics, Income, Housing, and Health Data. <https://datausa.io/profile/geo/contra-costa-county-ca#housing>

Based on the Housing Placement list:

- Total households on the community queue in the last one year was **1,373** (unduplicated)
- Total Non-veteran households on the Community queue was **1,300**. 164 families (13%), 1,095 (84%) singles, and 41 (3%) youth VI-SPDATs were completed.
- 73 total veteran households completed a VI-SPDAT and were on the community queue in the last one year. Out of the 73 total veteran households who were on the community queue, 2 (3%) were families and 71 (97%) were singles.

For veterans specifically, the Housing Authority of Contra Costa County (HACCC) serves many households, including veterans. HACCC is typically awarded housing vouchers dedicated to veteran households. In 2019, HACCC had 183 Veterans Administration Supportive Housing (VASH) vouchers for veteran households. HACCC also receives Project Based Vouchers annually, some of which may include a veterans preference, but their use varies depending on federal and local need and requirements.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

**Sheltered:** As of 2019, the sheltered homeless population self-identified by ethnicity predominantly as Not Hispanic (81%) and a small proportion of the total sheltered homeless population self identifies as Hispanic (19%).

As of 2019, the majority of the sheltered homeless population self-identified by race as Black or African American (44%), followed by White (37%), followed by American Indian or Alaska Native (10%), followed by multiple races (6%), followed by Asian (2%), followed by Pacific Islander (1%).

**Unsheltered:** As of 2019, the unsheltered homeless population self-identified by ethnicity as predominantly as Not Hispanic (94%) and a small proportion of the total unsheltered population self identifies as Hispanic (6%).

As of 2019, the majority of the unsheltered homeless population self-identified by race as White (48%), followed by Black or African American (30%), followed by American Indian or Alaska Native (16%), followed by multiple races (3%), followed by Asian (1%) and Pacific Islander (1%).

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2019 Point in Time (PIT) count in Contra Costa County identified 2,295 persons experiencing homelessness. Of those 668 persons were sheltered and 1, 627 persons were unsheltered. The sheltered population (668) was comprised of 11% families (62 households) and 89% were single adults. Of the unsheltered population, 3% were families (37 households)

and 97% were single adults. The 2018 PIT also identified a variety of sleep settings for unsheltered persons experiencing homelessness. While the majority (almost 60%) were in an encampment park or on a side walk, the next largest majority (30%) were in a vehicle or camper, and most of the remainder (a little over 6%) were in abandoned buildings, attics, or garages, and an even smaller number (3%) were in other locations not suitable for sleeping. The PIT also identified 114 veterans, 191 children in families, 129 transition aged youth (18-24 years old), and 165 seniors (62 years old and older), that experienced homelessness during that period. While the PIT data does not capture every single person that experiences homelessness in the community throughout the year (as it is merely a snapshot), this data does track with what the County's Homeless Management Information System (HMIS) captured in annual service data for 2018.

According to annual service data from HMIS, in 2018 more than half of Contra Costa County's homeless population experienced unsheltered homelessness. This approximately equates to 3,000 of 5,800 total persons experiencing homelessness were unsheltered during 2018.

Contra Costa lacks temporary or emergency shelter sufficient to meet the need of every unsheltered person in the County. In 2018, Contra Costa was only able to meet about 57% of the need for emergency shelter. Emergency shelters in the County serve approximately 1,700 households per year for 3,000 people in need of it. The length of stay in a shelter is about 4 months, which means that a single shelter bed is only able to be used by approximately 3 persons per year. To right size the emergency shelter capacity so every unsheltered person could have the option to sleep indoors would require approximately 400 more low barrier emergency shelter beds.

Contra Costa also lacks transitional housing as a temporary shelter solution for unsheltered persons. As of 2018, Contra Costa was only able to serve about 136 persons per year with stays varying between three months and one year. To right size the system so that transitional housing can be used as in intervention for those that choose it would require approximately 430 more beds, based on an estimated average of 10% of the population experiencing homelessness currently choosing this option over another permanent housing option.

## **Discussion:**

Contra Costa County adopted a Coordinated Entry System (CES) which allows service providers to efficiently and effectively connect people to interventions which aim to rapidly resolve their housing crisis. CES aims to help the sub-set of consumers with fewer roadblocks and fewer vulnerabilities obtain housing with short-term supports while connecting the highest needs, and most vulnerable persons in the community to the limited housing and supportive services.



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## NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

### Introduction

Certain groups may have more difficulty finding housing and may require specialized services or assistance. These groups include the elderly, frail elderly, persons with disabilities (mental, physical, and developmental), persons with alcohol or other drug addiction, and victims of domestic violence. HUD also requires an analysis of the needs of persons with HIV/AIDS and their families.

Housing and various social service needs have been addressed by the County and other County Consortium jurisdictions by funding various activities used to meet multiple needs. The County Consortium jurisdictions have provided HOME, CDBG, and ESG funds on various housing and public service activities that serve various non-homeless special needs populations throughout the County Consortium area. The City of Oakland is the HUD grantee for HOPWA and distributes funds to Contra Costa County on a formula basis. The County administers these funds on behalf of the unincorporated County and its cities. The County has provided HOPWA funds for acquisition, rehabilitation and new construction of housing, short term rent and utility subsidies, permanent housing placement services, and housing information services for low-income persons living with HIV/AIDS throughout the HOME Consortium area.

### Describe the characteristics of special needs populations in your community:

**Elderly/Frail Elderly:** According to 2010 U.S. Census Data, the population of seniors 65 and older from 2000 to 2010 increased from 107,272 to 130,432 in Contra Costa County, an increase of 21.5 percent. According to the American Community Survey (2013-17), 24 percent of households were headed by seniors. Three jurisdictions with the largest share of senior households are Walnut Creek (40.9 percent), Moraga (35.3 percent), and Orinda (35.2 percent) (ACS Data 2013-2017). Of the total County's senior population, nearly 34 percent have a disability limitation. Of all the jurisdictions in the County, San Pablo (44.1 percent), Pittsburg (43.1 percent), and Oakley (41.5 percent) have the highest share of senior populations living with disabilities.

**Persons with Disabilities:** Approximately 11.2 percent of Contra Costa County's population has a disability. Of the jurisdictions in Contra Costa County, Antioch, Pinole, and San Pablo have the greatest share of the persons with a disability, each reporting 13 percent or more of their total population. San Ramon (5.3 percent) has the smallest share of persons with a disability, followed by Lafayette (6.6 percent).

**Alcohol/Other Drug Abuse:** Although there is no absolute number of the total population in the County that suffer from alcohol/other drug abuse, it is estimated that 8.7 percent of those who are between the ages of 12 and 17 years of age in Contra Costa County have a

dependence on illicit drugs or alcohol within a twelve month period. It is estimated that approximately 21 percent of the population between the ages of 18 and 25 years of age have a dependence on illicit drugs or alcohol within a twelve month period. The lowest estimated percentage share of the population who have a dependence on illicit drugs or alcohol is with those who are 26 years and older, estimated at 7.13 percent of that age group. County AOD reported that from 2010 to 2013, 1,582 persons between the ages of 12 and 18 years of age were admitted to County-funded substance use disorder treatments. During that same time period, 9,060 persons between 19 and 54 years of age were admitted to County-funded substance use disorder treatments and 889 persons who were 55 years of age or older entered into County-funded treatment.

**Victims of Domestic Violence:** Domestic violence is one the most underreported crimes in the County and in the nation. One organization providing domestic violence related services, STAND! For Families Free of Violence (STAND) based in Concord, receives an annual average of 10,000 – 15,000 calls made directly to their crisis line and fields additional referrals from Law Enforcement and local medical providers. Between July 2018 and June 2019, STAND provided shelter to 125 women and their children who were victims of domestic violence.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Due to the circumstances of the special needs groups identified in this section, many have difficulty maintaining housing, finding affordable housing, and accessing various supportive services to maintain or improve their quality of life. The County and the Consortium Cities support a variety of housing services and supportive services including, but not limited to, the following providers:

- STAND! (Shelter and Supportive Services to victims of domestic violence)
- Community Violence Solutions (Supportive Services to youth who are victims of domestic violence)
- Shelter, Inc. (Shelter and supportive services to various Special Needs populations)
- Bay Area Legal Services (Legal services to various Special Needs populations)
- Contra Costa Senior Legal Services (Legal Services to Elderly/Frail Elderly)
- Meals On Wheels - Senior Outreach Services (Supportive Services to Elderly/Frail Elderly)
- Ombudsman Services of Contra Costa (Supportive Services to Elderly/Frail Elderly and Persons with Disabilities)
- Lion's Center for the Visually Impaired (Supportive Services to Persons with Disabilities)

- Court Appointed Special Advocates (Supportive Services to Neglected/Abused Children)
- Rainbow Community Center (Supportive Services to Persons Living with HIV/AIDS and Elderly/Frail Elderly)
- Contra Costa Health Services Department (Supportive Services to Persons with Alcohol and Other Drug Addictions)

The needs of the special needs populations were determined by consulting with many of the service providers noted above. In addition, a Community Needs survey was conducted and sent to various stakeholders, public agencies, non-profit agencies, and residents to identify the top priorities for these special needs populations in the County Consortia area. The survey asked those to consider populations that are in need. "Non-Homeless Special Needs" populations ranked the highest. Victims of Domestic Violence, Elderly/Frail Elderly, and Persons with Disabilities ranked the highest within the subpopulations of the overall Non-Homeless Special Needs population. The survey also asked those to consider services to low-income individuals/households. The weighted score of the responses to this question had services to "Non-Homeless Special Needs" populations ranking the highest.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

Throughout many communities, persons living with HIV/AIDS risk losing their housing, due to compounding factors, such as increased medical costs and limited incomes or reduced ability to keep working due to HIV/AIDS related illnesses. Due to these factors, persons living with HIV/AIDS are presumed to have low- to moderate-incomes by HUD. In addition to housing needs, persons with HIV/AIDS may also have additional needs to maintain their health, such as food/nutritional services and counseling services.

Persons with HIV/AIDS are another group especially adversely impacted by decreases in public benefits and public health services. Reductions in funding for in-home support services, meal delivery services, and bill paying assistance services, among others, have increased the need among persons with HIV/AIDS for financial assistance, food banks, nursing home care, emergency room visits, and paratransit services.

The Centers for Disease Control and Prevention (CDC) estimates that more than 1.2 million Americans are living with HIV/AIDS. As of December 31, 2018, there were 2,756 Contra Costa County persons living with HIV disease (PLWH) (482 females, 2,240 males, and 34 transgender). This number of PLWH includes people with an HIV diagnosis (regardless of stage) including a diagnosis of AIDS. As HIV treatments have developed, PLWH individuals are living longer than when the disease was first prevalent in the 1980s. Therefore, it is not surprising that over half of people living with HIV (diagnosed and reported) in Contra Costa County are over the age of 50.

Broken down by County region (west, central, east Contra Costa County), the following persons were living with HIV/AIDS as of December 31, 2018:

- West Contra Costa County: 953 Persons
- Central Contra Costa County (including Concord and Walnut Creek): 936 Persons
- East Contra Costa County (including Antioch and Pittsburg): 867 Persons

### **Discussion:**

Overall, special needs groups such as elderly/frail elderly, persons with disabilities, persons who suffer from alcohol and other drug addictions, persons who are victims of domestic violence, and persons living with HIV/AIDS live throughout the County Consortium area. Due to their special needs and/or circumstances, they have difficulty accessing affordable housing and various services. Many are presumed to be low-income, as it becomes difficult obtaining employment due to their special needs or circumstances. The lack of income tends to create obstacles in finding affordable housing, transportation, and many medical and social services that can affect their quality of life. Given that these special needs populations have various obstacles to accessing housing and various services, all the County Consortium jurisdictions will continue to provide CDBG, HOME, ESG, and HOPWA funds to various housing activities, public facility improvement activities, and public service activities that improve the quality of life for the various non-homeless special needs populations, as is addressed in the Strategic Plan section of this Consolidated Plan.

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## **NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

There is continuing need within the County for public facilities to serve growing populations in special needs areas or to rehabilitate aging facilities. Many low- and moderate-income areas (low-mod areas) in the County are within older neighborhoods that either do not have proper facilities or their existing facilities suffer from heavy use and deferred maintenance leading to disrepair. Many of these areas are located where CDBG infrastructure and capital improvement funding can be concentrated for maximum leveraging opportunities to provide the greatest impact to the largest number of residents.

### **How were these needs determined?**

The County consulted with County and City government departments including Parks and Recreation Departments, Neighborhood Advisory Committees, Planning and Economic Development Departments, among others, and solicited input from the public and elected officials on public facility needs. The County conducted a "Community Needs" survey (web-based and in-person survey) that was provided to a wide range of County and City agencies,

nonprofit organizations, and private citizens, to establish non housing community development needs, such as public facilities. Improvements to public facilities ranked high as a result of the survey. In addition, the County held a series of meetings and consulted with various governmental departments and nonprofit agencies to assess the nature and extent of community development needs, as described in the Citizen Participation section.

### **Describe the jurisdiction's need for Public Improvements:**

There is a continuing need within the County for Public Improvements or Public Infrastructure. Many of the older neighborhoods in the County do not have adequate sidewalks, curbs/gutters, proper drainage, utilities, etc., or they suffer from old age, heavy use, or deferred maintenance which makes the existing infrastructure inefficient and/or unreliable and in need of repair or replacement. Infrastructure improvements along transit corridors, in conjunction with housing development and community facilities in designated neighborhoods, has been proven to lead to increased opportunities for low-mod residents to live closer to their place of work and enjoy greater interaction with their surrounding community and amenities.

### **How were these needs determined?**

The County consulted with various departments within the County and Cities within the County, including Public Works Departments, Neighborhood Advisory Committees, Planning and Economic Development Departments, among others, and solicited input from the public and elected officials on public facility needs. The County conducted a "Community Needs" survey (web-based and in-person survey) that was provided to a wide range of County and City agencies, nonprofit organizations, and private citizens, to establish non-housing community development needs, such as public facilities. Improvements to public infrastructure ranked high as a result of the survey. The County also held a series of meetings and consulted with various governmental departments and nonprofit agencies to assess the nature and extent of community development needs, as described in the Citizen Participation section.

### **Describe the jurisdiction's need for Public Services:**

There is continuing need within the County for public services to serve low-income populations and areas within the County, in which access to services may be limited due to being low-income or due to circumstances of being part of a special need population. This includes the elderly/frail elderly, at-risk youth, persons with physical and developmental disabilities, those who are homeless or at risk of being homeless, persons with HIV/AIDS, and victims of domestic violence. The provision and access to a variety of services is imperative to assist low-income residents and families within the County with the various obstacles they encounter due to their economic situation.

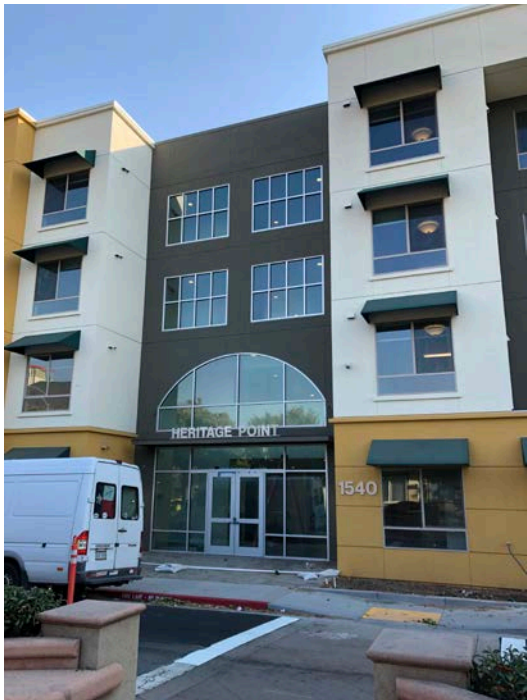
## How were these needs determined?

The County consulted with various public and private agencies providing essential services to low-income families and individuals throughout the County. Many non-profit agencies that provide essential services to low-income families and individuals participated in completing the "Community Needs" survey that the County Consortium conducted. The provision of Public Services to low-income individuals and families ranked high in demand, with support to "Special Needs Populations" (i.e. Victims of Domestic Violence, Persons with Disabilities, Seniors/Elderly) ranking the highest. In addition, the County held a series of meetings and consulted with various governmental departments and nonprofit agencies to assess the nature and extent of community development needs, as described in the Citizen Participation section.





**Above - Hana Gardens in El Cerrito, Eden Housing, developer.**  
A 63-unit senior affordable housing community on a 40,000 square foot site in El Cerrito's midtown area, next to City Hall, which includes two commercial spaces and a beautiful Japanese Heritage Garden and public plaza, completed in 2019.



**Heritage Point, North Richmond, Community Housing Development Corporation (CHDC), developer.**  
A 42-unit housing development with all units affordable to households earning at or below 45% AMI, supported by project-based Section 8 vouchers. Completed in 2020.



# HOUSING MARKET ANALYSIS

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## MA-05 Overview

### Housing Market Analysis Overview:

Contra Costa County (CCC) encompasses several housing sub-markets in three primary subregions - West, Central, and East. West County, which includes the city of Richmond, is urbanized with a developed industrial base. Central County includes Concord, Walnut Creek, and other communities. This area of the county is a developed urbanized area with extensive office, retail, and light industrial development. Far East County was historically primarily agricultural but has experienced considerable residential development in the last 20-25 years.

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## MA-10 Housing Market Analysis: Number of Housing Units - 91,410, 91.210(a)&(b)(2)

### Introduction

Detached single-family homes are the predominant housing type in the County, accounting for 67 percent of all housing units. Attached single-family homes make up approximately 8 percent of housing units. Multifamily apartment units account for nearly 23 percent of the housing stock, while the remaining 2 percent of housing units are mobile homes.

Home prices are somewhat more affordable in Contra Costa County, especially in East County, than in most other areas in the Bay Area. However, housing affordability is still a critical issue affecting many residents in the County. Approximately 58 percent of households under AMI spend more than one-third of their incomes on housing costs. This level of housing payment is considered as burdensome to households and suggests that income growth has not kept pace with the increase in housing costs.

Detached single-family homes typically have three or more bedrooms (83%), while most rental units have either two bedrooms (37%) or three or more bedrooms (36%).

Data below is for the entire County. Jurisdictional data is presented as well.

All residential properties by number of units

<b>Table 31 – Consortium Residential Properties by Unit Number</b>										
Property Type	County		Antioch		Concord		Pittsburg		Walnut Creek	
	#	%	#	%	#	%	#	%	#	%
1-unit detached structure	271,014	67.0%	27,272	76.3%	29,263	61.2%	15,336	69.1%	12,316	37.7%
1-unit, attached structure	30,842	7.6%	1,616	4.5%	2,614	5.5%	1,352	6.1%	4,458	13.6%
2-4 units	28,020	6.8%	2,023	5.6%	2,814	6.7%	1,224	5.6%	4,507	13.8%
5-19 units	35,141	8.1%	2,523	7.0%	4,974	10.4%	2,208	10.0%	4,642	14.2%
20 or more units	33,112	8.7%	1,886	5.3%	6,756	14.1%	1,398	6.3%	6,644	20.3%
Mobile Home, boat, RV, van, etc.	7,200	1.7%	401	1.1%	1,401	2.9%	666	3.0%	120	0.4%
<b>Total:</b>	<b>404,969</b>	<b>100%</b>	<b>35,721</b>	<b>100%</b>	<b>47,822</b>	<b>100%</b>	<b>22,184</b>	<b>100%</b>	<b>32,687</b>	<b>100%</b>

Unit Size by Tenure – County & Consortium

<b>Table 32 – County Unit Size by Tenure</b>				
	Owners		Renters	
	Number	%	Number	%
No bedroom	747	0%	5,334	4%
1 bedroom	4,430	2%	30,724	23%
2 bedrooms	37,348	15%	50,710	37%
3 or more bedrooms	206,111	83%	49,181	36%
<b>Total</b>	<b>248,636</b>	<b>100%</b>	<b>135,949</b>	<b>100%</b>

<b>Table 33 – Consortium City Unit Size by Tenure</b>																
Unit Size by Tenure	Antioch				Concord				Pittsburg				Walnut Creek			
	Owners		Renters		Owners		Renters		Owners		Renters		Owners		Renters	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
No bedroom	97	0.5%	139	1.0%	138	0.5%	942	5.1%	52	0.4%	246	2.7%	15	0.1%	800	7.1%
1 bedroom	59	0.3%	1,994	15.1%	568	2.1%	4,503	24.2%	103	0.9%	2,104	22.7%	1,018	5.1%	3,703	33.0%
2 or 3 bedrooms	10,286	50.0%	7,677	58.0%	16,488	60.4%	11,732	63.0%	7,135	60.4%	5,536	59.8%	12,105	61.2%	6,360	56.7%
4 + bedrooms	10,120	49.2%	3,431	25.9%	10,101	37.0%	1,433	7.7%	4,525	38.3%	1,368	14.8%	6,656	33.6%	351	3.1%
<b>Total:</b>	<b>20,562</b>	<b>100%</b>	<b>13,241</b>	<b>100%</b>	<b>27,295</b>	<b>100%</b>	<b>18,610</b>	<b>100%</b>	<b>11,815</b>	<b>100%</b>	<b>9,254</b>	<b>100%</b>	<b>19,794</b>	<b>100%</b>	<b>11,214</b>	<b>100%</b>

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The County and cities continue to collaborate to expand affordable housing in communities where such opportunities are limited. The County and many of the Consortium cities have continued to allocate resources to encourage and facilitate the development of affordable housing throughout the entire Consortium, resulting in the development of new affordable housing. Additionally, provisions were made for a single-family rehabilitation program, first-time homebuyer programs, and fair housing counseling, legal service and outreach.

In addition, the County and Consortium members continue to provide CDBG financial support for tenant/landlord services for low-income residents of the County. Lastly, the County's Mortgage Credit Certificate program reserves 40 percent of its allocation for households with incomes at or below 80 percent of the area median income.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Contra Costa County has affordable rental stock, which is owned by non-profit housing developers. These owners are mission driven to maintain their units as affordable housing in perpetuity. Therefore, even though many projects face expiring use contracts, the non-profit owners generally restructure the financing, rehabilitate the project, and continue to provide affordable housing.

There is a risk of affordable units converting to market rate that were financed solely with tax exempt bonds.

**Does the availability of housing units meet the needs of the population?**

Census data indicate that overcrowding is not a major problem. However, these data likely do not accurately count all individuals living in a household because it does not include household members who have not lived at an address for at least 3 months. The count likely missed individuals who are not on leases or are temporarily staying at an address.

There is a severe lack of affordable housing units to meet the needs of the population. Approximately 53 percent of renters in Contra Costa are paying 30 percent or more of their income in rent, with 44 percent of renters paying 35 percent or more of their income in rent. More than half of all renters in Antioch, Concord, and Pittsburg spend at least 30 percent of their income on rent as well. Approximately 47 percent of renters in Walnut Creek pay 30 percent or more of their income on rent. Pittsburg has the highest rate of cost burden with slightly more than 60 percent of renters spending at least 30 percent of their income on rent.

**Describe the need for specific types of housing:**

The greatest need for housing is affordable rental apartment units. Single-family homes make up nearly 75% of the County's housing stock. Multifamily (23%) and mobile homes (4.2%) make up the remainder of housing units. The median home price is \$582,400 (November 2019), which is not affordable to households earning less than 120% of the median income. The median rent for a two-bedroom apartment (December 2019) is \$2,250. This rent is not affordable to households earning less than the median income.

There is also a dearth of affordable, accessible housing in a range of unit sizes, which negatively affects people with disabilities who may need supportive services. Additionally,

there is an unmet need for supportive housing for people with psychiatric disabilities as well as housing assistance targeted to persons with intellectual and developmental disabilities.

A third type of housing that is particularly needed is housing for low-income senior citizens. Many senior residents are experiencing difficulties coping with rising costs and a lack of adequate transportation.

## Discussion

Strong demand and rising prices in the housing market threaten affordability and place a financial strain on many residents. A combination of market incentives and improvements, increased financial resources to preserve and expand the supply of affordable housing, targeted public investments, and regulatory approaches to protect vulnerable residents will be needed to help meet housing needs in Contra Costa. A priority should be placed on ensuring that there is more affordable housing and more units that come in a range of sizes.

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## MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

### Introduction

Contra Costa County, like the San Francisco Bay Area as a whole, has been experiencing an affordable housing crisis for some time. Home prices and market rents in all areas of the county have increased in recent years and reached all-time highs. The high cost of housing places a severe burden on many households and contributes to residential displacement and relocation.

According to the Urban Displacement "Rising Cost and Re-Segregation in Contra Costa County" report, rents rose across the County between 2000 and 2015, with (inflation-adjusted) median rent paid increasing more than 30% in parts of Brentwood, Concord, Hercules, Pittsburg, and Richmond over the 15-year period. By 2018, the median asking rent for a two-bedroom unit in Contra Costa County was \$2,250. Per the Urban Displacement report, a person would need to earn \$43 per hour—around \$90,000 annually—to afford the median asking rent for a two-bedroom apartment in the County today.

## Cost of Housing

<b>Table 34 – Cost of Housing, Consortium</b>			
	<b>Base Year: 2014</b>	<b>Most Recent Year: 2017</b>	<b>% Change</b>
<b>Contra Costa County</b>			
Median Home Value	417,400	522,300	25%
Median Contract Rent	1,289	1,480	15%
<b>Antioch, CA</b>			
Median Home Value	240,000	330,900	38%
Median Contract Rent	1,213	1,409	16%
<b>Concord, CA</b>			
Median Home Value	368,900	461,700	25%
Median Contract Rent	1,218	1,382	13%
<b>Pittsburg, CA</b>			
Median Home Value	228,600	324,500	42%
Median Contract Rent	1,197	1,349	13%
<b>Walnut Creek, CA</b>			
Median Home Value	591,700	704,900	19%
Median Contract Rent	1,422	1,731	22%
<i>Data Source: American Community Survey 2013-2017 5-Year Estimates</i>			

<b>Table 35 – Rent Paid, Consortium</b>										
<b>Rent Paid</b>	<b>County</b>		<b>Antioch</b>		<b>Concord</b>		<b>Pittsburg</b>		<b>Walnut Creek</b>	
	<b>#</b>	<b>%</b>								
Less than \$500	13,103	9.6%	750	5.8%	609	3.4%	86	1.0%	311	2.8%
\$500-999	25,684	18.9%	1,708	13.2%	1,507	8.3%	328	3.7%	691	6.3%
\$1,000-1,499	46,896	34.5%	3,606	27.8%	7,622	42.1%	1,870	21.1%	2,100	19.2%
\$1,500-1,999	31,282	23.0%	3,385	26.1%	4,692	25.9%	2,582	29.2%	3,902	35.7%
\$2,000 or more	18,933	13.9%	3,520	27.2%	3,690	20.3%	3,991	45.0%	3,932	35.9%
<b>Total:</b>	<b>135,898</b>	<b>100%</b>	<b>12,969</b>	<b>100%</b>	<b>18,120</b>	<b>100%</b>	<b>8,857</b>	<b>100%</b>	<b>10,936</b>	<b>100%</b>
<i>Data Source: 2011-2015 American Community Survey 5-Year Estimates</i>										



## Housing Affordability

<b>Table 36 – Housing Affordability by Tenure, by % of Units Affordable to Households, Consortium</b>										
% Units affordable to Households earning	County		Antioch		Concord		Pittsburg		Walnut Creek	
	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner
30% HAMFI	9,490	No Data	3,965	1,760	4,770	2,070	2,730	1,050	1,605	1,615
50% HAMFI	28,311	10,795	6,515	3,545	8,190	4,365	4,310	2,520	3,030	3,245
80% HAMFI	68,079	30,046	8,565	6,390	11,405	7,540	5,620	4,005	4,490	5,080
100% HAMFI	No Data	48,014	9,690	8,475	13,210	10,560	6,625	5,395	5,575	6,735
<i>Total</i>	<i>105,880</i>	<i>88,855</i>	<i>12,220</i>	<i>19,995</i>	<i>17,715</i>	<i>27,165</i>	<i>8,580</i>	<i>11,030</i>	<i>9,895</i>	<i>19,955</i>
Data Source: 2011-2015 CHAS										

## Monthly Rent

<b>Table 37 – Monthly Rent</b>					
Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,397	1,693	2,109	2,902	3,558
High HOME Rent	1,390	1,491	1,791	2,060	2,279
Low HOME Rent	1,085	1,162	1,395	1,611	1,797
Data Source: HUD FMR and HOME Rents					

## Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels. Extremely low-income and low-income households face a substantial shortage of affordable housing. There are also significant number of households who are cost burdened. Approximately 39 percent of all households in Contra Costa County are cost burdened (paying more than 30% of their income towards housing costs) while 17 percent of all households are severely cost burdened (paying more than 50% of their income towards housing costs). Among extremely low-income households, 80 percent are cost burdened. Among all households who make below the median income, 51,960 households (44 percent) are cost burdened.

## How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability of housing is likely to continue to decline as home values and rents continue to increase. Market rents in Contra Costa are substantially higher than median contract rents recorded by the American Community Survey. Median contract rent is considered actual rents between landlords and tenants surveyed. A recent analysis by the California Housing Partnership found that the median rent in Contra Costa in 2017 was \$2,300 and that median

rents have increased by 25% since 2000. According to Zillow.com, the median rent in Contra Costa is now \$2,700.

In addition, the sales price for a home has increased from \$473,000 in January 2014 to \$596,000 in January 2019, a 26 percent increase over 5 years. Rents and home prices in Contra Costa remain lower than in the San Francisco Bay Area overall. However, the Bay Area continues to experience employment and population growth and so both rents and home values will likely continue to rise over time.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The 2019 Low HOME (50% AMI) rent in Contra Costa County for a two-bedroom apartment is \$1,395. The High HOME (65% AMI) rent is \$1,791. The 2019 Fair Market Rent for a two-bedroom apartments is \$2,126. The data highlights the challenges that Housing Choice Vouchers experience in finding affordable housing, especially in high-opportunity areas, as fair market rents are well below current market rents. Due to the high cost of construction and the continual cuts to the CDBG and HOME programs, it may be more feasible over the next five years to preserve existing affordable housing than to construct new affordable housing. This approach will assist those already housed, but will not be able to assist cost burdened households.

### **Discussion**

Over the next five years, it will be crucial to preserve existing affordable housing, particularly in areas undergoing gentrification and displacement and to expand the supply of affordable housing by producing new housing units. It will be particularly important to expand the supply of affordable housing for families in high opportunity areas where HOME rents are not close to the market rent. Market incentives and improvements to develop new affordable housing and increasing available county-wide financial resources for both preserving and creating affordable housing will be important strategies.

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## **MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)**

### **Introduction**

Maintenance and improvements of current housing stock is a key component of an overall housing strategy. The cost to maintain existing housing is significantly less than constructing new units. Homes, including older homes, in the more affluent areas of the County are usually well maintained. Older homes in lower income neighborhoods often have deferred maintenance that include items such as roof, foundation, window replacement, electrical, plumbing, and HVAC repairs. In addition, older neighborhoods have failing infrastructure such as sewer and water service. As more than half of the homes in the County were built before 1979, maintenance is an important issue.



**Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:**

Contra Costa uses the HUD definition of "substandard condition": Lacks complete kitchen or plumbing facilities." In addition, the County's owner-occupied rehabilitation program considers code violations to be substandard housing, and incipient conditions to be precursors to substandard housing. The definition for "substandard condition but suitable for rehabilitation" includes repair and replacement of code violations and incipient conditions. Homes that are not suitable for rehabilitation are those suffering from extensive damage from fire, flood, or other structural damage that requires demolition and/or reconstruction of a significant portion of the building.

**Condition of Units**

<b>Table 38 – Condition of Units, County</b>				
Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	83,000	33%	66,490	49%
With two selected Conditions	1,863	1%	7,878	6%
With three selected Conditions	98	0%	530	0%
With four selected Conditions	25	0%	4	0%
No selected Conditions	163,679	66%	61,089	45%
<b>Total</b>	<b>248,665</b>	<b>100%</b>	<b>135,991</b>	<b>100%</b>

Data Source: 2011 – 2015 ACS

<b>Table 39 - Condition of Units in Consortium Cities</b>																
Condition of Units – # of Selected Conditions	Antioch				Concord				Pittsburg				Walnut Creek			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
With 1 condition	7,059	34.3%	7,197	54.3%	8,506	31.2%	9,528	51.2%	3,762	31.8%	4,811	52%	6,123	30.9%	4,686	41.8%
With 2 condition	148	0.7%	656	5.0%	204	0.8%	1,346	7.2%	244	2.1%	666	7.2%	16	0.1%	480	4.3%
With 3 condition	0	0%	0	0%	30	0%	85	0.5%	0	0%	20	0.2%	50	0.3%	52	0.4%
With 4 condition	0	0%	0	0%	0	0%	0	0	0	0%	0	0	0	0%	0	0
No conditions	13,355	65%	5,388	40.7%	18,555	68%	7,651	41.1%	7,809	66.1%	3,757	40.6%	13,605	68.7%	5,996	53.5%
<b>Total</b>	<b>20,562</b>	<b>100%</b>	<b>13,241</b>	<b>100%</b>	<b>27,295</b>	<b>100%</b>	<b>18,610</b>	<b>100%</b>	<b>11,815</b>	<b>100%</b>	<b>9,254</b>	<b>100%</b>	<b>19,794</b>	<b>100%</b>	<b>11,214</b>	<b>100%</b>

Data Source: 2013-2017 American Community Survey 5-Year Estimates

## Year Unit Built

Table 40 – Year Unit Built, County				
Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	35,389	14%	18,073	13%
1980-1999	69,283	28%	40,155	30%
1950-1979	117,173	47%	61,883	46%
Before 1950	26,805	11%	15,829	12%
<b>Total</b>	<b>248,650</b>	<b>100%</b>	<b>135,940</b>	<b>101%</b>

Data Source: 2011 – 2015 ACS

Table 41 – Year Unit Built in Consortium Cities																
Year Unit Built	Antioch				Concord				Pittsburg				Walnut Creek			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
2000 or later	3,512	17.1%	1,652	12.5%	1,558	5.7%	881	4.7%	2,628	22.2%	1,648	17.8%	1,025	5.2%	979	8.7%
1980-1999	8,996	43.8%	5,304	40.0%	4,074	14.9%	4,095	22.0%	3,340	28.3%	3,270	35.3%	3,436	17.4%	2,895	25.8%
1950-1979	6,810	33.1%	5,228	39.5%	19,900	72.9%	12,375	66.5%	5,055	42.8%	3,475	37.6%	14,299	72.2%	6,882	61.4%
Before 1950	1,244	6.0%	1,057	8.0%	1,763	6.5%	1,259	6.8%	792	6.7%	861	9.3	1,034	5.2%	458	4.1%
<b>Total</b>	<b>20,562</b>	<b>100%</b>	<b>13,241</b>	<b>100%</b>	<b>27,295</b>	<b>100%</b>	<b>18,610</b>	<b>100%</b>	<b>11,815</b>	<b>100%</b>	<b>9,254</b>	<b>100%</b>	<b>19,784</b>	<b>100%</b>	<b>11,214</b>	<b>100%</b>

Data Source: 2013-2017 American Community Survey 5-Year Estimates

## Risk of Lead-Based Paint Hazard

Table 42 – Risk of Lead-Based Paint Hazard, County				
Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	143,978	58%	77,712	57%
Housing Units build before 1980 with children present	30,782	12%	17,398	13%

Data Source: 2011-2015 ACS (Total Units) 2011-15 CHAS (Units with Children Present)

Table 43 – Risk of Lead-Based Paint Hazard, Consortium Cities																
	Antioch				Concord				Pittsburg				Walnut Creek			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total Number of Units Built Before 1980.	7,747	38.7%	6,516	53.3%	21,818	80.3%	12,778	72.1%	5,521	50.0%	4,128	48.11%	15,310	76.7%	8,476	85.6%
Housing units built before 1980 with children present	1,070	5.4%	2,090	17.1%	3,010	11.1%	3,300	18.6%	625	5.7%	1,380	16.1%	1,214	6.1%	890	9.0%

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

## Vacant Units

Table 44 – Vacant Units, County			
	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0
<i>Data Source: 2005-2009 CHAS</i>			

Table 45 – Vacant Units, Consortium Cities												
	Antioch			Concord			Pittsburg			Walnut Creek		
	Suitable for Rehab	NOT Suitable	Total	Suitable for Rehab	NOT Suitable	Total	Suitable for Rehab	NOT Suitable	Total	Suitable for Rehab	NOT Suitable	Total
Vacant Units	19,520	0	19,520	1,917	0	1,917	1,115	0	1,115	1,679	0	1,679
Abandoned Vacant Units	0	0	0	0	0	0	0	0	0	0	0	0
REO Properties	220	0	220	18	0	18	14	0	14	7	0	7
Abandoned REO Properties	0	0	220	0	0	0	0	0	0	0	0	0
<i>Data Source: 2013-2017 ACS (Total Vacant Units); PropertyRadar, (REO Properties)</i>												

### Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Slightly less than 5 percent of all housing units in Contra Costa are vacant. The homeowner vacancy rate, which is the proportion of inventory that is vacant and for sale, is approximately 1 percent while the rental vacancy rate, which is the proportion of rental inventory vacant for rent, is approximately 3 percent. These low vacancy rates indicate that Contra Costa has a strong housing market with limited inventory available. The low rental vacancy rate particularly indicates that there is a shortage of rental housing.

Current rehabilitation needs involve general maintenance including roof repair and replacement, window replacement and upgrades, plumbing and electrical improvements, foundation repair, siding repair (moisture barrier), and accessibility improvements.

### Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Lead-based paint was outlawed for use in housing in 1978. A majority of the housing stock in the County was built prior to 1980 and thus has more risk of containing lead-based paint hazards. Low and moderate income families are more likely to live in older housing, which is generally less expensive than newly built homes.

Based on the demographic data provided in this Consolidated Plan, approximately 39% of HOME Consortium households (148,873 of 384,593), both renter and owner, are low-income (at or below 80% AMI - see NA-10 above). Applying this percentage to the total number of units (renter and owner) built before 1980 (221,690 units) results in approximately 86,459 units that may contain lead-based paint hazards occupied by low-income households.

## MA-25 Public And Assisted Housing - 91.410, 91.210(b)

### Introduction

Three public housing authorities operate within Contra Costa County:

- The Housing Authority of Contra Costa County (HACCC), headquartered in Martinez, CA, owns 1,091 units of public housing in 12 developments scattered throughout 9 communities in the County. The HACCC also administers approximately 9,000 units under the Housing Choice Voucher (HCV) and Shelter Care Plus programs, and 243 other multi-family units.
- The Richmond Housing Authority (RHA), located in northwest Contra Costa County on the San Francisco Bay, has approximately 559 units of public housing, including two public housing developments, the Nystrom Village 102-unit scattered-site development and Nevin Plaza, a 142-unit high-rise for those 60 and older and/or individuals with disabilities.
- The Housing Authority of the City of Pittsburg (HACP), seated in north-central Contra Costa County, manages 1,123 tenant-based HCVs and has no public housing of its own. In the HACP jurisdiction, there are 176 public housing units administered by the HACCC.

### Totals Number of Units

Table 46 – Total Number of Units by Program Type									
Program Type									
	Certi- ficate	Mod- Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	1,854	9,570	219	6,564	331	185	0
# of accessible units									
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PIC (PIH Information Center)									

**Describe the supply of public housing developments:**

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HACCC: The Housing Authority of the County of Contra Costa (HACCC) provides 1,091 public housing units in 12 developments scattered throughout 9 communities in the County. The properties are all in serious need of repair. The below table provides the current physical inspection component of the REAC scores for the housing authority’s properties, which are all out of a maximum of 40 (data provided by HACCC). The housing authority’s properties are each inspected every year, further indicating considerable capital needs and concerns about physical condition of the properties. Las Deltas and El Pueblo score especially lowly, according to the below table.

RHA: The below table provides physical inspection scores from downloaded from HUD, out of a maximum of 100. Nystrom Village and Nevin Plaza (242 total units) obtain very low scores, indicating the need for comprehensive rehabilitation and upgrades.

**Public Housing Condition**

<b>Table 47 – Public Housing Condition</b>	
<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Alhambra Terrace	30.4
Las Deltas	0
Las Deltas Annex 1	30.4
Elder Winds	22.8
Casa De Serena	26.4
Bayo Vista	24
Vista Del Camino	32.0
El Pueblo	23.2
Los Nogales	28.8
Richmond Hacienda	49
Richmond Village III	83
Nysytrom Village	40
Nevin Plaza	35
Richmond Village II	93
Richmond Village I	84

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

HACCC: In 2014, HACCC identified over \$54 million dollars in immediate capital needs for the properties and that number has only grown considering the housing authority only gets approximately \$2.9 million dollars per year for capital improvements.

RHA: All units are in need of comprehensive rehabilitation and upgrades. RHA is currently engaged in a process to convert its remaining public housing portfolio under the Rental Assistance Demonstration Program or HUD's Section 18 Demolition and Disposition program. Once completed, these units will fall under the umbrella of the Housing Choice Voucher Project Based Voucher program.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

HACCC: HACCC has begun a long-term project to reposition and rehabilitate its public housing portfolio in the face of ever-decreasing federal, state and local funding. The planning portion of this process is expected to be completed this year and implementation has actually begun on portions of the plan. As part of this process HACCC has been approved for four RAD conversions that will remove 214 long-term vacant units at Las Deltas in North Richmond. These units will be removed from the public housing portfolio and converted to project-based voucher assistance that will be used to help fund construction or rehabilitation of more affordable housing units.

Over the long term, HACCC intends to convert all public housing to project-based units via RAD, although capacity to oversee that is not available at present.

HACCC anticipates utilizing approximately \$3.0 million of HUD funding for a variety of modernization improvements at all its public housing developments. Specific improvements include:

- \$1,183,000 for demolition of Las Deltas CA006/9A public housing site in North Richmond.
- \$1,131,000 for relocation costs during the RAD disposition of Las Deltas in North Richmond.
- \$245,000 for unscheduled and emergency unit modernization and site improvements at various properties.
- \$136,000 for non-routine maintenance repairs (ordinary maintenance items such as window and flooring replacement or electrical repair where the scale of damage is beyond the scope of day-to-day maintenance) at various properties.
- \$134,000 for construction and rehabilitation of on-site management offices at various properties.
- \$63,000 for new appliances at various properties.



**Discussion:**

HACCC: The HACCC is facing significant challenges in maintaining its public housing. Annually, Capital Fund allocations (approximately \$2.9 million) have not been sufficient to repair and maintain all of the public housing units, most of which have considerable physical needs. The HACCC has been approved for RAD conversions and has begun to demolish long-term vacant units at Las Deltas in North Richmond and replace them with project-based voucher assistance.

**MA-30 Homeless Facilities and Services - 91.410, 91.210(c)**

**Introduction**

Consistent with the County's/CoC's Ten Year Plan to end homelessness, the County Consortium prioritizes the use of its limited housing development resources to support permanent housing affordable to those with extremely-low, very-low and low incomes. In addition, The Consortium prioritizes the use of CDBG and ESG funds to support supportive services and public facilities (emergency shelters and shelter related services) that primarily assist the homeless.

**Facilities Targeted to Homeless Persons**

<b>Table 48 – Facilities Targeted to Homeless Persons</b>					
	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	159	78	42	646	0
Households with Only Adults	315	0	144	465	0
Chronically Homeless Households	0	0	0	477	0
Veterans	4	0	16	266	0
Unaccompanied Youth	0	0	0	0	0
<i>Data Source Comments: Annual Homeless Inventory Count (HIC) Comments: This does not include the number of rapid rehousing units supplying additional permanent housing units for persons experiencing homelessness in the County.</i>					

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The CoC has many partners that provide mainstream benefits and services, which allows the CoC to provide consumers of homeless services access to a holistic range of care and individualized treatment and case management. The CoC is administered by the County



Health Services department, which includes healthcare and behavioral healthcare divisions. This structure allows consumers of homeless services to have streamlined and coordinated access to health and behavioral health care, including practitioner access to a shared database to ensure consistent nonduplicative service provision. Additionally, the Health, Housing, and Homeless Services Division of the County Health Services department, also retains health and behavioral health care clinicians and a variety of specialized staff to work on interdisciplinary teams within housing and service programs, including on outreach teams and in multiservice center and emergency shelter sites.

The County Employment and Human Services Department partners with the CoC, including the Health Services Department and local nonprofit service providers serving the CoC. The Department offers a wide range of mainstream employment, vocational, and social supports to consumers in tandem with CoC programs and local employment service organizations. The Department has also been instrumental in promoting best practice models of mainstream and alternative employment and vocational programming. The CoC is working with the Workforce Development Board and other local employment services providers to increase coordination and access to employment services for consumers of homeless services in the County.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The County designed the services and facilities for the homelessness system of care alongside its partners with the understanding that housing is a social determinant of health. The services and facilities are designed to provide holistic supports to address the whole health and housing readiness and stability of individuals and households experiencing or at risk of homelessness. These services and facilities are evaluated, resourced, and updated based on client and community need, compliance with state and federal guidance designed to best support client and community needs, and best practices based on evidence, data, and consumer input around what is necessary for achieving positive health and housing outcomes for consumers of homeless services in Contra Costa.

Furthermore, these services and facilities are built around a coordinated access, assessment, and referral system. The system maintains data on client, program, and system level needs, inputs and outputs, which informs how services and facilities are developed and prioritized. Additionally, the system is governed by a body of knowledgeable, concerned, and invested citizens and stakeholders who report to the County Board of Supervisors about the function and effectiveness of the system's services and facilities. As the County's understanding grows and needs and practices related to homelessness evolve, the County and its partners make every effort to develop and enhance the services and facilities designed to address them.

## Services

- Shelter and housing assistance (housing navigation, rapid resolution/problem solving support, housing resources, assessments, referrals)
- Case management and supportive services
- Coordinated Outreach Referral and Engagement (CORE) Teams
- Health and Behavioral health care, case management, and support
- Financial services
- Legal services
- Educational and Vocational services
- Employment and workforce development

## Facilities

- Emergency Shelters (adult, transition aged youth (18-24yo), and family options)
- Coordinated Assessment Referral and Engagement (CARE) Centers and Warming/CARE Capable Sites
- Transitional Housing
- Permanent Housing
- Food Assistance
- Physical and Behavioral Health Hospitals, Clinics, Treatment Centers

## **MA-35 SPECIAL NEEDS FACILITIES AND SERVICES - 91.410, 91.210(D)**

### **Introduction**

When considering the supportive housing needs of homeless individuals across the Consortium, there is a significant gap between the supply of supportive housing and the population that experiences homelessness who need it. Individuals and families across a range of special needs categories have strong need for supportive housing, and the rise in the elderly homeless population is highly concerning.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The 2019 Point In Time (PIT) and 2018 Annual report on homelessness show that, over the past five years that Adults with disabilities increased 22% and Seniors 62+ increased 97%, while Veterans decreased 11% and Families decreased 16%. PIT data showed 2,295 persons experiencing homelessness - 668 sheltered (11% families [62], 89% single adults) and 1,627 unsheltered (3% families [37], 97% singles) - a 43% increase from 2017. Chronically homeless individuals increased 65%. Chronically homeless individuals are more likely to need supportive housing than other homeless individuals, and prefer supportive housing rather than institutional or congregate settings.

The CoC 2018 Annual Report of the 7,024 people who received services during the calendar year states that 67% self-reported having a disability:

- Developmental (743)
- Substance Abuse (1,952)
- Chronic Health Issues (1,964)
- Physical disability (2,026)
- Mental Health disability (2,241)

Seniors age 62+ numbered 659 and were 9% of those served. Almost half (46%) of the transition age youth (TAY) respondents in the Youth and Family Needs Assessment reported having a disability. Over 25% of those interviewed by the CORE Outreach teams report that substance abuse, and 20% reported that an illness or health condition, led to their homelessness.

The CoC reported 899 persons served by permanent supportive housing programs. Most likely to be housed were Veterans and Seniors, and least likely were persons with psychiatric disabilities. Family households were much more likely to exit to housing than adult-only households.

Supportive housing needs for persons with HIV/AIDS is more difficult to access. The 2017 CC Health Dept. *HIV Surveillance Brief* reported 2,075 individuals living with HIV or AIDS, with a higher concentration in west County, followed by east, with central County having the lowest rates. Although many need affordable housing, the proportion that needs supportive housing with services is more likely to be limited to those whose viral load has not been suppressed. The report found that 69.7% of individuals with HIV or AIDS had a suppressed viral load, 25.2% had not had a viral load test, and only 5.1% had a viral load that was not suppressed. Therefore, the potential number of people with HIV/AIDS who may need supportive housing numbers from 105 to some unknown portion of those 522 who have not been tested.

To address need for supportive services, CC Behavioral Health Services provides Full Service Partnership services – the most intensive community-based services and those likely to be utilized by individuals in need of supportive housing – to 201 children, 100 transition age youth aged 16 to 25, and 190 adults. Some of these residents are already live in integrated,

supportive housing, but others may be living in congregate facilities or may be reliant upon housing with family members who may not be able to accommodate them in the future. Data from the East Bay Regional Center does not facilitate a precise breakdown of the population of persons with developmental disabilities between Alameda and Contra Costa Counties, respectively.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Contra Costa Behavioral Health Services provides a range of supportive housing options for individuals returning from mental health institutions in addition to persons with psychiatric disabilities who may be at risk of institutionalization. Beyond general preferences for persons with disabilities in a variety of affordable housing programs or developments, including the Housing Choice Voucher Program, there are no specific programs for connecting persons with physical disabilities to supportive housing.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Increase the supply of permanent supportive housing for people with disabilities and services for people with disabilities:

Contra Costa County and the Cities of Antioch, Concord, Pittsburg, and Walnut Creek will undertake the following activities to increase the supply of permanent supportive housing for persons with disabilities and services for people with disabilities:

- To the extent practicable, use affordable housing funds for the construction of permanent supportive housing in developments in which 10-25% of units are set aside for persons with disabilities. Affirmatively market units to individuals with intellectual and developmental disabilities, their families, and service providers, such as the Regional Center of the East Bay.
- Explore methods for nonprofit partners to assist in purchasing or master leasing affordable units within inclusionary market-rate developments and set a portion of those units aside for persons with disabilities.
- Explore funding options for continuing community-based services for possible expansion of services, particularly for persons with psychiatric disabilities.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Special needs groups with priority housing and supportive needs within the County include the elderly/frail elderly, persons with HIV/AIDS, victims of domestic violence (which includes abused/neglected children), and persons with physical/mental disabilities. Many of the supportive needs are addressed strategically through CDBG funding of Public Service activities for non-homeless special needs populations, which includes elderly/frail elderly, persons with HIV/AIDS, victims of domestic violence, and persons with physical/mental disabilities. In addition, the Consolidated Plan goal of “CD-6 Infrastructure/Public Facilities” includes funding activities with CDBG funds to construct or improve public facilities and infrastructure including, but not limited to, providing and improving access to facilities for persons with disabilities. This may include directly improving or constructing facilities or infrastructure in low-income areas or providing assistance to nonprofit agencies that serve low-income populations, including non-homeless special needs populations.

To the extent that other funds, especially low-income housing tax credits, are available, the County will use CDBG, HOME, and HOPWA funds to assist in the development of new units of affordable housing for seniors (including frail elderly), persons with HIV/AIDS, and persons with physical and mental disabilities.

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## MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

### Describe any negative effects of public policies on affordable housing and residential investment

There are several significant barriers to affordable housing within Contra Costa County, in general, and the entitlement cities of Antioch, Concord, Pittsburg, and Walnut Creek. At a high level, cross-cutting barriers include:

- Zoning and land use restrictions that prevent or otherwise limit the development of dense housing types that are more likely to be affordable than detached single-family homes;
- Zoning and land use approval processes that prolong the time it takes for development to occur;
- Community opposition to the development of affordable housing;
- Local development standards for height limits, stories, lot coverage maximums, and parking requirements which reduce the number of units allowed on any given site;
- Contra Costa County has an urban limit line to concentrate development in urban areas and protect open space. This policy increases the cost of land, which increases the cost of development;
- High land costs;
- Inadequate inclusionary housing policies;

- Insufficient financial resources for affordable housing development; and
- Insufficient tenant protections.

Specific barriers in each of the jurisdictions included in this Consolidated Plan are further discussed below.

**Contra Costa County:** The areas of Contra Costa outside the four entitlement cities vary widely and include some of the most affordable parts of the County as well as some of the least affordable. They also include areas where the built environment is urban, suburban, and rural, respectively. Leaving aside protected agricultural lands and public lands, the non-entitlement areas within the County tend to have the most restrictive density regulations in the central portion of the County. Zoning and land use policies that restrict density are not the only causes of the imbalances in the housing stock compared to the rest of the County. Some areas may have topographical characteristics that make multifamily construction difficult, and some areas may have few remaining buildable sites. Nonetheless, density restrictions play a role, and easing restrictions could encourage the gradual reuse of land that is currently devoted to detached single-family homes in addition to multifamily development on currently unoccupied sites. In Western Contra Costa County, by contrast, density restrictions play a much smaller role in exacerbating housing affordability challenges. Eastern Contra Costa County has less residential density than western Contra Costa County does, but the area also has fewer housing affordability challenges. Although more permissive zoning might facilitate greater housing affordability in the area, a relative abundance of available land for development and longer commute times between eastern Contra Costa County and regional job centers make housing more affordable. In fact, when low-income households are displaced from Inner Bay communities like Richmond, Oakland, and San Francisco by rising housing costs, they often move to eastern Contra Costa County.

In the context of inclusionary housing, delays in approval processes can adversely affect the financial feasibility of providing affordable a significant number of units. Some delays may flow from provisions in municipal ordinances that afford agencies and elected boards excessive time to act upon applications. Others may result from factors outside of the immediate control of Contra Costa County or its municipalities such as developers and friendly local officials adopting an overly methodical approach in response to fears that neighbors will file litigation under the California Environmental Quality Act. Recently enacted state laws that expedite local zoning and land use approval processes under certain circumstances may help to ameliorate this problem.

High land costs are a significant barrier to affordable housing in central and western Contra Costa County. A review of current listings of unbuilt lots for sale in the southern portion of central Contra Costa County revealed prices ranging from roughly \$300,000 per acre to \$2 million per acre.

**City of Antioch:** The City of Antioch has among the most affordable housing costs in Contra Costa County. According to the American Community Survey 2013-2017 5-Year Estimates the median value of owner-occupied housing units was \$330,900 (as opposed to \$522,300 countywide). Although the city's housing stock is skewed toward single-family homes, 12.3% of housing units are in multifamily structures with five or more units. This reflects underlying zoning that, while not particularly permissive, is less exclusionary than the land use controls in several municipalities that are much closer to the job centers of the Inner Bay and the Tri-Valley. Slow approval processes also do not appear to be a major barrier in Antioch as reflected in the high percentage of units that have built in recent decades. Land costs are also low by regional standards.

**City of Concord:** The City of Concord arguably has the most variation between neighborhoods within its boundaries of any municipality in Contra Costa County. Concord includes the area with the most concentrated poverty in the entire county in the vicinity of Monument Boulevard in the western portion of the city. It also includes stable middle-class neighborhoods and more affluent ones. Despite having lower housing production than communities to its east like Antioch and Pittsburg in recent decades, Concord is on the precipice of significant growth as the Naval Weapons Station is redeveloped. At a citywide level, zoning places less of a constraint on housing density in Concord than it does in most of the county: 24.5% of housing units are in multifamily structures of five units or more. The City of Concord publishes its zoning maps in a manner that facilitates a fine-grained analysis of land use regulations at a parcel by parcel level, but that does not readily facilitate a bird's eye view of the city. The map below reflects part of the southeastern portion of the city, which is relatively more affluent than the city as a whole. As can be seen, there are no parcels zoned for high density housing and few zoned for medium density housing. Restrictive zoning in the eastern portion of the city is a barrier to housing affordability though the redevelopment of the Naval Weapons Station will help ameliorate that problem. This planning process did not reveal specific issues related to delays in the development approval process or community opposition in Concord. Land costs are relatively high and are a barrier to affordable housing.

Concord has an inclusionary housing ordinance and, moreover, was involved in the negotiation of specific community benefits with regard to the provision of affordable housing at the Naval Weapons Station. The requirements for that site go beyond what is generally required under the ordinance and should make the redevelopment a tremendous positive for housing affordability in the city and the county. Nonetheless, there is room for improvement as the ordinance only requires 10% of units to be affordable with the potential of a reduction down to 6% if there is deeper affordability targeting. Concord suffers from the same lack of resources as the county as a whole in the absence of an affordable housing bond issue.

**City of Pittsburg:** In some respects, the City of Pittsburg has the fewest barriers to affordable housing of any community in Contra Costa County. A higher proportion of its housing units, 16.3%, are in multifamily structures with five or more units than in Antioch.



Affordable Rental Units At Risk Between 2015 And 2025 - State law requires that the City assess the risk of losing affordable rental housing over a 10-year planning period. Though the City has a higher proportion of multifamily rental housing, several developments are at risk of losing its status as housing affordable for low- and moderate-income tenants due to the expiration of federal, state, or local agreement. The at-risk analysis from the most recent Housing Element updated in 2015 covers the period from January 31, 2015, through January 31, 2025. Pittsburg contains 261 multi-family units at risk of conversion to market rate; all other assisted housing units are preserved or at low risk of conversion due to nonprofit ownership or long-term affordability restrictions.

Two of the at-risk developments are financed through Section 8 and governed by HUD. One of these developments, Lido Square, contains 162 units divided into 88 two -bedroom units and 84 three-bedrooms, is privately owned, financed through Section 8, and governed by HUD. The 162 low-income units within Lido Square are at low risk of conversion due to a trust agreement with HUD and an intention to maintain affordability at the complex.

The other at-risk Section 8 development is East Santa Fe Avenue Apartments, comprising 19 units divided into studio and one-bedroom apartments. The apartment complex is owned and managed by Shelter, Inc. of Contra Costa County, an independent, charitable nonprofit organization whose mission is to prevent and end homelessness for low-income residents of the county. Based on the organization's mission, the East Santa Fe Avenue Apartments are at a low risk of conversion.

Woods Manor is a Low Income Housing Tax Credit (LIHTC) project. Woods Manor is an 80-unit multi-family apartment complex composed of eight one-bedroom units, 32 two-bedroom units, 28 three-bedroom units, and 12 four-bedroom units. The complex is owned by Bridge Housing, an affordable housing developer. In 2009, Bridge Housing applied for and received an \$800,000 commitment in Contra Costa County HOME funds (at \$10,000 per unit), triggering new affordability restrictions lasting a minimum of ten years.<sup>10</sup> Due to the new affordability restrictions and Bridge Housing's mission to provide housing to low-income families, Woods Manor is currently not at risk of conversion due to new restrictions.

Preservation Options - The appropriate preservation options depend largely on the type of project at risk and the type of financing used to make the units affordable. Two methods are available to ensure there is no net loss of at-risk units converting to market rate within the planning period: the units must be acquired and preserved or new affordable units must be constructed to replace those lost in conversion. Either of those options will ensure affordable controls and price restrictions are extended under federal, state, and local programs. The cost of acquiring and preserving the units is estimated to be less than replacement through new construction. Preservation typically requires rent subsidies to cover the difference between market-rate and assisted rents.

**City of Walnut Creek:** With respect to zoning and land use, units in multifamily structures with two or more units make up a higher concentration in Walnut Creek. 35% of housing units in Walnut Creek are in multifamily structures with two or more units, a figure that nearly matches the 37% of units that are detached single-family homes (2019 Department of Finance Housing Estimates). Affordable housing projects within close proximity to amenities, usually near downtown, are competitive for tax credit and other funding sources, but obtaining vacant land to build multifamily is becoming harder to find due to limited resources.

To encourage more housing and mixed-use development downtown near transportation and jobs, the City completed the North Downtown and West Downtown Specific Plans in 2018 and 2019 respectively. Throughout the extensive public outreach process some residents expressed concern over increased density; however, the community overall was supportive. The concerns are potential displacement and increase in housing cost as more activity happens in the area. Direct displacement occurs when older homes and apartments are replaced by newer, more expensive housing units. Indirect displacement occurs due to rising housing costs. Existing residents may find it more difficult to remain as rent increases. These issues are not unique to West Downtown, North Downtown, nor are they unique to Walnut Creek. Housing production and displacement are regional issues. However, the City also has local policies to mitigate displacement and encourage affordable housing.

Walnut Creek has inclusionary housing and commercial linkage fee regulations that support affordable housing development. Housing in-lieu and commercial linkage fees are primarily used for acquisition and predevelopment funding of affordable housing. Affordable housing developers are able to leverage city funds to secure other state and federal funding sources. Over the span of 15 years, Walnut Creek collected \$26,125,000, which translated to over 300 affordable units.

Walnut Creek also has a local density bonus program that supplements the state density bonus law. Through Walnut Creek's local program (adopted in 2009), developments that include substantial affordability can request density bonuses beyond 35%. Three affordable housing developments have utilized this program to obtain the following bonuses: 150% (Arboleda), 45% (St. Paul's Commons), and 42% (Habitat for Humanity - 1250 Las Juntas). These supplemental bonuses helped to generate more affordable housing as well as increase the competitiveness of the projects for state and federal programs. Walnut Creek is in the process of updating its local density bonus program to include broader incentives for affordable housing development. With changes in state law, and increased savviness on the part of developers in regards to density bonus, Walnut Creek is seeing more developers utilizing this tool for residential development. As a result, Walnut Creek anticipates seeing less inclusionary in lieu fees in the future and more integrated affordable housing units throughout market rate developments.

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## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

## Introduction

Contra Costa County is one of two counties (Alameda County is the other) comprising the East Bay region of the San Francisco Bay area. Like many other regions across the country, the East Bay was significantly impacted by one of the worst economic downturns, known as the "Great Recession" about a decade ago. The unemployment rate in Contra Costa County more than doubled from 5.1 percent in April 2008 to 11.1 percent in October 2009, subsequently staying at or above 10 percent for another two years. Virtually every industry and occupation was negatively impacted during this period, with job losses outpacing gains across the board. Based on an East Bay Economic Development Alliance report, "Building on our Assets: Economic Development and Job Creation in the East Bay", the result of the Great Recession was the loss of one out of ten jobs in the East Bay.

Fortunately, the economy has seen a significant uptick due to its strength as a high growth region and a number of years for recovery to occur. In fact, many have described the current economic state as booming. Most recently, according to the California Employment Development Department, the unemployment rate has dropped dramatically over the decade and now stands at just 2.6 percent.

Unfortunately, there is growing sentiment that this growth is unsustainable and will begin to slow soon. A recent economic outlook report on Contra Costa County, performed by Beacon Economics, identified a number of important measures that may temper optimism about the future. These include: 1) an impending labor shortage; 2) tightening housing supply; 3) Political uncertainty (election year); 4) a sharply widening federal deficit, and 5) odd market fluctuations, combined with a flattening yield curve.

## Economic Development Market Analysis

<b>Table 49 – Business Activity</b>					
<b>Business by Sector</b>	<b># Workers</b>	<b># of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Agriculture, Mining, Oil & Gas Extraction	3,533	3,250	1	2	1
Arts, Entertainment, Accommodations	32,222	23,326	13	14	1
Construction	16,976	14,310	7	9	2
Education and Health Care Services	49,905	31,086	20	19	-1
Finance, Insurance, and Real Estate	19,036	13,377	8	8	0
Information	9,911	4,136	4	3	-1
Manufacturing	18,676	11,926	7	7	0
Other Services	10,873	7,689	4	5	1
Professional, Scientific, Management Services	40,732	20,217	16	12	-4
Public Administration	0	0	0	0	0
Retail Trade	31,413	22,322	12	14	2
Transportation and Warehousing	7,951	4,404	3	3	0
Wholesale Trade	12,074	7,151	5	4	-1
Total	253,302	163,194	--	--	--
<i>Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)</i>					

## Labor Force

<b>Table 50 – Labor Force</b>	
Total Population in the Civilian Labor Force	373,038
Civilian Employed Population 16 years and over	343,035
Unemployment Rate	8.03
Unemployment Rate for Ages 16-24	19.24
Unemployment Rate for Ages 25-65	5.54
<i>Data Source: 2011-2015 ACS</i>	

<b>Table 51 - Occupations by Sector</b>	
Occupations by Sector	# of People
Management, business and financial	111,558
Farming, fisheries and forestry occupations	12,895
Service	31,761
Sales and office	79,172
Construction, extraction, maintenance and repair	26,010
Production, transportation and material moving	12,826

## Travel Time

<b>Table 52 – Travel Time</b>		
Travel Time	Number	Percentage
< 30 Minutes	143,530	46%
30-59 Minutes	106,235	34%
60 or More Minutes	62,167	20%
<b>Total</b>	<b>311,932</b>	<b>100%</b>

**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

<b>Table 53 – Educational Attainment by Employment Status</b>			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	23,658	3,317	13,271
High school graduate (includes equivalency)	43,068	4,715	15,548
Some college or Associate's degree	84,359	6,830	24,783
Bachelor's degree or higher	139,625	6,974	27,320

Data Source: 2011-2015 ACS

**Educational Attainment by Age**

<b>Table 54 – Educational Attainment by Age</b>					
	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	765	3,899	6,683	10,693	6,512
9th to 12th grade, no diploma	6,526	5,588	5,078	8,228	4,991
High school graduate, GED, or alternative	17,537	16,683	14,650	32,053	19,671
Some college, no degree	25,471	19,299	18,628	46,068	20,694
Associate's degree	3,464	6,661	7,862	17,685	7,411
Bachelor's degree	6,424	24,312	30,098	56,566	21,996
Graduate or professional degree	299	8,542	17,840	36,592	16,786

Data Source: 2011-2015 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

<b>Table 55 – Median Earnings in the Past 12 Months</b>	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	1,271,590
High school graduate (includes equivalency)	1,868,854
Some college or Associate's degree	2,759,847
Bachelor's degree	4,212,005
Graduate or professional degree	4,763,883

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

A little less than half of all Contra Costa County jobs are management, business, science and arts occupations. It is expected that health care and educational services jobs, in particular, continue to grow in Contra Costa County than in the rest of the East Bay. The Business Activity

table above further confirms the strength of these sectors in Contra Costa County. The educational services, health care, and social assistance industries currently comprise 22 percent of the jobs held by the civilian employed population, 16 years old and over.

### **Describe the workforce and infrastructure needs of the business community:**

The County, via its Workforce Development Board (WDB) has utilized a sector approach to address workforce and business needs in the region since 2004, and identified construction, healthcare, manufacturing, and retail as priority sectors during the early/mid 2000s. As part of its sector engagement process, the WDB has bundled quantitative analysis with anecdotal information gathered through business engagement efforts (e.g. interviews, surveys, and conversations), in order to better ascertain business needs, validate labor market projections, and identify skills gaps in the workforce. The WDB has been able to effectively group occupations and skill requirements into functional clusters across businesses and/or industries. Following roughly one year of research and analysis, in July 2012, the WDB adopted a policy to prioritize and target investments in the following four industry sectors: 1) Advanced Manufacturing; 2) Health and Life Sciences; 3) Energy; and 4) Information Communication Technology (ICT) and Digital Media. These four industry sectors typically require a highly skilled and/or trained workforce.

Therefore, the primary workforce need is the provision of education/training programs in which the County's workforce population can participate. The WDB's vision to fulfill the workforce needs of the business community within these four sectors is to create a highly skilled workforce, prepared through targeted training programs and dynamic education/training systems. The WDB works towards the realization of this vision by building a workforce development network that includes strategic partnerships with a wide range of organizations and businesses, the use of industry sector strategies, leveraging of investments to increase impact, a data-driven approach that includes using economic intelligence in decision-making, and shared accountability for results.

The infrastructure needs of the County's overall business community is largely met due to the County's location within the San Francisco Bay Area. The County has two major interstate highways, an extensive existing freight railway system, waterfronts and ports that provide connectivity to regional, national, and global markets. In addition to the two major interstate highways, the County is served by the Bay Area Rapid Transit (BART) passenger rail system, which connects County residents and workers to east, central, and west Contra Costa County, in addition to the greater Bay Area. Given the County's geographic and demographic diversity, there are specific areas of the County with their own unique characteristics that affect the County's economic system. The area of west Contra Costa and east Contra Costa, are housing-rich places with a high number of households compared to jobs, and relatively lower connectivity to the East Bay's dense employment nodes, such as central Contra Costa County. These subareas have a business mix that serves the area households, and therefore do have lower concentrations of driving industry sectors. The area of central Contra Costa has a higher

ratio of jobs to residents, stronger regional accessibility, and specific industry concentrations in driving sectors like Advanced Manufacturing, Health and Life Sciences, Energy, and ICT and Digital Media. However, in lower-income communities of the County, there is a continual need for various infrastructure improvements, where the current infrastructure is antiquated and in need of replacement or in need of a major upgrade to address efficiency and accessibility concerns.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

One of the biggest potential changes continues to be the initiative to develop and expand the Northern Waterfront of Contra Costa County. This initiative is currently underway, and is examining the necessary infrastructure required to develop the waterfront area that stretch from the City of Hercules to the City of Oakley so that the industrial lands will be marketable for companies looking to expand and/or move into this area. In addition, the land will be used to support complimentary industries that will help to increase skilled, high wage jobs in East Contra Costa County. The initiative seeks to promote the County's accessibility in terms of waterways, highway, freight lines, and two regional airports. The expansion or creation of new businesses to support such services may be necessary, in addition to workforce training initiatives.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Generalizations about the skills and knowledge needed to find employment in the priority sectors are difficult to make. However, an analysis of the available economic and workforce data by the East Bay Economic Development Alliance makes a number of things clear. First, in many of the industry sectors that are expected to grow and provide high-quality employment opportunities, scientific and technical skills and knowledge are required. Jobs in the priority sectors mentioned above, including professional & business services, and health care & social assistance, will largely require these kinds of skills and knowledge. This idea points to the importance of providing educational and career pathways in the STEM (Science, Technology, Engineering, Math) fields for local residents. Second, many of the jobs being created by new and growing industries will require at least some post-secondary education. A recent report by the California Employment Development Department (EDD) estimates that eight out of ten of the fastest growing job categories in the state will require at least a bachelor's degree. According to the Labor Force table above, the total civilian labor force population in the Urban County is 582,886, of which 547,323 is employed, with over 50 percent having a bachelor's degree or higher. However, the proportion of residents of Contra Costa County who are above the age of 62 (18.5 percent) is nearly 2 percent higher than the statewide average for



California (16.8 percent). For employers, highly educated and/or skilled older workers who are aging out of the workforce will need to be replaced. Yet the challenge is the upcoming younger generations, especially those between 16-24 years of age, are not meeting the educational and or skill level necessary to fill many of the jobs that are being vacated by the older workforce. Addressing the education and training needs of the younger population is critically important for a number of reasons. Disconnected youth are more likely to engage in illegal behavior and become dependent on public aid. In addition, a lack of connection with school and work during these critical years can interfere with the transition to a productive and self-sufficient adulthood. Finally, a lack of education and work experience results in reduced employability and earning potential.

In addition, according to an East Bay Economic Alliance's 2019-20 Outlook, the East Bay's largest occupational skills gap between the skills of the region's resident workforce and those sought after by the region's employers is in sales and office occupations. It further indicated that an emphasis should be on the sales and administrative positions that are expected to grow such as Securities, Commodities and Financial Services Sales Agents, Insurance Sales Agents and First-Line Supervisors of Office and Administrative Support Workers. The reports analysis of wage pressure and employment growth also showed that healthcare practitioners and technical occupations, as well as architecture and engineering occupations, are seeing the most substantial regional wage pressure and provide a valuable indication of where regional job training and education should be focused moving forward.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

There is currently one major workforce training initiatives occurring in Contra Costa County, the East Bay Biomedical Manufacturing Network. The East Bay Biomedical Manufacturing Network is building a regional innovation ecosystem for technology transfer, economic development, and workforce development in medical device and bioscience manufacturing along the I-80/880 Corridor of the Inner San Francisco East Bay Area. This region includes Western Alameda and Contra Costa Counties from San Pablo/Richmond in the North to Fremont/Newark in the South and is home to world-class innovation assets such as UC Berkeley and Lawrence Berkeley National Laboratory.

There is also a call for a second workforce training initiative for electric vehicles (EVs) and electric vehicle service equipment (EVSE). The Contra Costa Transportation Authority produced a framework and strategic plan in 2019 that outlines that suggests there will be a strong need for electricians as demand for EVs continues to rise in the state.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?** No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The County, at this time, does not have a comprehensive economic development plan. The County's Workforce Development/Investment Board has a Five-Year Strategic Plan that addresses economic growth as it relates to the County's overall workforce.

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## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The 2020-2025 Contra Costa Analysis of Impediments to Fair Housing Choice, which utilized the data provided by HUD for the Analysis of Fair Housing, presented jurisdiction-specific data relevant to this section which will be included here. Concentration is defined as areas of extreme or high poverty defined by US census as areas with 40% of the tract population living below the federal poverty threshold.

Households with incomes at 30% and 50% AMI experience a greater degree of housing problems than other income groups. 67% of households with income below 100% AMI experience a housing problem. In addition, extremely-low income American Indian/Alaska Native, low-income Black/African American and Pacific Islanders households have disproportionate housing needs. (See the discussion in Section NA-15.)

The communities of San Pablo, North Richmond, Montalvin Manor, Tara Hills, Bay View, and Bay Point all have a concentration of minority populations (more than 78.3%) in Low Mod Census tracts. Much of the housing in these communities are more than 60 years old and suffer from deferred maintenance.

As previously discussed, there are significant habitability problems in low-income predominately Hispanic neighborhoods in the Concord Monument Corridor as well as predominately Black and Hispanic neighborhoods in Richmond and North Richmond. HUD mapping shows that the most severe housing problems overlap with minority housing patterns especially in Richmond, the Monument Corridor, and Pittsburg.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Racially or ethnically concentrated areas of poverty (R/ECAPs) are geographic areas with significant concentrations of poverty as well as racial or ethnic minorities. HUD has developed a census-tract based definition of R/ECAPs areas with a non-White population of 50 percent or more. Census tracts in which 40 percent or more of the individuals are living at or below

the poverty limit or that have a poverty rate three times the average poverty rate for the metropolitan area, whichever threshold is lower. Under this definition, there is only one R/ECAP in Contra Costa County, located in the Monument Corridor area of Concord. However, the criteria used to define a R/ECAP relies on the federal poverty level and so does not fully capture levels of poverty in areas with a high cost of living such as the San Francisco Bay Area. A more inclusive definition of concentration includes census tracts that have poverty rates of 25 percent or more. Under this expanded definition, there are R/ECAPs in Antioch, Bay Point, Concord, Pittsburg, North Richmond, Richmond, and San Pablo. The largest concentrations of R/ECAPs are in Concord and Richmond where there are three designated census tracts in each area.

There are many areas that have census tracts in which 50 percent or more of the population is a member of a racial or ethnic minority.

- Black/African American residents are generally concentrated in Antioch, Hercules, Pittsburg, Richmond, and North Richmond. Asians and Pacific Islanders are concentrated in San Ramon and Hercules as well as in Camino Tassajara, and El Cerrito.
- Hispanic residents are concentrated in Pittsburg, Richmond, San Pablo, Bay Point, North Richmond, Montalvin Manor, Rollingwood, Martinez and in certain neighborhoods in the cities of Antioch, Concord, and Oakley.

### **What are the characteristics of the market in these areas/neighborhoods?**

With the exception of San Ramon, all of the above areas have home and apartments that are priced at or below median home sales and rents.

### **Are there any community assets in these areas/neighborhoods?**

Community assets typically are facilities such as schools, libraries, community centers, parks, and access/proximity to commercial centers or establishments that include grocery stores, general merchandise stores, and pharmacy retailers. The communities listed above all have a combination of community assets that include parks, community centers, and schools (elementary, middle, and high schools). San Pablo, North Richmond, Montalvin Manor, Bay Point, Hercules, and San Ramon all have a number of parks, community centers, and schools (elementary, middle, and high schools). The communities of Antioch, Bay Point, Concord, El Cerrito, Hercules, Oakley, Pittsburg, San Pablo, Richmond, and San Ramon all have a public library. Some of these areas have existing large grocery markets, such as Safeway, Raley's, or Grocery Outlet; but most are served by small businesses within the areas.

Areas that have low-income concentrations, such as North Richmond, Montalvin Manor, and Bay Point, tend to have a scarcity of traditional grocery stores, which requires many of the residents of these areas to travel outside their immediate neighborhood to grocery shop.

Given the scarcity of grocery stores within low-income areas, residents tend to have limited food options and therefore only have poor food choices, such as fast food.

As part of the “Non-Housing Community Development” priority within the Strategic Plan section of this Consolidated Plan, there are two strategies that can address this problem within low-income neighborhood: 1) Improving Infrastructure and Public Facilities; and 2) expanding economic development opportunities.

Assisting with infrastructure/public facilities along major transportation corridors or roadways within low-income neighborhoods can improve accessibility for residents to get to grocery stores or can open opportunities for new food retailers that provide healthy food choices to locate in or near these neighborhoods.

In addition, expanding economic opportunities to new or current small food-oriented businesses through the provision of technical assistance or access to financial assistance can entice residents of these neighborhoods, who have been operating an informal food business, to formalize and possibly locate within their neighborhood.

### **Are there other strategic opportunities in any of these areas?**

The communities of San Pablo, Montalvin Manor, Tara Hills, Bay View, and Rodeo are all located along San Pablo Avenue: a major arterial stretching from downtown Oakland in Alameda County to Rodeo in Northwestern Contra Costa County. The full length of San Pablo Avenue in Contra Costa County is identified as a Priority Development Area (PDA) through the Association of Bay Area Governments. San Pablo Avenue has a mixed-use planning designation along the entire Contra Costa segment. PDAs are identified in local and regional planning documents as the priority areas for in-fill development with a focus on jobs, housing, and access to transit.

The County has also undertaken the Northern Waterfront Economic Development Initiative, in cooperation with its partners, the cities of Antioch, Brentwood, Concord, Hercules, Martinez, Oakley, and Pittsburg. It is a regional cluster-based economic development strategy with a goal of creating 18,000 new jobs by 2035. The Initiative focuses on advanced manufacturing sub-sectors in five targeted clusters (advanced transportation fuels, biotech/bio-medical, diverse manufacturing, food processing, and clean tech) and leveraging existing assets to retain existing firms. In cooperation with public and private stakeholders, the Initiative will retain existing business, help them expand, and attract new businesses. The Northern Waterfront area consists of approximately 55 miles of Contra Costa County’s northern waterfront, from Hercules to Oakley and is an important economic asset to the San Francisco Bay Area region. This waterfront has several unique features such as a deep ship channel, marine terminals, and it is served by two Class-1 railroad lines, Union Pacific Railroad and Burlington Northern Santa Fe Railroad.

Contra Costa County has 38 priority development areas (PDAs) that offer opportunities for strategic planning. PDAs are identified in local and regional planning documents as priority areas for in-fill development with a focus on mixed-use development that provides jobs, housing, and access to transit. The communities of San Pablo and Montalvin Manor are located along San Pablo Avenue: a major arterial stretching from downtown Oakland in Alameda County to Rodeo in Northwestern Contra Costa County. The full length of San Pablo Avenue in Contra Costa County is identified as a PDA, with a goal to develop a vibrant, mixed use corridor. Another PDA is located in Central Richmond while others are located in El Cerrito, Hercules, North Richmond, Concord, Antioch, Oakley, Pittsburg, and in San Ramon. Many of these PDAs are located around the ten BART stations in Contra Costa. Additionally, there are projects in Rodeo and at the Pittsburg/Bay Point BART station, which were assumed by the Contra Costa County Successor Agency who are actively seeking development partners to complete the planned developments.

Targeting public investments and efforts to increase economic mobility within Contra Costa County's R/ECAPs can help increase access to opportunity in these areas. Economic development efforts in R/ECAPs can complement the Northern Waterfront Economic Development Initiative while infrastructure and streetscaping improvements can help facilitate local retail development.

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## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

As is illustrated on the accompanying table, the Consortium is well covered by a variety of service providers with varying types of accessibility and speed. Broadband internet availability for the County as a whole at over 95% far exceeds the US average of 79%, and is better than the California average of 94%. All areas except Bethel Island, which is 70%, are even higher at 95% - 99%. California is the 12th most connected state in the nation, with 98% of the population having access to broadband speeds of 25 Mbps or more. A search by zip code reveals no major differences in coverage and accessibility in lower income neighborhoods.

Xfinity (Comcast) offers its Internet Essentials program to every unconnected HUD-assisted household and is the primary provider of television and internet throughout the County. All areas have access to the highest speed access to high speed internet, including Bethel Island. Xfinity (Comcast) offers this speed service by cable, and AT&T provides it by fiber (with limited coverage) and by DSL. Satellite services at 25 Mbps are offered by ViaSat and HughesNet, while DSL is provided by Sonic, also at a speed of 25 Mbps.

The need for broadband wiring and connections is viewed to be more than adequate for all households and areas in the County with the exception of Bethel Island. This remote area in far East County has the least amount of Broadband coverage at 70%.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

All areas of the County are served by at least six providers with a wide range of products, speeds and prices. Bethel Island, in far East County, is served by five providers with speeds (and prices) ranging from 1000 Mbps to 10 Mbps, therefore competition is deemed adequate. See Tables 56 & 57.

<b>Table 56–Available Broadband Providers in County-</b>									
<b>CDBG Jurisdictions</b>	<b>Broadband Internet Availability &gt; 25 Mbps</b>			<b>Internet Provider Types and Coverage %</b>			<b>Internet Speed Availability in Mbps</b>		
	<b>City</b>	<b>CA</b>	<b>USA</b>	<b>Cable</b>	<b>DSL</b>	<b>Fiber</b>	<b>3</b>	<b>10</b>	<b>25</b>
<b>Antioch</b>	97%	94%	79%	97%	94%	3%	100%	100%	97%
<b>Concord</b>	98%	94%	79%	98%	97%	-	100%	100%	98%
<b>Pittsburg</b>	97%	94%	79%	96%	96%	100%	100%	100%	97%
<b>Walnut Creek</b>	99%	94%	79%	100%	99%	-	100%	100%	99%
<b>Contra Costa County</b>									
WEST-Richmond Area	98%	94%	79%	98%	99%	-	100%	100%	98%
CENTRAL-Martinez Area	97%	94%	79%	97%	98%	-	100%	100%	97%
CENTRAL-LaMorinda Area	99%	94%	79%	90-99%	89-99%	-	100%	100%	99%
FAR EAST-Bethel Island	70%	94%	79%	70%	89%	-	100%	100%	70%
FAR EAST-Discovery Bay	95%	94%	79%	95%	92%	6%	100%	100%	95%
FAR EAST-Brentwood	96%	94%	79%	96%	85%	12%	100%	100%	96%
FAR EAST-Oakley	99%	94%	79%	99%	87%	11%	100%	100%	99%
SOUTH-San Ramon	99%	94%	79%	96%	82%	14%	100%	100%	99%



## Consortium Broadband Availability

**Table 57 – Available Broadband Providers in Contra Costa County**

<b>AT&amp;T</b> Fiber-1000 Mbps Rating 3.0 / 5 Availability	<b>Earthlink</b> Fiber-1000 Mbps Rating 3.5 / 5 Availability	<b>Wave Broadband</b> Cable-1000 Mbps Rating 2.5 / 5 Availability	<b>Xfinity</b> Cable-1000 Mbps Rating 2.5 / 5 Availability	<b>Viasat</b> Satellite-25 Mbps Rating 2.0 / 5 Availability	<b>HughesNet</b> Satellite - 25 Mbps Rating 2.5 / 5 Availability	<b>Sonic</b> DSL-25 Mbps Rating N/A Availability	<b>Internet Free Planet</b> Fixed Wireless-10 Mbps Rating N/A Availability
Yes	No		Yes	Yes	Yes	Yes	No
Yes	No		Yes	Yes	Yes	Yes	No
Yes	Yes		Yes	Yes	Yes	No	Yes
Yes	No		Yes	Yes	Yes	Yes	No
Yes	No		Yes	Yes	Yes	Yes	No
Yes	Yes		Yes	Yes	Yes	Yes	Yes
Yes	No	No	Yes	Yes	Yes	L&M Yes, O-No	No
Yes	No	No	Yes	Yes	Yes	No	Yes
Yes	Yes	No	Yes	Yes	Yes	No	Yes
Yes	Yes	No	Yes	Yes	Yes	No	Yes
Yes	Yes	No	Yes	Yes	Yes	No	Yes
Yes			Yes	Yes	Yes	No	No



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## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Contra Costa County has assessed hazard risk and the impact of hazards on lower income communities and individuals for many years with the latest update to the Contra Costa County Hazard Mitigation Plan (Vol 2) in January 2018.

In addition, cities, counties and agencies have incorporated such planning in the creation and implementation of Climate Action Plans. These documents have provided suggested actions jurisdictions can take to limit the Greenhouse Gas Emissions. Some jurisdictions have gone beyond GHG reduction-focused Climate Action Plans and have incorporated climate resilience into their climate action programs. These documents outline key adaptation strategies and structural changes that make communities more climate resilient. Among the cities that have incorporated resilience into climate planning are San Francisco, Oakland, and Alameda, and Contra Costa is following in such footsteps.

Below is a basic assessment of hazard risks facing Contra Costa County and consortium cities, followed by a general outline of how climate change may alter these hazards and their effects. The Contra Costa County Consolidated Plan will address current and developing vulnerabilities, and how they will change in the coming years.

Per the Hazard Risk Ranking below from the Contra Costa County Hazard Mitigation Plan, the following are considered high hazard risks:

- Earthquake
- Landslide

Medium hazard risks include the following:

- Severe Weather
- Wildfire
- Dam and Levee Failure
- Flood

Low hazard risks include the following:

- Sea level rise
- Tsunami
- Drought

## **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

### Earthquakes - High Risk

By far the greatest natural hazard risk to the entire County is from earthquake. Contra Costa County is located in a region of high seismicity with numerous local faults. The primary seismic hazard for the County is potential ground shaking from these faults, especially the Hayward, Calaveras North, Concord-Green Valley, Mount Diablo, and Greenville faults. Low-income households and senior households (individuals over the age of 65) are particularly vulnerable to earthquake hazards. Low income households may lack the financial resources to improve their homes to prevent or mitigate earthquake damage. They are also less likely to have insurance to compensate for losses in earthquakes. Senior households are more likely to need special medical attention, which may not be available due to isolation caused by earthquakes. Elderly residents also may have more difficulty leaving their homes during earthquake events and could be stranded in dangerous situations.

### Landslide - High Risk

Landslides are commonly categorized by the type of ground failure. The most common type is the shallow colluvial slide, usually occurring in response to intense, short duration storms. Landslides are often triggered by other natural hazards such as earthquakes, heavy rain, floods or wildfires, therefore landslide frequency is often related to the frequency of these other hazards. In Contra Costa County, landslides typically occur during and after severe rain storms, so the potential of landslides largely coincides with the potential for sequential severe storms that saturate steep, vulnerable soils. According to the County Hazard Mitigation Plan it is difficult to determine demographics of populations vulnerable to landslide damage. In general, all of the estimated 166,205 persons exposed to higher risk landslide areas are considered to be vulnerable.

### Severe Weather - Medium Risk

Severe Weather, which includes extreme heat events to which East County is more susceptible, is a medium risk but one more associated with climate change. Severe weather includes:

- Drastic increase in severe heat days, heat waves, and associated health events and energy costs
- Increasingly volatile weather, negatively affecting agricultural yields and recreation/tourism
- Increasingly frequent severe storms, which can increase risk of flood, landslide, power outages, and disruption of transportation systems

Vulnerable populations are the elderly, low-income households, people with life threatening illnesses, and residents living in areas that are isolated from major roads.

Wildfire - Medium Risk

A wildfire is any uncontrolled fire occurring on undeveloped land that requires fire suppression. Wildfires can be ignited by lightning or by human activity such as smoking, campfires, equipment use, or arson. The geography, weather patterns, and vegetation in the East Bay area provide ideal conditions for recurring wildfires. Especially vulnerable are the East Bay Hills in Lamorinda, which includes Lafayette, Moraga, and Orinda. Parts of Walnut Creek, including the area surrounding Rossmoor, are vulnerable to wildfires, as are Clayton, the Danville/San Ramon area, and San Pablo/El Cerrito/El Sobrante area.

Smoke and air pollution from wildfires can be a severe health hazard, especially for sensitive populations, including children, the elderly, and those with respiratory and cardiovascular diseases. Homeless individuals are also at particular risk since they wouldn't necessarily have the ability to find refuge indoors from smoke and air pollution. Furthermore, extreme heat events which bring an increasing risk to wildfires are now exacerbated by the present PG&E policy of cutting power in windy conditions.

## Contra Costa County Hazard Mitigation Plan

### Volume 1—Planning-Area-Wide Elements

January 2018

#### RISK ASSESSMENT

Risk assessment is the process of measuring the potential loss of life resulting from natural hazards, as well as personal injury, economic injury and property damage, in order to determine the vulnerability of people, buildings, and infrastructure to natural hazards. For this update, risk assessment models were enhanced with new data and technologies that have become available since 2011. The Steering Committee used the risk assessment to rank risk and to gauge the potential impacts of each hazard of concern in the Operational Area. The risk assessment included the following:

- Hazard identification and profiling
- Assessment of the impact of hazards on physical, social, and economic assets
- Identification of particular areas of vulnerability
- Estimates of the cost of potential damage.

Based on the risk assessment, hazards were ranked for the risk they pose to the overall Operational Area, as shown in Table ES-3. Each planning partner also ranked hazards for its own area. Table ES-4 summarizes the categories of high, medium and low (relative to other rankings) based on the numerical ratings that each jurisdiction assigned each hazard. The results indicate the following general patterns:

- The earthquake hazard was most commonly ranked as high.
- The flood, landslide and severe weather hazards were most commonly ranked as medium.
- The dam failure and drought hazards were most commonly ranked as low.

Table ES-3. Hazard Risk Ranking		
Hazard Ranking	Hazard Event	Category
1	Earthquake	High
2	Landslide	High
3	Severe Weather	Medium
4	Wildfire	Medium
5	Dam and Levee Failure	Medium
6	Flood	Medium
7	Sea Level Rise	Low
7	Tsunami	Low
8	Drought	Low

# STRATEGIC PLAN

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan discusses the priority housing and community development needs of Contra Costa County as a whole and establishes objectives intended to meet those needs as well as strategies to implement the objectives.

Priority needs have been determined as the result of the needs assessment process. Assessment consisted of an analysis of the community setting including housing and population characteristics, consultations, public workshops, and an online survey.

Priority needs have been grouped into four major categories: Affordable Housing, Homeless, Non-Housing Community Development, and Administration. Housing needs are further divided into the acquisition of land for purposes of affordable housing development, new construction and/or rehabilitation of rental, homeownership and special needs housing. Non-Housing Community Development is divided into public services, economic development, and infrastructure/public facilities. Administration refers to the general administration of the CDBG, HOME, and ESG Programs.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 58 – Geographic Priority Areas		
1	Area Name:	Contra Costa County
	Area Type:	Countywide
	Other Target Area Description:	Countywide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	
	Other Revitalization Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

## General Allocation Priorities

### **Describe the basis for allocating investments geographically within the state**

The Contra Costa County HOME Consortium area is comprised of the unincorporated areas and incorporated cities/towns of the County. In terms of geographic distribution of investment of HOME funds, HOME housing activities will go towards all eligible areas of the HOME Consortium area to benefit low-income households.

Contra Costa County also receives an allocation of CDBG funds from HUD to benefit residents of the Urban County. The Urban County area is comprised of all the unincorporated areas and incorporated cities/towns of the County, minus the Cities of Antioch, Concord, Pittsburg, and Walnut Creek. These four cities receive their own allocation of CDBG funds from HUD and therefore are not part of the Urban County area. In terms of specific geographic distribution of investments, infrastructure improvements and public facilities will be focused primarily in areas with concentrations of low- to moderate-income populations within the Urban County area. Investments in CDBG housing activities may occur in any Urban County area. Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout Contra Cost County as long as the facility and/or service is benefiting a reasonable percentage of residents that reside in the Urban County area.

Contra Costa County also receives an allocation of ESG funds from HUD. The ESG area for the County is the Urban County area (similar to the County's CDBG Urban County area explained above). In terms of geographic investment of ESG funds, ESG funds will be distributed throughout the Urban County to provide assistance to the homeless population or those at risk of becoming homeless who are within the Urban County area of Contra Costa County.

Contra Costa County is also a project sponsor to the City of Oakland (Alameda County) for the HOPWA program. Contra Costa County's HOPWA area is the entire unincorporated areas and incorporated cities/towns of the County.

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### SP-25 Priority Needs - 91.415, 91.215(a)(2)

#### Priority Needs

**Table 59 – Priority Needs Summary**

1	<b>Priority Need Name</b>	<b>Affordable Housing</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly and Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	<b>AH-1 New Construction of Affordable Rental Housing</b> <b>AH-2 Homeownership Opportunities</b> <b>AH-3: Maintain and Preserve Affordable Housing</b> <b>AH-4: New Supportive Housing - Special Needs</b>
	<b>Description</b>	The Affordable Housing Priority Need addresses the need to preserve existing affordable housing units and develop new units of affordable housing for low-income families and individuals, including special needs populations in the Contra Costa County HOME Consortium area. The priority is further divided into various objectives to address this priority, which are found in the "Goals" section of the Strategic Plan.
	<b>Basis for Relative Priority</b>	This priority is a high priority based on the analysis of the housing data within the Community Needs and Market Analysis sections of this Consolidated Plan. Also, the results of the Community Needs survey that was distributed at the various public meetings and also via our website indicated that the need for affordable housing is high.

2	<b>Priority Need Name</b>	<b>Homelessness Prevention</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Extremely Low, Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly, Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	<b>H-1: Housing &amp; Supportive Services for Homeless</b> <b>H-2: Rapid Rehousing &amp; Homelessness Prevention</b>
	<b>Description</b>	The Homelessness Priority is to address the need to expand and preserve shelter and housing for the homeless or those at imminent risk of becoming homeless, and to expand and preserve services to assist the homeless and those that are at imminent risk of becoming homeless.
	<b>Basis for Relative Priority</b>	This priority is a high priority based on the analysis of the data on homelessness and the homeless population found within the Needs Assessment and Market Analysis sections of this Consolidated Plan. This priority also falls in line with the Continuum of Care's Strategic Plan to end homelessness. Furthermore, the results of the Community Needs survey that was distributed at the public meetings and via the County's website during the public participation process indicated that the need to address homelessness and provide services and housing to the homeless population is high.



3	<b>Priority Need Name</b>	<b>Non-Housing Community Development</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Extremely Low, Low, Moderate Large Families Families with Children Elderly Public Housing Residents Elderly and Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	<b>CD-1: General Public Services</b> <b>CD-2: Non-Homeless Special Needs Population</b> <b>CD-3: Youth</b> <b>CD-4: Fair Housing</b> <b>CD-5: Economic Development</b> <b>CD-6: Infrastructure/Public Facilities</b>
	<b>Description</b>	The Non-Housing Priority is to address the need of providing various public services, infrastructure/public facilities, and economic development opportunities to extremely low-, low-, and moderate-income persons, including non-homeless special needs populations of the County.
<b>Basis for Relative Priority</b>	The priority need of Non-Housing Community Development activities, such as public services, economic development activities, improving infrastructure/public facilities activities is based off of the information regarding special needs populations, such as homeless, persons with disabilities, elderly/frail elderly, victims of domestic violence, and persons living with HIV/AIDS within the County. This information is found within the Needs Assessment section of this Consolidated Plan. Also, this priority need was based off of the demographic and income information found within the Needs Assessment and Market Analysis section of the Consolidated Plan. Special needs populations and the general low-income population of the County typically have limited access to various public services and economic opportunities. Also, most infrastructure/public facility improvements are generally needed in low-income neighborhoods where the infrastructure/public facilities are antiquated and in need of upgrades. Lastly, the results of the Community Needs survey that was distributed at the public meetings and on the County's website during the public participation process indicated that the need for public services, economic development activities, and improvements to infrastructure/public facilities for various low-income populations and areas of the County is high.	

4	Priority Need Name	Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Countywide
	Associated Goals	CD-7: Administration
	Description	General Administration of the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) Programs.
	Basis for Priority	

## SP-30 INFLUENCE OF MARKET CONDITIONS - 91.415, 91.215(B)

### Influence of Market Conditions

Table 60 – Influence of Market Conditions	
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Contra Costa has a lack of housing affordable to lower income households. There is significant need for new housing units, as well as rehabilitation and preservation of existing housing. Therefore, the County uses HOME, CDBG, and HOPWA funds for construction and rehabilitation. The Consortium does not provide tenant-based rental assistance (TBRA) with HOME funds. The Housing Authority of Contra Costa County provides TBRA through its Section 8 Housing Choice Voucher program, through Veteran's Assistance (VASH), and the Continuum of Care (CoC) Program.
TBRA for Non-Homeless Special Needs	As stated above, TBRA is provided through the Housing Authority.
New Unit Production	Historically, the Consortium has used most of its HOME and HOPWA funds for new unit production. CDBG funds cannot be used for new construction, but may be used to support new construction through site acquisition, or infrastructure improvements.
Rehabilitation	The Urban County uses 45 percent of its CDBG funds for housing activities. Nearly half of those funds are used to support owner-occupied single family home rehabilitation and accessibility improvements. Additional funds are used for multi-family rehabilitation and energy efficiency improvements. HOME funds may be used for rehabilitation. As many early HOME-funded projects are reaching the end of the HOME compliance period, some will be seeking a new allocation of HOME funds for major systems replacement (i.e. roofs, furnace, energy efficiency upgrades)
Acquisition, including preservation	Most HOME funded projects in the Consortium were financed with low income housing tax credits. As the tax credit and HOME regulatory periods expire, some general partners will seek funds to buy out their limited partners, and many will re-syndicate to rehabilitate and improve their properties. These property owners often seek HOME and CDBG funds to assist with acquisition and rehabilitation activities.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

**Introduction**

Contra Costa anticipates that over the five-year course of the Strategic Plan it will have CDBG, HOME, ESG, and HOPWA (pass through from the City of Oakland) available. These federal funds will be used to leverage public and private resources in all program areas. The Annual Action Plan budgets reflect one-fifth of the anticipated resources

**Anticipated Resources**

Table 61 – Anticipated Resources								
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,638,753	700,000	196,292	5,535,045	18,400,000	Expected amount available based on recent allocation and anticipated estimated Program Income during the FY 2020/21 program year.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,181,000	300,000	0	3,481,000	12,000,000	Expected amount available based on recent allocation.

Table 61 – Anticipated Resources								
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	372,905	0	0	372,905	1,480,000	Expected amount available based on recent allocation.
Other	public - federal	Acquisition Admin and Planning Housing Multifamily rental new construction Multifamily rental rehab Services	830,000	0	0	830,000	3,200,000	The County is a sub-grantee to the City of Oakland (Alameda County) for the Housing Opportunities for Persons with AIDS (HOPWA) program. The HOPWA area is the entire County.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

County policy requires projects funded with CDBG funds to provide a minimum match as follows: 10 percent required from non-profit organizations, 25 percent from local government

agencies, and 100 percent from for-profit entities. Public service and economic development projects (sponsored by non-profit organizations and public agencies) receiving multiple year funding are further required to increase the level of match for each year of funding up to 50 percent match after year five.

In accordance with federal regulations, all projects funded with Consortium HOME funds are required to provide a minimum 25 percent permanent match to the project from non-federal sources.

In accordance with federal regulations, all projects funded with ESG funds are required to provide a minimum 100 percent match from non-federal sources.

HOPWA regulations do not require matching funds. However, housing development projects using HOPWA funds must provide HOPWA-assisted units in proportion to the amount of HOPWA funds in the project.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The County, as the Housing Successor Agency to the former redevelopment agency, owns land that will be used for affordable housing development in Bay Point, North Richmond, and Rodeo.

The Housing Successor (to the former Redevelopment Agency) will issue requests for proposals to develop the Rodeo and Bay Point parcels during the Consolidated Plan period. The Housing Successor is considering using the proceeds of that sale to support the Rodeo, and Bay Point developments.

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**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

**Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.**

<b>Table 62 – Institutional Delivery Structure</b>			
<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
County of Contra Costa Department of Conservation and Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Contra Costa Continuum of Care	Government	Homelessness	Jurisdiction
City of Antioch	Government	Ownership Planning Rental	Jurisdiction
City of Concord	Government	Ownership Planning Rental	Jurisdiction
City of Pittsburg	Government	Ownership Planning Rental	Jurisdiction
City of Walnut Creek	Government	Ownership Planning Rental	Jurisdiction
Housing Authority of Contra Costa	PHA	Public Housing	Jurisdiction
Pittsburg Housing Authority	PHA	Public Housing	Jurisdiction
Richmond Housing Authority	PHA	Public Housing	Jurisdiction

### **Assess of Strengths and Gaps in the Institutional Delivery System**

At the County level, the Department of Conservation and Development (DCD) is responsible for the administration and management of the CDBG, HOME, ESG and HOPWA programs. DCD is responsible for the County's lead administrative duties (ESG, HOPWA, and HOME as well as for the Urban County programs and projects (CDBG). The County is the lead agency for the Contra Costa HOME Consortium.

Antioch's Community Development Department has responsibility for CDBG activities occurring in the City of Antioch carried out under this Strategic Plan. The City also has a redevelopment agency with several active project areas.

The Community and Economic Development Department implements the CDBG program in the City of Concord.

In the City of Pittsburg, the CDBG program is implemented by the Community Services Department. The City of Pittsburg has its own autonomous Housing Authority.

The City of Walnut Creek's Community and Economic Development Department implements its CDBG program, primarily through the Housing division.

Although Contra Costa County is the lead agency of the Contra Costa County Consortium, all the Consortium jurisdictions take a collaborative approach in administering and implementing goals and objectives in their respective programs. The Consortium members coordinate Consolidated Planning efforts. The County Consortium developed a streamlined process for applying for program funds that allows applicants to complete one application for multiple jurisdictions and, once funded, complete one periodic performance report for all jurisdictions if funded by multiple Consortium jurisdictions. This joint effort has eased the administrative burden for subrecipients and allows jurisdictions to easily share information. The Consortium also developed a joint monitoring process; eliminating duplicative and repetitive monitoring's for many of the CDBG/HOME funded programs within the County. Furthermore, the Consortia established a 2-year funding cycle for the first two years of the five-year Consolidated Plan period, and a 3-year funding cycle to complete the last three years of the five-year Consolidated Plan period. The multiple-year funding cycles have greatly reduced the time spent on completing and reviewing applications for both subrecipient and CDBG/HOME program staff respectively.

Each entitlement jurisdiction in the Consortia, however, completes its own annual planning and allocation process, including preparation and completion of its Annual Action Plan, as well as its Consolidated Annual Performance Evaluation Report (CAPER) and are subsidiary to the Consolidated Plan. These planning efforts have a high degree of coordination. Where appropriate, countywide services and efforts that have a countywide impact are coordinated.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Table 63 – Homeless Prevention Services Summary</b>			
<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X



Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Child care for homeless is Respite, adding daytime this year	X	X	X

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

In addition to providing direct medical care, testing and immunization services, the County's Countywide Health Care for the Homeless Program uses its mobile healthcare van for outreach. The bilingual Healthcare for the Homeless Team assesses client's needs, provides social support, and links clients to appropriate services and programs, including mental health and substance abuse programs, Medi-Cal, the County's Basic Adult Care program, and the Covered California healthcare insurance exchange. This program is operating at capacity and has added 2 additional staff in the last year, with emphasis on substance abuse and opioid addiction treatment.

In cooperation with the local Veterans Affairs office, Contra Costa's CoC has worked to increase its capacity to house and serve homeless veterans, including the distribution of HUD-VASH vouchers and rental assistance for permanent housing units provided to homeless veterans and their families under the Supportive Services for Veteran Families (SSVF) program. The Veteran By-Name list identifies new Veterans entering the system to house as rapidly as possible.

When foster youth age out of the foster care system, they are linked to the Independent Living Skills Program (ILSP). ILSP includes workshops that prepare youth for emancipation (money management, education, computer skills, home management, and social skills), employment

assistance, non-McKinney-Vento housing and retention services, and an individualized transition plan out of foster care. In addition, foster youth can elect to remain in foster care or return to care after emancipation (but before turning 21) to receive a two-year housing subsidy, which can be used in a market-rate unit, student housing, or congregate living. This is a State program that all foster youth and former foster youth are able to access. Additionally, CDBG funds help support the work of Court Appointed Special Advocates which also work to keep foster youth connected to services and out of the homeless system of care. They have been expanding their services substantially in the past year, but still cannot serve all the foster youth that the courts would like to have CASA representation.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Many of the services provided to special needs populations are provided by various nonprofit agencies that provide services to specific special needs populations, including those experiencing homelessness. Many of these agencies provide "in-home" services to better serve their clients, especially those who have physical disabilities. In addition to the nonprofit service providers, the County provides various services to special needs populations as well. In addition to providing shelter and shelter related service to the homeless, the County's Health Services Department provides treatment and counseling services to those who are suffering with alcohol/other drug addictions and those who are HIV positive or who are living with AIDS.

The system is currently developing resources and integrating services for special needs populations, such as persons exiting jails and prisons, and persons who are high utilizers of multiple systems. The multiple agencies tasked with supporting these populations are working with CCHS's H3 to integrate both funding and services, to ensure housing placement and stability upon identification of these individuals. These key agency partners are working with H3 to learn the homelessness system of care, including the federally mandated Coordinated Entry process, and various best practices and standards used by the County to ensure quality, low barrier, client centered and trauma informed approaches to housing persons at risk of and experiencing homelessness. These collaborations are a strength that the system is building upon to better address the lack of services previously unavailable to these high and special need populations.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

In the Summer of 2019 the County developed a system map with a Technical Assistance provider, which was designed to identify system gaps and strengths and develop strategies and benchmarks for addressing those issues in the institutional structure and service delivery system. The system map was a great success and is now used as a "living" tool by which the

community creates an annual priority plan to identify and strategically address priority needs. The system map outlined long-term and short-term goals and strategies, which guide the priority planning process and allow the Council on Homelessness and CCHS's H3 to make data driven and evidence-based policy, funding, and operational decisions to grow and improve the system.

Additionally, as mentioned above, there is ongoing concern about the long-term capacity of the non-profit community to provide services in Contra Costa County, particularly during severe budgetary times, and their ability to comply with often complex federal regulations and requirements to implement federally funded programs. Factors that contribute include the relatively low pay scale associated with non-profits leading to high staff turnover and a severe lack of resources for ongoing training and professional development. In an effort to address this issue, the County Consortium jurisdictions provide technical assistance to non-profit organizations that receive County CDBG and HOME funds, to build capacity and assist in the development of programs/projects designed to meet the Consortium's Consolidated Plan goals and objectives.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

<b>Table 64 – Goals Summary</b>								
Sort Order	Goal Name	Start Year	End Year	Category	Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-1 New Construction of Affordable Rental Housing	2020	2025	Affordable Housing	Contra Costa County	Affordable Housing	CDBG: \$3,000,000 HOME: \$4,500,000	Rental units constructed: 150 Household Housing Unit
2	AH-2 Homeownership Opportunities	2020	2025	Affordable Housing	Contra Costa County	Affordable Housing	HOME: \$3,000,000	Homeowner Housing Added: 50 Household Housing Unit
3	AH-3: Maintain and Preserve Affordable Housing	2020	2025	Affordable Housing	Contra Costa County	Affordable Housing	CDBG: \$7,000,000 HOME: \$3,000,000	Rental units rehabilitated: 350 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit

**Table 64 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Area	Needs Addressed	Funding	Goal Outcome Indicator
4	AH-4: New Supportive Housing - Special Needs	2020	2025	Affordable Housing	Contra Costa County	Affordable Housing	HOME: \$3,000,000 HOPWA: \$3,859,500	Housing for People with HIV/AIDS added: 25 Household Housing Unit
5	H-1: Housing & Supportive Services for Homeless	2020	2025	Homeless	Contra Costa County	Homelessness Prevention	CDBG: \$500,000 ESG: \$1,209,420	Public Facility/ Infrastructure Activities other than Low/ Moderate Income Housing Benefit: 5,000 Persons Assisted Homeless Person Overnight Shelter: 1,630 Persons Assisted
6	H-2: Rapid Rehousing & Homelessness Prevention	2020	2025	Homeless	Contra Costa County	Homelessness Prevention	CDBG: \$125,375 ESG: \$655,105	Tenant-based rental assistance / Rapid Rehousing: 90 Households Assisted Homelessness Prevention: 50 Persons Assisted
7	CD-1: General Public Services	2020	2025	Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$1,037,500	Public service activities other than Low/ Moderate Income Housing Benefit: 50,000 Persons Assisted

**Table 64 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Area	Needs Addressed	Funding	Goal Outcome Indicator
8	CD-2: Non-Homeless Special Needs Population	2020	2025	Non-Homeless Special Needs Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$1,121,500	Public service activities other than Low/Moderate Income Housing Benefit: <b>7,000 Persons Assisted</b>
9	CD-3: Youth	2020	2025	Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$472,500	Public service activities other than Low/Moderate Income Housing Benefit: <b>10,000 Persons Assisted</b>
10	CD-4: Fair Housing	2020	2025	Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: <b>200 Persons Assisted</b>
11	CD-5: Economic Development	2020	2025	Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$2,057,000	Public service activities other than Low/Mod Income Housing Benefit: <b>100 Persons Assisted</b> Jobs created/retained: <b>25 Jobs</b> Businesses assisted: <b>900 Businesses Assisted</b>

Table 64 – Goals Summary								
Sort Order	Goal Name	Start Year	End Year	Category	Area	Needs Addressed	Funding	Goal Outcome Indicator
12	CD-6: Infrastructure/ Public Facilities	2020	2025	Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$2,538,950	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit: 5,000 Persons Assisted
13	CD-7: Administration	2020	2025	Administration	Contra Costa County	Administration	CDBG: \$4,638,755 HOME: \$1,690,525 ESG: \$151,180	Other: 4 Other

### Goal Descriptions

Table 65 – Goal Descriptions		
1	Goal Name	<b>AH-1 New Construction of Affordable Rental Housing</b>
	Description	Expand housing opportunities for extremely-low income, very-low income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing via new housing construction or acquisition of land for the purpose of housing construction.
2	Goal Name	<b>AH-2 Homeownership Opportunities</b>
	Description	Increase homeownership opportunities via the construction, acquisition, and/or rehabilitation of housing units for homeownership; and or direct financial assistance provided to low- to moderate-income homebuyers.
3	Goal Name	<b>AH-3: Maintain and Preserve Affordable Housing</b>
	Description	Maintain and preserve the existing affordable housing stock.
4	Goal Name	<b>AH-4: New Supportive Housing - Special Needs</b>
	Description	Increase the supply of appropriate and supportive housing for special needs populations, which may include short-term tenant-based rental assistance.
5	Goal Name	<b>H-1: Housing &amp; Supportive Services for Homeless</b>
	Description	Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.

6	<b>Goal Name</b>	<b>H-2: Rapid Rehousing &amp; Homelessness Prevention</b>
	<b>Description</b>	Expand existing rapid rehousing and/or prevention services including emergency rental assistance, security deposit/financial assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling for those who are homeless or at risk of homelessness.
7	<b>Goal Name</b>	<b>CD-1: General Public Services</b>
	<b>Description</b>	Ensure that opportunities and services are provided to improve the quality of life and independence for low-income persons (below 80 percent of Area Median Income), and ensure access to programs that promote prevention and early intervention related to a variety of social concerns such as substance abuse, hunger, and other issues.
8	<b>Goal Name</b>	<b>CD-2: Non-Homeless Special Needs Population</b>
	<b>Description</b>	Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly/frail elderly, persons with disabilities, battered spouses, abused children, persons with HIV/AIDS, illiterate adults, and migrant farmworkers.
9	<b>Goal Name</b>	<b>CD-3: Youth</b>
	<b>Description</b>	Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood, with a priority/emphasis in areas/neighborhoods that are identified as low/moderate-income per Census Tract information.
10	<b>Goal Name</b>	<b>CD-4: Fair Housing</b>
	<b>Description</b>	Promote fair housing activities and affirmatively further fair housing.
11	<b>Goal Name</b>	<b>CD-5: Economic Development</b>
	<b>Description</b>	Reduce the number of persons with incomes below the poverty level (annual income below \$31,743), expand economic opportunities for extremely low-, very low- and low-income residents, and increase the viability of neighborhood commercial areas by providing job training/job placement services and technical assistance to microenterprises and small businesses. <ul style="list-style-type: none"> <li>• Support job training, retraining, and employment search for low-income persons;</li> <li>• Provide technical assistance and/or capital (loan or grant) to small businesses/micro-enterprises to develop and/or expand capacity and produce jobs for low-income persons.</li> </ul>
12	<b>Goal Name</b>	<b>CD-6: Infrastructure/Public Facilities</b>
	<b>Goal Description</b>	Maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access barriers to public facilities. <ul style="list-style-type: none"> <li>• To construct or improve public facilities and infrastructure including, but not limited to, providing and improving access to facilities for persons with disabilities. This may include directly improving or constructing facilities or infrastructure in low-income areas or providing assistance to non-profit agencies that serve low-income populations.</li> <li>• To remove barriers to the safe travel of persons with disabilities that exist in the public right-of-way.</li> <li>• To make improvements to the public right-of-way to enhance public safety and accessibility, and to improve public health, and to promote the provision of a "complete streets program." Improvements will be targeted to areas where the current level of improvements is less than the current standard.</li> </ul>



	<b>Goal Name</b>	<b>CD-7: Administration</b>
13	<b>Goal Description</b>	<p>Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner. Strategies include:</p> <ul style="list-style-type: none"> <li>• To continue the collaborative administration with the other Consortia jurisdictions for the County's housing and community development programs undertaken under this Strategic Plan. This effort will include common policies and procedures for requests for the use of funds, subrecipient reporting, record-keeping, and monitoring.</li> <li>• To support the efforts of the housing authorities of Contra Costa County, City of Pittsburg, and City of Richmond.</li> <li>• Members will also cooperatively further the efforts of the Continuum of Care (CoC).</li> </ul>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Based on the current HOME grant, and the expected HOME grant over the five-year planning period, the Contra Costa Consortium anticipates providing 150 units of new affordable rental housing. Unless additional subsidies are identified, the housing will be affordable to very-low and low-income households. Providing permanent supportive housing for homeless, and other extremely-low income households is a priority, but may not be achievable with current funding sources.

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**SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

N/A. The Housing Authority of Contra Costa does not have a Voluntary Compliance Agreement.

**Activities to Increase Resident Involvements**

Resident Advisory Board (RAB): HACCC holds three to five meetings a year with approximately 10 members of the Resident Advisory Board (RAB). The RAB is comprised of members of active Resident Councils, resident leaders from other public housing developments without a Resident Council and a Section 8 Housing Choice Voucher participant. The RAB is very active and participatory in the planning of the 5 Year/Annual Plan, Capital Fund Program, and all other related Resident Initiatives.

Resident Councils: The creation of Resident Councils is an important means of obtaining resident input and participation in public housing programs and activities, including the identification of appropriate resident services, resolution of safety issues, and implementation of activities designed to move households from welfare to work and greater independence. HACCC currently has active Resident Councils at two of the thirteen Public Housing Developments owned by HACCC (Bayo Vista in Rodeo and Elder Winds in Antioch). In addition to office facilities and materials, HACCC provides technical assistance and sponsors quarterly town hall meetings at each development in an effort to develop resident leaders. Over the past few months, there has been renewed interest at other developments to create Resident Councils. Plans have been initiated to create active Resident Councils at El Pueblo (Pittsburg), Los Arboles (Oakley), and Casa de Mañana (Oakley).

The Bayo Vista Resident Council is particularly active. Board training has been provided to this Resident Council in the past as it will going forward. The Bayo Vista Resident Council Board of Directors supports the YMCA of the East Bay which operates an after-school program for families at the Bayo Vista Development. In addition, the Bayo Vista Resident Council members operate a lunch program for school age children during the summer months when children are not attending school.

HACCC continues to operate one youth programs at the Bayo Vista property. The program provide youth oriented activities, which include arts and crafts, homework club, movie time, spelling bees and cooking classes. Staff is also instrumental in providing field trips to museums, baseball games and the Discovery Kingdom amusement park. -This program has around 50 children enrolled in their summer program, most of whom continue in the after-school program during the fall.

HACCC has applied to HUD for a Resident Opportunity Self Sufficiency (ROSS) Grant to further enhance services and programs provided at all Public Housing sites.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

N/A.

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## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

There are several significant barriers to affordable housing within Contra Costa County, in general, and the entitlement cities of Antioch, Concord, Pittsburg, and Walnut Creek. At a high level, cross-cutting barriers include:

- Zoning and land use restrictions that prevent or otherwise limit the development of dense housing types that are more likely to be affordable than detached single-family homes;
- Zoning and land use approval processes that prolong the time it takes for development to occur;
- Community opposition to the development of affordable housing;
- Local development standards for height limits, stories, lot coverage maximums, and parking requirements which reduce the number of units allowed on any given site;
- Contra Costa County has an urban limit line to concentrate development in urban areas and protect open space. This policy increases the cost of land, which increases the cost of development;
- High land costs;
- Inadequate inclusionary housing policies;
- Insufficient financial resources for affordable housing development; and
- Insufficient tenant protections.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Strategies to remove or ameliorate the barriers to affordable housing include eliminating minimum acres required for P1 zoning, encouraging in-fill development in "Priority Development Areas", encouraging dense development adjacent to transit hubs and requiring residential developers to pay fees or include affordable units in housing developments. Some jurisdictions are charging commercial linkage fees for affordable housing.

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### **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

#### **Describe how the jurisdiction's strategic plan goals contribute to:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The 2014 update to Forging Ahead Towards Preventing and Ending Homelessness, the Contra Costa County strategic plan, has been referenced annually to guide the community's annual priority planning process. The plan set large goals of decreasing the length of time people experience homelessness and decreasing the percentage of people who become homeless using three strategies. The three strategies to reach the strategic plan goals include: (1)

implementing a coordinated assessment system to streamline access to housing and services while addressing barriers and getting the right resources to the right people at the right time; (2) integrate evaluation and performance measures with the implementation of evidence-based programs and practices; and (3) develop the most effective communication platforms such as websites, email, videos, and social media to provide access, support advocacy, and connect the community to available resources to address homelessness.

The strategic plan and annual priority plans have focused on building the County's homeless coordinated entry system to ensure persons experiencing homelessness can access the system of care and be assessed with a standardized evidence-based tool using best practice modalities that ensure client centered approaches. From 2015 to 2016 the community and stakeholders engaged in the development of the system, which included selecting a standardized evidence-based tool (Vulnerability Index-Service Prioritization Decision Assistance Tool or VI-SPDAT) to conduct housing and resource needs assessments of persons experiencing homelessness in Contra Costa.

In 2017, phase 1 of coordinated entry was launched and completed. That year, the system launched Coordinated Outreach Referral & Engagement (CORE) Teams which provide outreach, identification, and assessments for persons experiencing homelessness. The system also opened Coordinated Assessment Referral and Engagement (CARE) and Warming Centers which function as multidisciplinary service sites and offer system intakes and assessments (using VI-SPDATs), as well as case management support and daytime shelter and other services. That year 2-1-1, the phone-based access point to the system was also launched with the intention to provide additional mechanisms for easy access to the system of care, as well as the ability to perform system intakes and triage individual needs for services.

### **Addressing the emergency and transitional housing needs of homeless persons**

The Goal of "H-1: Housing & Supportive Services for the Homeless" includes the provision of operational support for existing emergency shelters and to assist existing emergency shelters with the capital costs of repair, maintenance, or expansion of capacity. Goal H-1 also incorporates support for the increase of shelter beds and housing for homeless families with children.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The Goal of "H-1: Housing & Supportive Services for the Homeless" incorporates production and preservation of new permanent supportive housing units. These units can be stand-alone developments dedicated to housing the homeless or units dedicated to the homeless integrated into larger developments. Activities under this goal include:

- Land acquisition
- Construction and development
- Acquisition and rehabilitation

In addition, both Goals of "H-1: Housing & Supportive Services for the Homeless" and "H-2: Prevention Services for Homeless" includes services that will meet the following objectives:

- Help homeless people (re)gain housing as soon as possible.
- Provide integrated, wraparound services to facilitate long-term residential stability.
- Help people to access employment that pays a "housing wage."
- Conduct outreach to link chronically homeless people with housing, treatment, and services.
- Prevent homelessness from occurring in the first place.
- Increase permanent supportive housing opportunities for the homeless.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Goal "H-2: Prevention Services for Homeless" includes support for housing crisis intervention services which prevent homelessness for all low- to extremely-low income populations, including those who are being discharged from health care facilities, mental health care facilities, foster care, etc. Goal H-2 further includes services to the homeless or those at risk of becoming homeless that will meet the following objectives.

- Help homeless people (re)gain housing as soon as possible.
- Provide integrated, wraparound services to facilitate long-term residential stability.
- Help people to access employment that pays a "housing wage."
- Conduct outreach to link chronically homeless people with housing, treatment, and services.
- Prevent homelessness from occurring in the first place.
- Increase permanent supportive housing opportunities for the homeless.

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## SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

### Actions to address LBP hazards and increase access to housing without LBP hazards

High blood lead levels (i.e.,  $\geq 70$   $\mu\text{g}/\text{dL}$ ) can cause serious health effects, including seizures, coma, and death. Blood lead levels (BLLs) as low as 10  $\mu\text{g}/\text{dL}$  have been associated with adverse effects on cognitive development, growth, and behavior among children aged 1-5 years. Since the virtual elimination of lead from gasoline and other consumer products in the United States, lead-based paint in homes remains the major source of lead exposure among U.S. children. Most commonly, children are exposed through chronic ingestion of lead-contaminated dust.

Because children with elevated BLLs in the 10-25  $\mu\text{g}/\text{dL}$  range do not develop clinical symptoms, screening is necessary to identify children who need environmental or medical intervention to reduce their BLLs.

Medicaid and state regulations require that every child in a government-funded health program be screened for blood lead level at 12 months and again at age 2. When a blood test is missed, health care providers are required to screen the child at the first opportunity up to age 6. It is also recommended that health professionals screen any child or youth who exhibits symptoms of lead exposure, has known lead exposure, or is considered to be at risk for lead exposure. For children/youth who receive multiple tests, it is their highest blood lead level, and their county of residence at the time of their highest blood lead level, that is reported.

Reports for Contra Costa County continue to find LBP poisoning to be an almost negligible issue in the County. In 2015 (the latest date for which data is available), there were 48 children (0.59% of the 8,154 tested) with blood lead levels between 4.5 and 9.5, and 13 (0.16%) with levels greater than 9.5. Investigation by the Contra Costa Health Department shows that most new cases of elevated blood lead levels are not due to paint, but to toys, candies and certain ethnic remedies, which are high in lead.

Nevertheless, the County and Consortium members will continue to protect young children from lead-based paint hazards in housing funded with CDBG, HOME, ESG, and HOPWA resources through the implementation of 24 CFR Part 35.

- All developers enter into legal agreements that include requirements for compliance with the lead-based paint regulation.
- The Neighborhood Preservation Program has developed a program-specific lead hazard reduction implementation plan.
- All other projects will develop plans appropriate to the project type and level of funding received.

Adherence to the County's Lead-based Paint Plan allows for both new construction and rehabilitated properties to be free of lead-based paint. In addition, the County Health Department has a website with information on lead hazards, including common sources of lead in homes. <http://cchealth.org/lead-poison/>

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The County Health Department has identified house paint containing lead as one of several potential sources of lead in homes. Other sources include recreational and do-it-yourself activities (e.g. radiator repair, soldering, casting fishing sinkers), consumer products (e.g. imported or old dishes, pottery, or pewter), and home remedies (e.g. Azarcon, Greta, or Surma).

### **How are the actions listed above integrated into housing policies and procedures?**

All applicants for housing rehabilitation loans are informed of the County's Lead-based Paint Plan during the application stage. The applicant must submit its plan on how it will comply with the County requirements. Prior to rehabilitation activities, paint is tested for lead. If lead is found, it must be remediated pursuant to the Lead-based Paint Plan. Following remediation activities, the unit is tested again to ensure all work was completed correctly.

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## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The County and cities within it employ a variety of strategies to help alleviate poverty, including efforts to stimulate economic growth and job opportunities, and to provide County residents with the skills and abilities required to take advantage of those opportunities. This also includes implementation of Section 3 strategies to ensure employment and contracting opportunities for low- and very-low income persons or businesses residing within the community where a HUD-funded project is located. The County, and a majority of cities actively work to attract and retain businesses. Many are involved in revitalization efforts for their downtown areas utilizing a variety of strategies such as infrastructure and façade improvement programs, the State Main Street Program, and the preparation of revitalization plans to guide future development. The County, through its various departments, provides services and supports programs that promote personal responsibility, independence and self-sufficiency.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**



The County's anti-poverty goals and policies coordinate with the affordable housing plan through several housing goals. Expanding housing opportunities for extremely-low income households will reduce cost burden, which will allow these households to spend additional funds on other necessities such as food, transportation, and medical care.

Funding requirements for tax credits and other State funds encourage urban infill with affordable housing located near jobs and transit. Most affordable housing developers offer on-site computer learning labs, and access to service coordinators. Together, these efforts support low income tenants in obtaining job skills. Locations proximate to jobs and transit ease commute burden and cost.

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## SP-80 Monitoring - 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

### **Housing:**

All applications are reviewed to ensure consistency with federal regulations, the Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, and the County Housing Element. In addition, the County Board of Supervisors adopted a MBE/WBE outreach program as a component of the Consortium HOME Program and the County's Affordable Housing Program.

Project sponsors are required to meet with County staff to discuss the project funding, applicable federal regulations, and County restrictions including the County's MBE/WBE policies. The County and project sponsor then enter into legal documents, which specify project objectives, scope of work, eligible activities, performance targets, project budget, implementation time frame, federal regulatory requirements, and monitoring and reporting requirements. All housing development funds are provided to projects in the form of a loan or grant with regulations, use restrictions, and term incorporated into the legal documents. Requirements concerning MBE/WBE participation have been incorporated into all HOME project agreement and loan documents. Each project will be monitored and evaluated on meeting the performance measurement outcome indicator.

During project implementation, project sponsors are required to submit periodic progress reports detailing project progress, significant development problems, project funding and expenditures, outreach to women and minority-owned businesses, Section 3 Plan progress and affirmative marketing activity. Projects are monitored for compliance with federal accounting and procurement standards, labor and construction standards, relocation, affirmative marketing, equal opportunity, fair housing, and other federal requirements.

At project completion, project sponsors submit project completion reports identifying: project accomplishments; population served, data on household characteristics (e.g., size, income, and ethnicity); rent and/or housing affordability; and total sources and uses of funds, etc.

Affordable housing development projects submit annual compliance (including financial) reports throughout the period of required affordability. These reports ensure continued compliance with federal regulations, affordability and use restrictions, and other requirements as specified in project loan documents. HOME-, HOPWA- and CDBG-assisted rental projects will be subject to periodic onsite inspections. Financial reports and tenant rosters are reviewed on an annual basis. Projects are monitored (physical inspection and on-site tenant file review) within the first year of the HOME-, HOPWA-, or CDBG-affordability term and once every three years thereafter for the length of the required affordability term.

**Non-housing projects and programs:**

All applications are reviewed for consistency with federal regulations, the Consolidated Plan, and Board of Supervisors policies. New Subrecipients attend a mandatory meeting to learn program standards, County requirements, and federal regulations. Subrecipients are required to enter into agreements that specify objectives, scope of work, applicable timelines and performance targets, budget, federal, state and local regulatory requirements, and monitoring and reporting requirements.

Subrecipients submit quarterly progress reports, detailing progress toward objectives, problems and/or resolution to meeting goals, quantitative participation data by ethnicity, income, and household status. Subrecipients provide sources and uses budgets with each quarterly payment demand. Projects are subject to an onsite performance and financial audit review.

# 2020-2025 DRAFT CONSOLIDATED PLAN



March 20, 2020

# CITY OF ANTIOCH

## EXECUTIVE SUMMARY

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### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

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#### 1. Introduction

The Consolidated Plan fulfills the requirement that recipients of certain funds administered by the federal Department of Housing and Urban Development (HUD) create a plan describing how these funds will be expended over a five-year period. These funds are Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing for Persons With AIDS (HOPWA). This Consolidated Plan is for the period of July 1, 2020, to June 30, 2025.

The cities of Antioch, Concord, Pittsburg and Walnut Creek, along with the County of Contra Costa have formed the Contra Costa HOME Consortium (Consortium) to cooperatively plan for the housing and community development needs of the County. The cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer their own allocation of CDBG funds and pool their HOME fund allocation with the County Department of Conservation and Development. The County administers the HOME funds on behalf of all the Consortia cities and the Urban County. The Urban County includes all the unincorporated areas of the County and the communities of Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, and San Ramon. The County administers Urban County CDBG funds, Consortium HOME funds, County ESG funds, and a share of the Alameda/Contra Costa allocation of HOPWA funds as a sub-grantee to the City of Oakland.

The City of Antioch portion of the Consolidated Plan outlines the process for assessing the needs of lower income residents and areas of Antioch and guides the use of CDBG and local funds to achieve the Consolidated Plan objectives. As a member of the Consortium, some of the information and data is contained in the main Consortium Consolidated Plan document that is not present in the Antioch portion.

The annual CDBG allocation for the City of Antioch ranges between \$800,000 and \$850,000. The City also allocates Housing Successor funding for almost all housing and homeless activities, utilizing CDBG funds primarily for infrastructure, economic development, and public services activities. An average of 25-30 programs are funded annually.

The Consortium conducts two primary grant cycles for each five-year Consortium period. The first grant cycle is two years duration, the second is three. Agencies applying in the first year

of each cycle are eligible for renewal funding if they meet contract and other provisions. If excess program income is received or agencies are not funded again, an additional grant cycle may be held. The County conducts an annual grant cycle to solicit housing applications, and Consortium jurisdictions may join in this process to solicit applications for any needed services.

The Consortium has developed a new Regional Analysis of Impediments (AI) to Fair Housing Choice for 2020-25, in partnership with the Housing Authorities of Contra Costa, Pittsburg and Richmond. The AI goals and strategies, with Consortium actions for 2020-21, is included as Attachment A of this Consolidated Plan.

### **Integration of Consortium Processes**

The Consortium is highly collaborative and supportive. Members rotate host sites and meet quarterly or more frequently when working on specific issues. Over the 25 years of the Consortium, members have worked diligently to reduce institutional barriers and challenges for nonprofit agencies:

- Joint Grant Process. Consortium members join together to call for proposals for funding, participate in a single Grant Kickoff event, jointly provide technical assistance to agencies, utilize one application and the same processes, which reduce confusion for nonprofits.
- Integrated Electronic Application Submission. Agencies submit a single electronic application for funding regardless of the number of Consortium members to which they are applying. They simply click off all jurisdictions to receive the application, which modifies the application budget to include all. This eliminated the previous process, which involved five different applications for CDBG funding, copying up to 12 copies, and driving the applications to each jurisdiction, saving money and time for nonprofits.
- Standardized Electronic Single-Form Quarterly Reports. Agencies submit one quarterly report that details their accomplishments for each of the Consortium members from which they are receiving funding. The report accommodates jurisdictional-specific demographic data, and both specific and general narrative reporting. This saves agencies time and standardizes the information needed in one format, instead of the previous five different report forms.
- Standardized and Integrated Financial Reporting. Quarterly Expense Summaries, Sources and Uses Report, and Requests for Reimbursement are also electronically reported. Data integrity is ensured by locking the negotiated contract budget, personnel, hourly wages, and other budget items electronically. All Expense Summaries draw from the original budget automatically, requiring a budget amendment if categories are exceeded. The budget ties into the Sources and Uses

(S&U) report so that Consortium members can keep tabs on spending from non-federal sources. The S&U report then generates the Request for Reimbursement automatically, leaving no opportunity for error or transposition of numbers. Because there is a single budget for their entire County-wide program, it also increases financial transparency.

- Standardized Risk Assessment. Consortium members evaluate all agencies using a standardized risk assessment tool, discuss their ratings, and determine their monitoring schedule each year.
- Joint Monitoring. Consortium members jointly monitor agencies that are mutually funded, meaning that an agency will only have to endure a maximum of one 2-3 hour monitoring visit using one standardized form, rather than potentially five annual visits using five different criteria and forms.
- Cross training of New Consortium Members. New Consortium members receive support and training in "the Contra Costa Consortium Way" of doing things from their first meeting. This helps to ensure continuity and consistency between cities and the County, between CDBG staff, and builds our rapport. Agencies know they can come to any one of us for support and advice as we work to resolve their issues. This approach helps to reduce burnout and improves the quality of our work environment.

### **Analysis of Impediments to Fair Housing Choice**

Recipients of funds from the U.S. Department of Housing and Urban Development (HUD) have a duty to affirmatively further fair housing by taking proactive steps to overcome housing discrimination and segregation. A foundation of this work is the Analysis of Impediments (AI) to Fair Housing Choice. This planning period, the Consortium worked with the three Public Housing Authorities (PHAs) in Contra Costa County (Contra Costa, Richmond, and Pittsburg) to conduct an Analysis of Impediments produced with the rigor and expanded information outlined in the Analysis of Fair Housing protocol.

The AI utilizes data, community input, and policy analysis to craft solutions that have a real impact for the people of Contra Costa County. The AI documents a variety of fair housing issues faced by the residents of Contra Costa County, assesses their underlying causes, and identifies goals and actions to address those issues. The fair housing analysis of the AI focuses on patterns of integration and segregation, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. Other components of the AI examine publicly supported housing, disability and access, fair housing enforcement, and demographics. The AI process involves an analysis of data provided by HUD, local data from the jurisdictions and PHAs, and feedback gathered from the community.

The large-scale goals of the 2020-25 Analysis of Impediments are listed below. Objectives and Actions for each year of the Consolidated Plan are outlined in an attachment to this document.

1. Increase available financial resources for affordable housing in order to better fund efforts to foster stable residential integration and increased access to opportunity.

2. Provide for the production of additional affordable housing through market incentives and improvements.
3. Increase residential racial and ethnic integration by increasing the supply of affordable housing for families in high opportunity areas.
4. Increase the supply of permanent supportive housing for people with disabilities and services for people with disabilities.
5. Reduce housing discrimination and discriminatory barriers to residential mobility.
6. Address barriers to mobility for families and individuals in publicly-supported housing, including Housing Choice Voucher participants.
7. Reduce the displacement of low-income communities of color by enhancing protections for vulnerable tenants and homeowners and preserving affordable housing in areas that are gentrifying or at risk of gentrification.
8. Increase access to opportunity through targeted public investments and efforts to increase economic mobility within Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs).
9. Increase and stabilize access to proficient schools.
10. Increase coordination of housing and environmental health planning to support access to healthy homes and neighborhoods.
11. Improve inter-jurisdictional coordination.

The goals of the AI are established to advance housing choice and stability, help families break the cycle of poverty and find new opportunities, address segregation, and invest in the communities that need it most. These goals and their implementing objectives and actions will be used to inform future policies in each of the Consortium jurisdictions that will promote fair housing choice and inclusive communities.

### **Integration with City of Antioch Climate Action and Resilience Plan (CARP)**

For the first time, the Antioch Consolidated Plan (ConPlan) and Climate Action and Resilience Plan (CARP) for 2020-25 have been co-developed to add a focus on community resiliency to natural hazard and climate change risk. Both documents are founded on the mission of the Community Development Block Grant program to develop strong communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons. They continue using the HUD livability principles (established with the Partnership for Sustainable Communities) as inspiration. They incorporate State of California goals and efforts to reduce greenhouse gas and the carbon footprint of the City. Finally, they align with other City plans, such as the General Plan,



the Local Hazard Mitigation Plan, the 5-year Consolidated Plan, and the City’s 2019-2029 Vision and Strategic Plan.

Alignment with federal and state guidelines and various City plans best position the City to access funding opportunities that will increase the “livability” of the City over the next five years.

The 2020-25 ConPlan and CARP are focusing on the following (slightly modified) HUD Livability Principles, as follows:

1. **Provide more transportation choices.** Develop safe, reliable and economic transportation choices to decrease household transportation costs, improve air quality, reduce greenhouse gas emissions, and promote public health.
2. **Promote equitable, affordable housing.** Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
3. **Enhance economic competitiveness.** Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.
4. **Coordinate policies and leverage investment.** Align policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
5. **Value communities and neighborhoods.** Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods.

## Resilience

The CARP outlines actions that build community resilience to the climate challenge in Antioch. Community resilience is “the ability of communities to withstand, recover, and learn from past disasters to strengthen future response and recovery efforts” as defined by the Asia Pacific Environment Network. Within the context of climate change, gradual, longer-term hazards such as extreme heat increases and drought fall under the umbrella of disaster. Key elements of effective community resilience include resilient built environments, resilient people and communities, and resilient natural systems.

Actions that build resilience have benefits that fall into three broad categories: adaptation to climate related changes, mitigation of greenhouse gas emissions, and community development for building strong communities that can withstand the climate challenge. These are explored in detail in the CARP.

Many actions proposed in the CARP provide benefits beyond the boundaries of a single categorization. For example, energy efficiency improvements in homes can help reduce energy use and energy production emissions, and can help people adapt to warmer temperatures by improving insulation from outside elements AND lower their overall housing costs. Antioch's CARP seeks actions that can provide multiple benefits for the Antioch community. The Consolidated Plan incorporates these goals and will help to fund projects that achieve mutual objectives to increase community resilience.

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## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Antioch Priority Needs established for the 2020-25 Consolidated Plan are in the categories of Affordable Housing, Homeless Housing & Prevention, Non-Housing Community Development, and Administration. Following are the Objectives in each Priority Need category:

### **Affordable Housing**

**AH-1: Increase Affordable Rental Housing Supply.** Expand housing opportunities for extremely low-income, very low-income, and low-income households by increasing the supply of decent, safe and affordable rental housing.

**AH-2: Increase Affordable Supportive Housing.** Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS.

**AH-3: Maintain and Preserve Affordable Housing.** Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.

**AH-4: Reduce household energy costs.** Increase housing and energy security to make housing more affordable to lower income households by reducing the consumption of energy.

**AH-5: Expand community resilience to natural hazards.** Increase resilience to natural hazards of housing stock occupied by lower income residents.

### **Homelessness**

**H-1: Permanent Housing.** Further "Housing First" approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing, with supportive services to help homeless persons achieve housing stability.

**H-2: Prevention.** Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

## **Non-Housing Community Development Priority Needs and Goals**

### ***Public Services***

**CD-1: General Public Services.** Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.

**CD-2: Non-Homeless Special Needs.** Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farmworkers.

**CD-3: Youth.** Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

**CD-4: Fair Housing.** Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City.

**CD-5: Tenant/Landlord Counseling.** Support the investigation and resolution of disagreements between tenants and landlords and educate both as to their rights and responsibilities, to help prevent people from becoming homeless and ensure fair housing opportunity.

### ***Non Public Services***

**CD-6: Economic Development.** Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.

**CD-7: Infrastructure and Accessibility.** Maintain adequate infrastructure in lower income areas and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.

**CD-8: Public Facilities for Homeless and Emergency Services.** Improve public facilities at which agencies deliver services to homeless residents and those that will serve as Cooling Centers, Warming Centers, and Clean Air Centers.

## ***Administration***

**CD-9: Administration.** Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector and administer federal grant programs in a fiscally prudent manner.

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### 3. Evaluation of past performance

The City of Antioch has made significant progress in meeting the goals and objectives contained in its 2015-20 Five-Year Consolidated Plan. CDBG-funded public service projects provided a wide range of social services and housing to over ?? Antioch residents and households, including those who are homeless, mentally and physically disabled, seniors, and other special needs populations. Economic development programs have to date offered training and placement services and/or microenterprise assistance to ?? low-income persons or businesses in Antioch. The City has completed one Infrastructure project with another underway, providing accessibility and street improvements that benefit the lowest income areas of the city. The City has also ensured access to housing without discrimination through support of Fair Housing services which have assisted ?? residents to date. Antioch is currently completing its last year of the 2015-2020 Consolidated Plan period and has exceeded or on pace to meet all Consolidated Plan goals and objectives except those in housing rehabilitation.

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### 4. Summary of citizen participation process and consultation process

Please see the Contra Costa section for a summary of all efforts that occurred Countywide to ensure participation by residents of Consortium cities. Outreach was broad and diverse, and spanned a period of over six months. Outreach included:

- Over 1,400 people throughout the County responded to the "Help Create the Future of Your Community" campaign, conducted in English and Spanish, and answered a detailed survey about needs they see in their communities, tripling the responses received five years ago.
- Four community meetings in East, West, and Central County including one in Antioch.
- Seven focus groups conducted to discuss the needs of persons in the following groups: Family Support & General Population; Youth; Seniors and Disabled; Economic Development; Persons who are Homeless; and Affordable Housing. Focus groups were conducted with the leaders of nonprofit organizations who are experts in serving these populations.
- Letters and outreach to all City Managers and Councilmember, with posters and flyers to encourage participation in the survey by their residents.
- Presentations before the City Councils of Brentwood and Oakley to encourage East County Representation.

- Outreach to over 600 contacts on the Consortium email list of interested agencies and individuals.

In addition, the City conducted several Public Hearings in the development of the Plan:

- Council Meeting September 24, 2019 - Public Hearing and presentation of CAPER accomplishments, discussion of what has worked well, potential changes to 2020-25 Consolidated Plan priorities, data on Needs Analysis in the areas of Public Services, Fair Housing, Tenant/Landlord Counseling, Economic Development, and Infrastructure and public comments
- Council Meeting October 22, 2019 - Public Hearing and presentation of data on Needs Analysis in the areas of Housing and Homelessness and public comments.
- Council Meeting February 25, 2020 - Prioritization of Needs for Consolidated Plan.
- Council Meeting April 28, 2020 - Public Hearing including public review and comments on 2020-25 Consolidated Plan.
- Council Meeting on May 12, 2020 - Public Hearing, public review and comments, and adoption of 2020-25 Consolidated Plan and 2020-2021 Action Plan.

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## 5. Summary of public comments

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### 6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views that were not considered and accepted. All comments from the survey are contained in the County Consortium attachment.

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## 7. Summary

The development of the 2020-25 Contra Costa Consortium Consolidated Plan was the most inclusive in the past 20 years, and reached more people by utilizing such technology as the web survey, posting and sharing on social media, information on a dedicated website, and, of course, email. As technology continues to change, the Consortium continues to search for new ways to better connect Contra Costa residents to important issues and resources.

## THE PROCESS

### PR-05 Lead & Responsible Agencies - 91.200(b)

#### Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 66 – Responsible Agency		
Agency Role	Name	Department/Agency
CDBG Administrator	City of Antioch	Community Development

#### Narrative

Preparation of the City of Antioch Consolidated Plan is conducted by the Community Development Department of the City, Forrest Ebbs, Director.

#### Consolidated Plan Public Contact Information

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### PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

#### Introduction

The City and Consortium conducted comprehensive outreach to obtain a broad perspective of housing and community development needs in the County. Consulted were residents and organizations involved in affordable housing, fair housing, homeless programs and other community development activities. The process ensured outreach and opportunities for the involvement of affected persons of many types of programs, lower income persons and families and persons living in lower income areas, minorities and non-English speaking persons, and persons with disabilities. The Consortium also sought input from other public

and private agencies that provide emergency housing for those who are homeless, assisted housing for special needs populations, transitional housing, health services, mental health services, social services, infrastructure needs, as well as those agencies who provide fair housing and tenant/landlord services and ensure compliance with Civil Rights laws and regulations.

Key consultations included:

- **County, State and Federal Representatives** -Antioch representatives from the County Board of Supervisors (Glover and Burgis), State representatives (Frazier and Glazer) and Federal (McNerney and DeSaulnier) were contacted and sent outreach materials in English/Spanish to share with constituents. Representatives also attended focus groups and meetings on homelessness and housing.
- **Housing** - Consortium hosted a focus/listening group with the primary nonprofit providers in CCC which produced feedback on current market challenges and reducing barriers to development.
- **Homelessness** - Consortium hosted focus group on homelessness with over 60 participants including all major homeless providers and many of the smaller providers not currently participating in HMIS. Many good ideas emerged to help further outreach and integration of various systems.
- **Families and Children** - Consortium consulted with major providers in a focus group that highlighted the needs of families and children which was used to develop the ConPlan priority needs.
- **Homeless Families and Children** - Staff met with Youth Development Services Manager at the CCC Office of Education and the Homeless Liaison for the Antioch School District, to: discuss challenges connecting homeless families to services; obtain local, state and national homeless school statistics; and develop homeless section of the ConPlan.
- **Economic Development** - Staff met with the SBDC, Opportunity Junction, COCO Kids, and the City's Economic Development Manager, as well as conducted a focus group that included SparkPoint, Opportunity Junction, Shelter Inc., the Workforce Development Board of CCC, Renaissance Entrepreneurship Center, and other key nonprofits, to learn more about the needs and challenges of economic development in the City.
- **Elderly and Disabled** - Meetings with Lion's Blind Center and Independent Living Resources, as well as focus group on special needs populations with Ombudsman, Meals on Wheels, Choice in Aging, Mobility Matters, CC Senior Legal Services, Monument Crisis Center, Contra Costa Interfaith Housing, and others.
- **Youth from Lower Income Households** - Consultation on youth included individual meetings with the Office of Education, CocoKids, and Community Violence Solutions, as



well as a focus group with these agencies plus Rainbow Community Center, RYSE Center, Village Community Resource Center, and others.

- **Family Support and General Public Services** - Included individual interviews with Loaves and Fishes, the Food Bank of Contra Costa, Ensuring Opportunity, St. Vincent de Paul, Shelter Inc. and Bay Area Legal Aid, as well as a focus group with these agencies and the Family Justice Center and others.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

**Public Housing Authority:** The City of Antioch and Consortium members worked closely with the three Public Housing Authorities of Contra Costa, Pittsburg and Richmond in the co-development of the 2020-25 Analysis of Impediments as well as the Consolidated Plan. The City hosted one of the three public meetings to gain resident feedback, which were held in Antioch, Concord, and Richmond.

City CDBG staff meet regularly with the Housing Authority of Contra Costa (HACC) staff to coordinate the allocation of project-based Section 8 vouchers to HOME and CDBG-funded developments, such as the recent 85-unit Tabora Gardens development in Antioch. The City and HACC also collaborate to support and coordinate participants in the Housing Choice Voucher Homeownership Program with the Antioch Downpayment Assistance Program to encourage Section 8 recipients to purchase homes in the city. All of these efforts increase the number of households with extremely-low incomes who are served.

**Affordable Housing Providers:** The City also works closely with all of the affordable and supportive housing providers in the region to develop new affordable housing in the City of Antioch. All were invited and most attended a Consolidated Plan focus group on housing needs, and contributed greatly with ideas on increasing both housing stock, and efficiency in the development process. The City is working on an initiative to increase the production of both Junior Accessory Dwelling Units (created by taking a room/space from the current home footprint) and detached Accessory Dwelling Units and hopes to partner with Habitat for Humanity on the program in the coming five-year planning cycle.

Furthermore, as a member of the HOME Consortium, the City reviews and discusses with the County and other Consortium member the status of all HOME applications and progress of housing development throughout the County each quarter.

**Health Care:** The City's CDBG/Housing/Homelessness Consultant is an active board member of the Health Care for the Homeless board, working to increase services in East Contra Costa County. Their teams include bilingual medical, dental, behavioral health, and other professionals who provide direct care and referrals for many services. Clinics and services are

open and free to all who are experiencing homelessness, regardless of insurance or immigration status. The City also coordinates locations where the large van can park to deliver services with the locations of current encampments.

**Criminal Justice / Mental Health:** The Contra Costa Law Enforcement Assisted Diversion Plus (CoCo LEAD Plus) is a diversion program in Antioch, CA that allows police to refer people who would otherwise face prosecution for eligible low-level criminal charges to community-based behavioral health services. The objectives are to stop chronic patterns of arrest and re-arrest and to connect clients with comprehensive support services to improve their lives and avoid future contact with the criminal justice system. The Antioch Police Department and Contra Costa County Probation offer referrals to potential clients. A referred individual may be deemed eligible and considered for diversion of the initial eligible charge after a previous arrest for an eligible offense. The CDBG Consultant sits on the governing board of this collaborative, as do representatives from: the Parole Department; Health Housing and Homeless Services; County Mental Health; County Public Health; HACC; and other agencies delivering services to populations returning from incarceration and those that are homeless, which have become the primary utilizers of the CoCo LEAD + program.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

**Continuum of Care:** Antioch works closely and frequently with the nonprofit homeless Continuum providers and smaller homeless providers, homeless advocacy groups, the interfaith community addressing homeless challenges, business associations and other relevant community groups, to implement key strategies identified in the Continuum's Strategic Plan. County Health Housing and Homeless Services (H3), serves as the Administrative Entity and Collaborative Applicant for the CoC. H3 coordinates and maintains the homeless crisis response system. The Council on Homelessness is both an advisory body to the BOS and the governing body for the CoC. The Antioch CDBG Consultant has been an active CoC Board member since its inception in 1997.

The CoC partners with criminal justice system providers and reentry resources, as well as with County hospitals, Employment & Human Services, and other state entities to reduce the risks of homelessness for vulnerable populations, such as the elderly, low and very low income families, recent and imminent discharges of patients and incarcerated persons, and child welfare and justice involved youth and families.

**Families with Children:** The City has a very close working relationship with providers that serve homeless families with children, as well as the Homeless Services Coordinator at the Antioch School District. The County Homeless Liaison for all school districts sits on the CoC

Council on Homelessness Board and City staff meet with the Antioch and County liaisons regularly to help provide homeless families with timely access to needed resources.

**Veterans:** The City of Antioch works closely with local Veterans groups on a variety of endeavors. The City financially supported the construction of 84 units of senior housing, including 12 units for homeless senior Veterans (including supportive services) and 21 units for non-homeless Veterans, with all units affordable to incomes from 0-20% AMI. The City also supports Stand Down on the Delta, a three-day Stand Down in Antioch at the Fair Grounds every other year (alternating with the East Bay Stand Down.) This event brings together a wide variety of service providers to connect Veterans with a host of resources and services.

**Chronically Homeless Individuals:** Most services provided to chronically homeless individuals are provided by Contra Costa County, including Behavioral Health; Public Health; and Health Housing and Homeless Services; Probation; Reentry, and other County departments. The Council on Homelessness members also work with the County HSD Mental Health Division staff to understand the needs of persons with mental health disabilities, and those who are seriously and persistently mentally ill. Staff from the Mental Health Division, Mental Health Commissioners, and consumers attend the Behavioral Health Housing meeting and the quarterly Homeless Continuum of Care meetings and exchange ideas and information about needs in these venues.

**Unaccompanied Youth:** The City assists with outreach efforts to unhoused students at Los Medanos Community College in Antioch, and efforts to count students during the PIT Count. Unaccompanied youth are also enrolled in the two Antioch High Schools and may work with the Homeless Liaisons there. There is also a Foster Youth Liaison at each of the High Schools to assist with resources.

**Persons at risk of Homelessness:** Preventing homelessness is a key strategy in the Contra Costa Coordinated Entry System. A key study finds that temporary financial assistance to families at imminent risk of homelessness reduces the likelihood they will enter a homeless shelter by 76%. The benefits of the temporary financial assistance, including lower shelter costs, lower costs of other public services, and better educational and health outcomes, outweigh the costs.

### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City works closely with the Contra Costa CoC in the allocation of ESG funds, in developing performance standards, evaluating outcomes, and in the administration of HMIS. City staff consult with CoC and the Council on Homelessness Executive Board, which provides advice

and input on the operations of homeless services, program operation and program development efforts in Contra Costa County. The City sits on the Review and Ranking committee to determine allocation of funding for ESG projects.

H3 administers the CoC's Homeless Management Information System (HMIS), a federally mandated protected database that stores consumer, project, and system level data. This data is reviewed by H3 and the Council on Homelessness throughout the year to determine how to allocate funds, including ESG and CoC funds, develop standards for performance and compliance, evaluate project and system level outcomes, and recommend policy and legislative action. The Council has two subcommittees (CoC-ESG Provider Committee and the System Performance Committee) dedicated to those purposes. Those committees meet multiple times throughout the year, including in preparation for large funding allocations, such as CoC and ESG funding competitions. The System Performance Committee typically meets more often to review project and system level data, make recommendations for metrics, monitoring, and evaluation, and contribute data and messaging for use in the Council and CoC's larger consumer and community engagement strategies and policy recommendations to the Board of Supervisors. The Council also uses data, information, and recommendations generated from these meetings to develop annual priorities for the CoC, which helps to guide the Council's annual decision making and oversight of project and system performance and HMIS administration.

The CoC annually reviews and approves the CoC and ESG Written Standards and CoC and ESG Notice of Funding Availability (NOFA) Processes. The Written Standards document ensures standardization, transparency, and compliance with the operations and program performance of all CoC and ESG programs. The document also aligns with the CoC's coordinated entry policies and procedures, which guides the operation of the coordinated outreach, access, assessment, prioritization, and referral processes for CoC housing and service providers. The community and Council on Homelessness annually reviews all process documents to ensure that each funding opportunity, including ESG and CoC, follow consistent processes and use the same data (from HMIS) and metrics to measure program compliance and performance. The Council on Homelessness staffs the program review panels convened for CoC and ESG funding competitions and evaluates programs using the Council-approved metrics before approving the final project selections to be submitted for the funding competitions.

HMIS policies and procedures for administration and program participation are reviewed annually by the Policy Committee, to update the Policies & Procedures, share resources, provide technical assistance and training, and ensure standardization in data collection, reporting, and evaluation in HMIS. The Antioch CDBG Consultant attends HMIS, Data, Policies and Procedures, and other established and ad hoc committee meetings regularly.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 67 – Agencies, Groups, Organization That Participated**

<b>Table 67 – Agencies, Groups, Organization That Participated</b>		
1	<b>Agency/Group/Organization</b>	<b>Contra Costa Homeless Continuum of Care</b>
	Agency/Group/Organization Type	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless Other government - County Continuum of Care (lead agency)
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Conducted interviews with Director, Program Director, Coordinated Entry Manager, Policy Manager, and other key staff, and conducted focus group on homelessness with providers and H3 staff.
2	<b>Agency/Group/Organization</b>	<b>Lions Center for the Visually Impaired</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with Executive Director and agency program staff to better understand needs of visually impaired in our community, growth in services needed as baby boomers age, marketing ideas with which the City can assist to help make residents aware of their services, and challenges of visual impairment as well as new technology in assistive devices to aid in communication and increase quality of life.
3	<b>Agency/Group/Organization</b>	<b>Independent Living Resources (ILR)</b>
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Claude Battaglia, independent living specialist in Antioch office, about accommodation of various types of disabilities; participation by ILR in focus groups on homelessness and special needs. ILR is active participant in all Continuum of Care meetings.
4	<b>Agency/Group/Organization</b>	<b>Satellite Affordable Housing Associates</b>
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation in focus group on affordable housing, obtaining feedback on institutional and other barriers to affordable housing in Contra Costa and ideas for improvement. Satellite was a previous partner with the City of Antioch in constructing the 85-unit Tabora Gardens project.
5	<b>Agency/Group/Organization</b>	<b>Resources for Community Development</b>
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation in affordable housing focus group as well as one-on-one consultation with Executive Director Dan Sawislak about challenges and opportunities for developing smaller studio units for 0-30% AMI population, especially to create additional units for single homeless individuals in Antioch, potentially behind anticipated homeless shelter.
6	<b>Agency/Group/Organization</b>	<b>Contra Costa Small Business Development Center</b>
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation both individual and in focus group to better understand training and employment needs of lower income residents.
7	<b>Agency/Group/Organization</b>	<b>Opportunity Junction</b>
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation both individual and in focus group with Executive Director to better understand current market, training and partnership opportunities.
8	<b>Agency/Group/Organization</b>	<b>Antioch School District</b>
	Agency/Group/Organization Type	Services-homeless Services-Education Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations with Homeless Liaison for Antioch School District to improve connection to Continuum of Care services and agencies and improve outcomes for Antioch families facing homelessness.



9	<b>Agency/Group/Organization</b>	<b>Contra Costa Office of Education</b>
	Agency/Group/Organization Type	Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations with Alejandra Chamberlain, Youth Development Services Manager at the Contra Costa County Office of Education to discuss the challenges they are experiencing in connecting families to immediate services, especially when problems present late on a Friday. We also obtained local, state and national homeless school statistics and worked with them on this section of the ConPlan.
10	<b>Agency/Group/Organization</b>	<b>Contra Costa Child Care Council</b>
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation in person and in focus group on Economic Development, gain more knowledge of need for childcare in Antioch and challenges of developing and retaining childcare microenterprises. Developed new modes of outreach together to inform residents of this opportunity and encourage more childcare businesses especially Spanish-speaking businesses.
11	<b>Agency/Group/Organization</b>	<b>Contra Costa County Health Services</b>
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations (several) with HIV/AIDS coordinator to gather local data on incidence and primary transmission of HIV/AIDS in County; consultation with Health Care for Homeless director and head physician on physical and mental health care needs of homeless persons in Antioch; Consultation with office of Lead Poisoning Prevention to gather local stats and insight.



12	<b>Agency/Group/Organization</b>	<b>Mercy Housing California</b>
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation in focus group on affordable housing in Contra Costa, challenges and barriers, forecasting for next five years.
13	<b>Agency/Group/Organization</b>	<b>Contra Costa Interfaith Housing</b>
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation in person with Executive Director, and in focus group on Affordable Housing. Discussion about expanding supportive services in subsidized housing, expansion in Antioch, challenges and needs.
14	<b>Agency/Group/Organization</b>	<b>Contra Costa Housing Authority</b>
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Multiple consultations with Director Joseph Villarreal and Assistant Tony Ucciferri to better understand layering of HA subsidies in market rate developments, housing and vouchers for homeless, challenges in Antioch properties, and other aspects of ConPlan.
15	<b>Agency/Group/Organization</b>	<b>Eden Council For Hope And Opportunity (ECHO)</b>
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Executive Director Margie Rocha and staff on needs for both fair housing and tenant/landlord counseling in Antioch, as well as needs for legal representation for clients facing eviction as homeless prevention, including legal services for Spanish speaking residents. Gathered statistics on rate and types of fair housing cases, prevalence, and testing results for discrimination. Talked about training for ConPlan years, especially in light of California's new tenant protection laws, as well as the development and distribution of collateral materials and outreach to population of Antioch to make them aware of new laws and protections.
16	<b>Agency/Group/Organization</b>	<b>Bay Area Legal Aid</b>
	Agency/Group/Organization Type	Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Multiple consultations with Adam Poe, manager for Contra Costa County, to discuss expansion of services in County, restrictions and challenges of their primary funding source which limits them to households earning 0-30% AMI, connection between eviction and homelessness, and other issues.
17	<b>Agency/Group/Organization</b>	<b>California State Coastal Conservancy</b>
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Mary Small and Dan Hossfeld about flooding and resilience in Antioch and areas along waterways, and possibility of grant for disadvantaged areas.
18	<b>Agency/Group/Organization</b>	<b>County of Contra Costa Department of Conservation and Development</b>
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Multiple consultations and focus group with Jody London regarding Climate Action Plan revision, Hazard Mitigation Plan, new mapping from Adapting to Rising Tides study, outreach to low income and special needs populations in Antioch.
19	<b>Agency/Group/Organization</b>	<b>San Francisco Bay Conservation and Development Commission</b>
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations and focus groups with Adapting to Rising Tides (ART) program of SFBCD which brought together local, regional, state and federal agencies and organizations, as well as non-profit and private associations for a collaborative planning project along the northern boundary of Contra Costa County from Pittsburg east to the County terminus. The purpose was to identify how current and future flooding will affect communities, infrastructure, ecosystems and economy. ART created a new mapping tool for residents and agencies to see how flooding would affect properties depending on various climate change and king tide scenarios, which helped the City to identify outreach areas and design strategies to reach low income and special needs residents in these areas.
20	<b>Agency/Group/Organization</b>	<b>Contra Costa Senior Legal Services Center</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with Executive Director and focus group on special needs populations. Discussed specific needs in Antioch including elder financial abuse, hoarding and cleanup funds and services needed to help clients retain housing, and other issues.
21	<b>Agency/Group/Organization</b>	<b>Court Appointed Special Advocates</b>
	Agency/Group/Organization Type	Services-Children Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations with Executive Ann Wrixon about needs of foster children in Antioch, which has the highest proportion in the County, particularly around statistics about incidence of homelessness, outcomes.
22	<b>Agency/Group/Organization</b>	<b>STAND! For Families Free of Violence</b>
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation and focus group with STAND Executive Director and Program manager about needs of victims of domestic violence, emergency shelter, incidence of DV in Antioch residents, and in data gathering for this section of the ConPlan.

23	<b>Agency/Group/Organization</b>	<b>Contra Costa Family Justice Alliance - Antioch Office</b>
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Family Justice Center just opened for East Contra Costa County in Antioch, consultation with Executive Director Susun Kim about needs of victims and persons experiencing family violence.
24	<b>Agency/Group/Organization</b>	<b>SHELTER Inc. of Contra Costa County</b>
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Multiple consultations with Program Management staff about homeless housing needs and challenges, subsidies and assistance for housing costs for Antioch clients, Rapid Rehousing, and other issues regarding housing lower income Antioch residents and keeping them housed.
25	<b>Agency/Group/Organization</b>	<b>BroadbandUSA</b>
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Technical assistance was provided about broadband, and connection to resources to develop the Narrowing the Digital Divide section of the Consolidated Plan (in Market Analysis).
26	<b>Agency/Group/Organization</b>	<b>Office of Reentry and Justice, CCC</b>
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In its role on the Council on Homelessness, City consulted with the Office of Reentry and Justice, Community Corrections Partnership, the Department of Parole, Rubicon, and the CC Reentry Advisory Board on the barriers faced by the reentry population, who often are homeless upon release. City also worked with CoCo Lead + Project in Antioch, which partners to secure housing and services for low-level chronic offenders, often homeless individuals.

27	<b>Agency/Group/Organization</b>	<b>Richmond Community Foundation</b>
	Agency/Group/Organization Type	Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Community Climate & Economic Resiliency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Richmond Community Foundation is now the home agency for the Ensuring Opportunity Campaign in Contra Costa County. They were consulted numerous times during the year and continue to be active collaborators in the areas of homelessness, housing, economic security, and anti-poverty initiatives. They conduct public outreach and host meetings on everything from climate change resiliency in lower income communities, homeless needs assessment, the development of affordable housing, advocacy for affordable housing bond, and much more.

**Identify any Agency Types not consulted and provide rationale for not consulting**

No agency or type of agency was omitted in the consultations, as is evidenced by the above list.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Table 68 – Other Local / Regional / Federal Planning Efforts</b>		
<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Contra Costa Health, Housing and Homelessness	Goals and objectives in the Consolidated Plan are identical to the adopted CoC Strategy, and were taken from the plan directly. The CoC Plan is named "Forging Ahead Towards Preventing and Ending Homelessness" was developed in 2014 and adopted by all Consortium cities.
Contra Costa HOME Consortium	Contra Costa County Dept. of Conservation & Development	The cities of Antioch, Concord, Pittsburg and Walnut Creek and the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of the County
Revitalizing Contra Costa's Northern Waterfront	Contra Costa County Board of Supervisors	This plan examines the economic significance of the Northern Waterfront manufacturing sector, which, in 2012, accounted for more than 7,300 jobs and \$9.3 billion (13.9% of the County's overall Gross Regional Product (GRP) of \$67 billion. This plan and the next one are related, and informed the economic development priorities of Antioch's portion of the Consolidated Plan

**Table 68 – Other Local / Regional / Federal Planning Efforts**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Rivertown Downtown Specific Plan	City of Antioch	To help implement the previous plan, Revitalizing CC Northern Waterfront, the MTC provided grant funding to develop Antioch's Rivertown Downtown Specific Plan, now underway. The goal of this plan is to increase the opportunities for improvements in the lower income waterfront downtown area. This and the previous plan assess the markets, opportunities and constraints, as well as emerging economic trends. The goal is to position Antioch favorably for future growth and economic conditions. Information from this plan was considered when developing Antioch's portion of the Consolidated Plan.
Plan Bay Area 2040	Metropolitan Transportation Commission & Assn. of Bay Area Gvmts	MTC and the Association of Bay Area Governments (ABAG) collaborated to produce Plan Bay Area 2040, an updated long-range Regional Transportation Plan and Sustainable Communities Strategy for the nine-county San Francisco Bay Area.
WDB Local Plan 2017-2020	Workforce Development Board of Contra Costa County	The current plan and new plan under development for the ConPlan cycle outline needs of the labor market and skills gaps in the workforce to help strategically target investments in economic development.
Climate Action and Resiliency Plan	City of Antioch	The Climate Action Resilience Plan is an update to the 2011 Community Climate Action Plan, adding resilience (responding to climate challenges) to the plan. This includes such actions as increasing energy efficiency in homes facing higher temperatures, to providing safe transportation in the case of a flood, earthquake or other emergency.
California Adaptation Planning Guide	California Office of Emergency Services	March 2020 Update Draft. Part of the integrated set of policies and tools to support local and regional adaptation planning efforts, this Guide provides guidance to local governments on local adaptation and resiliency planning and updates the previous Guide published in 2012.
Safeguarding California Plan: Adaptation Strategy	California Natural Resources Agency	2018 Update, CA state government response to climate change with goals and objectives. <a href="https://www.slc.ca.gov/sea-level-rise/safeguarding-california-plan-2018-update/">https://www.slc.ca.gov/sea-level-rise/safeguarding-california-plan-2018-update/</a>
Study-East CCC	Adapting to Rising Tides (ART)	2020 Draft, new study in partnership with the Delta Stewardship Council, to conduct a vulnerability assessment and adaptation planning project to help East Contra Costa County become more resilient in the face of current and future flooding. Companion to ART planning document for Central and West Contra Costa County which covers from Richmond to Bay Point (2016). <a href="http://www.adaptingtorisingtides.org/project/eastern-contra-costa-county/">http://www.adaptingtorisingtides.org/project/eastern-contra-costa-county/</a>



## Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

All CDBG jurisdictions in Contra Costa County, which comprise the Contra Costa Consortium, were consulted and collaboratively worked on the Consolidated Plan. Studies from throughout the Bay Area region were used as data sources for the Plan. The State Department of Housing and Community Development (HCD) was consulted with and provides HEAP and other funding to help advance objectives to help persons who are homeless.

In addition to the organizations listed in this section significant aspects of the Plan development process included consultations with the CoC and its membership which is comprised of both public and private non-profit and for-profit entities, as well as private citizens. The Strategic Plan section of this Plan, specifically SP-40, includes a complete listing of the entities through which the City will carry out its Consolidated Plan.

### Narrative

**Efforts to address needs of homeless persons** – In FY 2019-20, the Antioch City Council Subcommittee on Homelessness conducted a series of listening sessions with all nonprofit and public agencies providing services to the City’s homeless population, as well as with Antioch homeless individuals. They toured encampments in the City and investigated homeless solutions being implemented by other cities, such as Oakland and San Francisco. Council then authorized the investment of General Funds to expand the City’s efforts to assist those who are experiencing homelessness. In 2019-20, the City invested \$128,000 in Housing Successor and CDBG funds for homeless activities, and anticipates increasing this amount with General Funds in the 2020-25 ConPlan.

In the 2015-20 Consolidated Plan, the City funded the following Family activities for a total of \$23,000 in 2019-20:

- Interfaith Council of CCC – Winter Nights Emergency Family Shelter and Safe Parking Program
- STAND! For Families Free of Violence – Emergency Domestic Violence Shelter
- The City funded the following chronically homeless activities for a total of \$40,000 in 2019-20:
  - CCC Health, Housing and Homeless Services – CORE Homeless Outreach
  - CCC Health, Housing and Homeless Services – Single Adult Emergency Shelter

The City funded Prevention activities for a total of \$60,000 in 2019-20:



- Contra Costa Crisis Center – 2-1-1 Homeless referral services & CORE/CARE Connection
- SHELTER Inc – Homeless Prevention and Rapid Rehousing
- Bay Area Legal Aid – Eviction Services for Homeless Prevention
- Loaves & Fishes – Antioch Dining Room

Consultation over the past 18 months, with a number of diverse groups and populations, enhances staff's understanding of critical issues facing low-income residents of Antioch, especially the unique needs of those who are extremely low-income, at risk of becoming homeless, and those individuals, families, and children who are homeless. This knowledge, coupled with community feedback, makes this Consolidated Plan a well-informed document to guide funding decisions for the next five years.

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## PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

### **Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

The City of Antioch and Contra Costa HOME Consortium developed a comprehensive plan to expand citizen participation for the 2020-25 Consolidated Plan, which is outlined in section PR-15 of the Consortium Consolidated Plan document. For the City of Antioch, efforts included:

- Presentation before Council on 3-26-19 and on multiple other occasions through July 2019 to encourage the public's participation in the "Help Create the Future of Your Community" campaign, which encouraged completion of an extensive public needs survey. The survey was available in English and Spanish, and collateral materials featured disability icons and was accessible to persons with disabilities on multiple accessible County and City websites including the City of Antioch. Over 1,400 people responded which tripled the responses of the last ConPlan period.
- Community Meeting on Needs in Antioch on ?
- Seven focus groups conducted to discuss the needs of persons in the following groups: Family Support & General Population; Youth; Seniors and Disabled; Economic Development; Persons who are Homeless; and Affordable Housing. Focus groups were conducted with the leaders of nonprofit organizations who are experts in serving these populations.

- Outreach to over 600 agencies and contacts on the Consortium Interested Parties email list to participate in the process and the survey, and encourage participation by their clients.

In addition, the City conducted several Public Hearings in the development of the Plan:

- Council Meeting September 24, 2019 - Public Hearing and presentation of CAPER accomplishments, discussion of what has worked well, potential changes to 2020-25 Consolidated Plan priorities, data on Needs Analysis in the areas of Public Services, Fair Housing, Tenant/Landlord Counseling, Economic Development, and Infrastructure and public comments
- Council Meeting October 22, 2019 - Public Hearing and presentation of data on Needs Analysis in the areas of Housing and Homelessness and public comments.
- Council Meeting February 25, 2020 - Prioritization of Needs for Consolidated Plan.
- Council Meeting April 25, 2020 - Public Hearing and presentation of Draft Consolidated Plan for public review and comments.
- Council Meeting on May 12, 2020 - Public Hearing and presentation of draft 2020-25 Consolidated Plan and 2020-2021 Action Plan.

All meetings were held at locations that were accessible to persons who are physically disabled, including those with hearing impairments and those in wheelchairs. Spanish translation was available for the main public meeting and notices included information on how to request translation services for other meetings.

## Citizen Participation Outreach

Table 69 – Citizen Participation Outreach					
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Hearing	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking - Specify other language: Spanish</li> <li>• Persons with disabilities</li> <li>• Non-targeted/ broad community</li> <li>• Residents of Public and Assisted Housing</li> <li>• General Public</li> </ul>	September 24, 2019 Public Hearing on Needs for 2020-25 ConPlan held at City Council meeting & noticed in Contra Costa Times.	Need to add	All comments accepted and considered.

# NEEDS ASSESSMENT

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment portion of the ConPlan includes information gained from the extensive Public Survey and knowledge gathered from the Consortium Focus Groups and many consultations. Together they form a clear picture of the needs of Urban Contra Costa County and each of the Consortium jurisdictions of Antioch, Concord, Pittsburg, and Walnut Creek in the areas of affordable housing, special needs housing, homelessness, and community development. By analyzing the needs, Consortium members identify those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered.

While the Countywide data was populated with default data from HUD, the data of the Consortium cities was individually extracted from HUD census data sources as closely aligned to the County data as possible. All data was analyzed using the same approach agreed upon by the Consortium members, while the conclusions to the data were individually formulated.

**Please refer to the main Consortium document, Section NA-05 through NA-40 for the County for additional information for each jurisdiction.**

**Housing Needs Assessment (NA-10)** - The Housing Needs Assessment summarizes the data and conclusions of each jurisdiction in order to provide a concise summary of the jurisdiction's estimated housing needs projected for the 5-year Consolidated Plan period. This section examines housing problems, including: lack of a complete kitchen or plumbing facilities; Cost Burdened households that are paying more than 30% of their household income on housing costs (for renters, this is rent plus utilities, and for homeowners this is mortgage payments, taxes, insurance and utilities.); and Overcrowded, which is more than one person per room (not including bathrooms, porches, foyers and halls, or half-rooms.)

**Disproportionately Greater Need (Sections NA-15, 20, 25, 30)** - The sections on disproportionately greater need examines which racial or ethnic groups at a given income experience housing problems at a greater rate (10% or more) than the income level as a whole. Sections NA-15, NA-20, NA-25 and NA-30 look at these disparities by jurisdiction in the categories of Housing Problems, Severe Housing Problems, and Housing Cost Burdens.

**Public Housing (NA-35)** - This section summarizes the needs of individuals and families who live in public housing. The three Public Housing agencies are the Housing Authority of Contra Costa, HA of Pittsburg and data from all three is summarized here.

**Homeless Needs Assessment (NA-40)** - This section, NA-40, describes the nature and extent of both unsheltered and sheltered homelessness within the County as a whole, and is a shared section of the Consortium given the transitory nature of those without a fixed location to call home. Service Data from the Homeless Management Information System (HMIS) and Point in Time data by jurisdiction is, however, included to give an individualized picture for the past year.

**Non-Homeless Special Needs Assessment (NA-45)**- This section describes the level of housing need for persons who are not homeless, but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents. This is a shared section for the Consortium.

**Non-Housing Community Development Needs (NA-50)** - This last section provides a summary of such non-housing needs as public improvements, public facilities, public services, economic development activities and so on. NA-50 is located separately for each Consortium member.

<b>Table 70 – Total Households, County/Antioch</b>					
<b>NA-10 Total Households Table</b>					
<b>HUD Area Median Family Income (HAMFI)</b>	<b>Percentage HAMFI</b>				
<b>Contra Costa County</b>	<b>0-30%</b>	<b>&gt;30-50%</b>	<b>&gt;50-80%</b>	<b>&gt;80-100%</b>	<b>&gt;100%</b>
Total Households	55,369	45,240	48,264	35,825	199,895
Small Family Households (2 persons, neither person 62 years or over, or 3 or 4 persons)	18,893	15,359	19,883	14,419	109,065
Large Family Households (5+ persons)	5,196	6,233	6,155	4,139	20,118
Household contains at least one person age 62-74 years but no one age 75+	11,182	10,417	11,151	8,393	44,212
Household contains at least one person age 75 or older	9,434	8,576	6,847	4,758	14,266
Households with one or more children age 6 or younger	10,113	8,542	9,077	6,364	22,033
<i>Data Source for County: 2011-2015 CHAS</i>					
<b>Antioch</b>	<b>0-30%</b>	<b>&gt;30-50%</b>	<b>&gt;50-80%</b>	<b>&gt;80-100%</b>	<b>&gt;100%</b>
Total Households	5,725	4,340	4,895	3,210	14,050
Small Family Households	2,570	1,845	2,115	10,040*	-
Large Family Households	550	840	930	2,655*	-
Household contains at least one person age 62-74 years but no one age 75+	860	945	915	540	3,100
Household contains at least one person age 75 or older	595	610	525	235	410
Households with one or more children age 6 or younger	1,360	1,235	1,195	830	2,280

**Table 71 – Housing Problems, County/Antioch**

<b>NA-10 Housing Needs Summary Tables</b>										
<b>Housing Problems (Households with one of the listed needs)</b>										
<b>Contra Costa</b>	<b>Renter</b>					<b>Owner</b>				
	<b>% of Area Median Income (AMI)</b>					<b>% of Area Median Income (AMI)</b>				
<b>NUMBER OF HOUSEHOLDS</b>	<b>0-30</b>	<b>&gt;30-50</b>	<b>&gt;50-80</b>	<b>&gt;80-100</b>	<b>Total</b>	<b>0-30</b>	<b>&gt;30-50</b>	<b>&gt;50-80</b>	<b>&gt;80-100</b>	<b>Total</b>
Substandard Housing - Lacking complete plumbing or kitchen facilities	824	510	545	255	2,134	159	173	109	68	509
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,243	857	514	108	2,722	210	135	349	115	809
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,940	2,481	1,534	669	7,624	286	600	769	764	2,419
Housing cost burden greater than 50% of income (and none of the above problems)	21,040	7,874	1,652	252	30,818	11,153	7,692	6,090	2,703	27,638
Housing cost burden greater than 30% of income (and none of the above problems)	4,438	8,465	9,134	4,159	26,196	2,480	5,271	8,029	6,946	22,726
Zero/negative income (and none of the above problems)	1,806	0	0	0	1,806	1,121	0	0	0	1,121
<b>Antioch</b>	<b>Renter</b>					<b>Owner</b>				
	<b>0-30%</b>	<b>&gt;30-50%</b>	<b>&gt;50-80%</b>	<b>&gt;80-100%</b>	<b>Total</b>	<b>0-30%</b>	<b>&gt;30-50%</b>	<b>&gt;50-80%</b>	<b>&gt;80-100%</b>	<b>Total</b>
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	45	95	25	210	10	4	0	35	49
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	40	145	0	205	40	0	25	15	80
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	325	185	190	30	730	0	120	85	20	225
Housing cost burden greater than 50% of income (and none of the above problems)	2,350	1,030	195	0	3,575	790	695	150	185	1,820
Housing cost burden greater than 30% of income (and none of the above problems)	420	1,020	815	360	2,615	145	265	965	1,015	2,390
Zero/negative income (and none of the above problems)	235	0	0	0	235	60	0	0	0	60



**Table 72 – SEVERE Housing Problems, County/Antioch**

<b>NA-10 Housing Problems</b>										
<b>(Households with one or more SEVERE Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)</b>										
<b>County</b>	<b>Renter</b>					<b>Owner</b>				
	<b>% of Area Median Income (AMI)</b>					<b>% of Area Median Income (AMI)</b>				
<b>NUMBER OF HOUSEHOLDS</b>	<b>0-30% AMI</b>	<b>&gt;30-50</b>	<b>&gt;50-80</b>	<b>&gt;80-100</b>	<b>Total</b>	<b>0-30</b>	<b>&gt;30-50</b>	<b>&gt;50-80</b>	<b>&gt;80-100</b>	<b>Total</b>
Having 1 or more of four housing problems	26,060	11,729	4,259	1,289	43,337	11,818	8,598	7,315	3,654	31,385
Having none of four housing problems	8,770	11,515	16,347	12,215	48,847	5,758	13,414	20,340	18,674	58,186
Household has negative income, but none of the other housing problems	1,806	0	0	0	1,806	1,121	0	0	0	1,121
<b>Antioch</b>	<b>Renter</b>					<b>Owner</b>				
	<b>0-30% AMI</b>	<b>&gt;30-50</b>	<b>&gt;50-80</b>	<b>&gt;80-100</b>	<b>Total</b>	<b>0-30</b>	<b>&gt;30-50</b>	<b>&gt;50-80</b>	<b>&gt;80-100</b>	<b>Total</b>
Having 1 or more of four housing problems	3,160	2,320	1,435	420	7,725	1,470	1,185	1,765	1,230	8,735
Having none of four housing problems	565	230	610	710	4,260	235	605	1,085	850	11,205
Household has negative income, but none of the other housing problems	235	0	0	0	235	60	0	0	0	60

**Table 73 – Cost Burden Greater than 30% of Income, County/Antioch**

<b>NA-10 Cost Burden &gt; 30%</b>								
<b>Contra Costa</b>	<b>Renter</b>				<b>Owner</b>			
	<b>% of Area Median Income</b>				<b>% of Area Median Income</b>			
<b>Number of Households:</b>	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>Total</b>	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>Total</b>
Small Related	12,573	7,826	5,253	25,652	3,562	4,127	6,179	13,868
Large Related	3,638	2,882	1,051	7,571	1,142	1,884	2,064	5,090
Elderly	6,846	3,347	1,752	11,945	6,982	5,800	4,381	17,163
Other	7,018	4,899	3,254	15,171	2,383	1,697	1,900	5,980
Total need by income	30,075	18,954	11,310	60,339	14,069	13,508	14,524	42,101
<i>Data Source: 2011-2015 CHAS</i>								
<b>Antioch</b>	<b>Renter</b>				<b>Owner</b>			
	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>Total</b>	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>Total</b>
Small Related	230	655	380	1265	0	145	555	700
Large Related	30	260	210	500	0	10	195	205
Elderly	145	105	60	310	115	40	55	210
Other	105	105	260	470	35	45	125	205
Total need by income	510	1125	910	2545	150	240	930	1320



**Table 74 – Cost Burden Greater than 50% of Income, County/Antioch**

<b>NA-10 Cost Burden &gt; 50%</b>								
<b>Contra Costa</b>	<b>Renter</b>				<b>Owner</b>			
	<b>% of Area Median Income (AMI)</b>				<b>% of Area Median Income (AMI)</b>			
<b>Number of Households:</b>	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>Total</b>	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>Total</b>
Small Related	10,549	3,269	798	14,616	3,128	2,450	2,557	8,135
Large Related	2,728	923	0	3,651	918	1,037	571	2,526
Elderly	4,981	1,764	504	7,249	5,320	3,391	2,133	10,844
Other	6,099	2,504	389	8,992	2,045	1,143	898	4,086
<b>Total need by income</b>	<b>24,357</b>	<b>8,460</b>	<b>1,691</b>	<b>34,508</b>	<b>11,411</b>	<b>8,021</b>	<b>6,159</b>	<b>25,591</b>
<i>Data Source: 2011-2015 CHAS</i>								
<b>Antioch</b>	<b>Renter</b>				<b>Owner</b>			
	<b>% of Area Median Income (AMI)</b>				<b>% of Area Median Income (AMI)</b>			
<b>Number of Households:</b>	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>Total</b>	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>Total</b>
Small Related	1,420	525	115	2,060	490	290	335	1,115
Large Related	325	130	60	515	195	340	80	615
Elderly	255	110	15	380	205	90	35	330
Other	580	250	30	860	295	85	145	525
<b>Total need by income</b>	<b>2,580</b>	<b>1,015</b>	<b>220</b>	<b>3,815</b>	<b>1,185</b>	<b>805</b>	<b>595</b>	<b>2,585</b>

**Table 75 – Crowding, County/Antioch**

<b>NA-10 Crowding</b>										
<b>(More than one person per room)</b>										
<b>Contra Costa</b>	<b>Renter</b>					<b>Owner</b>				
	<b>% of Area Median Income (AMI)</b>					<b>% of Area Median Income (AMI)</b>				
<b>Number of Households (HH):</b>	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>80-100</b>	<b>Total</b>	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>80-100</b>	<b>Total</b>
Single familyHH	3,713	2,615	1,782	567	8,677	377	512	627	470	1,986
Multiple, unrelated familyHH	350	656	370	185	1,561	123	210	497	387	1,217
Other, non-familyHH	180	65	0	65	310	0	25	4	10	39
<b>Total need by income</b>	<b>4,243</b>	<b>3,336</b>	<b>2,152</b>	<b>817</b>	<b>10,548</b>	<b>500</b>	<b>747</b>	<b>1,128</b>	<b>867</b>	<b>3,242</b>
<i>Data Source: 2011-2015 CHAS</i>										
<b>Antioch</b>	<b>Renter</b>					<b>Owner</b>				
	<b>% of Area Median Income (AMI)</b>					<b>% of Area Median Income (AMI)</b>				
<b>Number of Households (HH):</b>	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>80-100</b>	<b>Total</b>	<b>0-30</b>	<b>30-50</b>	<b>50-80</b>	<b>80-100</b>	<b>Total</b>
Single familyHH	325	205	255	30	815	0	70	70	19	159
Multiple, unrelated family HH	35	20	80	0	135	40	50	40	10	140
Other, non-familyHH	0	0	0	0	0	0	0	0	0	0
<b>Total need by income</b>	<b>360</b>	<b>225</b>	<b>335</b>	<b>30</b>	<b>950</b>	<b>40</b>	<b>120</b>	<b>110</b>	<b>29</b>	<b>299</b>

## Housing Needs Summary

**Number and type of single person households in need of housing assistance** - The City has 1,930 homeowners and 2,320 renters that need housing assistance.

**Number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking** - Intimate partner violence (IPV) in the U.S. is a preventable public health problem that disproportionately affects pregnant women, American Indian/Alaska Native and African American/black women, and sexual minority groups. Stalking, intimidation, emotional abuse, physical assault or battery, sexual violence, and other abusive behavior between partners currently or formerly in relationships of dating or marriage can result in psychological trauma, physical injury, and even death. Children who are exposed to IPV—even if they are not the targets of violence—are at increased risk for mental, physical, social, behavioral, and developmental problems. Child witnesses of IPV also are at higher risk of becoming abusers or victims later in life.

National data suggests that 1 out of 4 women, and 1 in 10 men have experienced sexual, physical, and/or stalking IPV in their lifetimes. The number of domestic violence-related calls for assistance per 1,000 adults ages 18-69 in the State was 6.3 calls for assistance per 1,000 California adults, which has been decreasing steadily from 1998 through 2018.

Contra Costa has fewer incidences per capita than the state as a whole. In Antioch, the incidence is 5.5 calls per 1,000 Antioch adults. In 2018, the City of Antioch recorded 677 domestic violence calls to the police, which is higher than other cities. The City also had 389 individuals served by the Family Justice Center, which assists victims of domestic violence, rape, stalking, etc.

Disability data is obtained through American Community Survey data. According to the 2013-2017 5-Year Estimates, 21,806 people have a disability and had income below the poverty level in the past 12 months. Using these two estimates, nearly 30,000 are in need of housing assistance who are either disabled or victims of domestic violence, dating violence, sexual assault and stalking. As subsets of that data, in Antioch 3,566 people have a disability and income below the poverty level in 2018.

**Most common housing problems** - The most common housing problem for Antioch renters is a housing cost burden of greater than 50%, and the most common problem for owners is a housing cost problem of greater than 30%.

**Populations/household types affected more than others by these problems** - In Antioch, for both renters and owners, small related families are the most likely to be affected by high housing cost burden.

**Housing characteristics that have been linked with instability and an increased risk of homelessness.** For Antioch renters, an example of a particular housing characteristics that have been linked to instability and increased risk of homelessness is a sudden, significant rent increase. People already living with financial insecurity are ill-equipped to handle a sudden increase in such a significant proportion of their expenses, and in a tight housing market such as Contra Costa County and the larger Bay Area, an inability to find replacement housing could lead to homelessness.

For Antioch homeowners, deferred maintenance and the high cost of housing rehabilitation, as well as a lack of needed safety upgrades and the household ages, can lead to homeowners no longer being able to stay in their homes. For both renters and owners, an unexpected and costly health crisis is also a common link to housing instability and homelessness.

In addition, the rapidly rising cost of utilities is a significant contributor to housing cost increases. Energy costs increased at three times the rate of rent between 2000 and 2010, widening the disparity in energy burdens between low-income and well-off households, and are a primary reason why people resort to high interest payday loans. There are also health implications for households, as living in an under-heated home puts occupants at a greater risk of respiratory problems, heart disease, arthritis, and rheumatism, according to the American Council for an Energy Efficient Economy (ACEEE) and Energy Efficiency for All (EFFA). It can also result in death from carbon monoxide poisoning or fire when inappropriate approaches to heating are used.

Furthermore, low-end housing is significantly less energy efficient than other housing stock. People with less money aren't just paying a greater proportion of their income for energy, they are paying more per square foot. Studies by the EFFA and ACEEE show that 97% of the excess energy burdens for renting households could be eliminated by bringing their homes up to median efficiency standards. The US. Department of Energy also shows that the value of energy upgrades is 2.2 times their cost, and the figure is even higher for the most inefficient homes.

**Disproportionately Greater Need** - A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

The four housing problems are 1) lacking a complete kitchen, 2) lacking complete plumbing facilities, 3) more than one person per room, and 4) cost burden greater than 30 percent.

**The NA-15** Disproportionate Needs tables show those racial/ethnic groups with greater need highlighted in the reddish tone, and those groups with lower need highlighted in blue.

The NA-15 Housing Problems table shows that extremely low-income households that are American Indian/Alaska Native and Hispanic have an incidence of housing problems that is higher than their representation in the population of those with housing problems. Amongst those who are of very low-income, Black/African Americans show a disproportionate number of housing problems. Amongst those who are low-income, all racial categories except White

and Hispanic have disproportionate housing problems. Finally, amongst moderate income households, Black and Pacific Islander populations show disproportionate housing problems.

**NA-20 Disproportionally Greater Need Severe Housing Problems** - In Antioch, as opposed to the County as a whole, a majority of each group does not have one or more severe housing problems in each AMI grouping. More specifically, in the 0%-30% bracket, less than half of Native Americans and Pacific Islanders experience severe housing problems, likely due in some part to their low numbers overall, but Hispanic households show a disproportionately high need. In the 50%-80% range, Asians and Pacific Islanders show a disproportionately higher number of severe housing problems.

**NA-25 Disproportionately Greater Need: Housing Cost Burdens** - In the City of Antioch, about half of all households are cost burdened. Native Americans are most impacted with housing cost burden of 30-50% of their income, while overall Black/African Americans and Native Americans are disproportionately burdened.

**Table 76 – Disproportionately Greater Need: Housing Problems**

<b>ANTIOCH</b>				
<b>NA-15 Disproportionately Greater Need Housing Problems</b>				
Housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%				<i>Disproportionately GREATER need (10%+ above baseline) is highlighted in rust. LOWER need is blue</i>
<b>0 - 30% AMI Extremely Low-Income Households</b>				
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income, but none of the other housing problems	
<b>Jurisdiction as a whole</b>	<b>4,630</b>	<b>800</b>	<b>295</b>	<b>81% Base</b>
White	1,240	305	70	77%
Black / African American	1,265	300	100	76%
Asian	385	85	60	73%
American Indian, Alaska Native	50	0	0	100% 10% dif
Pacific Islander	30	0	40	43% lower
Hispanic	1,420	89	10	93% >10%
<b>30 - 50% AMI Very Low-Income Households</b>				
<b>Jurisdiction as a whole</b>	<b>3,505</b>	<b>835</b>	<b>0</b>	<b>81% Base</b>
White	1,065	585	0	65% lower
Black / African American	765	10	0	99% >10%
Asian	215	45	0	83%
American Indian, Alaska Native	0	30	0	0% lower
Pacific Islander	0	10	0	0% lower
Hispanic	1,330	155	0	90%
<b>50 - 80% AMI Low-Income Households</b>				
<b>Jurisdiction as a whole</b>	<b>3,200</b>	<b>1,695</b>	<b>0</b>	<b>65% Base</b>
White	1,165	1,005	0	54% lower
Black / African American	485	165	0	75% 10%
Asian	180	50	0	78% >10%
American Indian, Alaska Native	20	0	0	100% >10%
Pacific Islander	15	0	0	100% >10%
Hispanic	1,225	450	0	73%
<b>80 - 100% AMI Moderate-Income Households</b>				
<b>Jurisdiction as a whole</b>	<b>1,650</b>	<b>1,560</b>	<b>0</b>	<b>51% Base</b>
White	645	855	0	43%
Black / African American	285	180	0	61% 10%
Asian	115	90	0	56%
American Indian, Alaska Native	10	20	0	33% lower
Pacific Islander	20	10	0	67% >10%
Hispanic	480	350	0	58%
<i>Data Source: 2009-2013 CHAS</i>				



**Table 77 – Disproportionately Greater Need:  
SEVERE Housing Problems**

SEVERE housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%				Disproportionately GREATER need (10%+ above baseline) is highlighted in rust. LOWER need is blue
0 - 30% AMI Extremely Low-Income Households				
Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Has no/negative income, but none of the other housing problems	
<b>Jurisdiction as a whole</b>	<b>4,065</b>	<b>1,365</b>	<b>295</b>	<b>71%</b> Base
White	1,080	505	70	65%
Black / African American	1,065	500	100	64%
Asian	360	110	60	68%
American Indian, Alaska Native	25	25	0	50% lower
Pacific Islander	0	30	40	0% lower
Hispanic	1,330	180	10	88% >10%
30 - 50% AMI Very Low-Income Households				
<b>Jurisdiction as a whole</b>	<b>2,215</b>	<b>2,120</b>	<b>0</b>	<b>51%</b> Base
White	680	965	0	41%
Black / African American	460	320	0	59%
Asian	190	75	0	72%
American Indian, Alaska Native	0	30	0	0%
Pacific Islander	0	10	0	0%
Hispanic	840	645	0	57%
50 - 80% AMI Low-Income Households				
<b>Jurisdiction as a whole</b>	<b>1,420</b>	<b>3,470</b>	<b>0</b>	<b>29%</b> Base
White	505	1,670	0	23%
Black / African American	235	420	0	36%
Asian	124	100	0	55% >10%
American Indian, Alaska Native	0	20	0	0%
Pacific Islander	15	0	0	100% >10%
Hispanic	505	1,165	0	30%
80 - 100% AMI Moderate-Income Households				
<b>Jurisdiction as a whole</b>	<b>270</b>	<b>2,940</b>	<b>0</b>	<b>8%</b> Base
White	90	1,410	0	6%
Black / African American	65	405	0	14%
Asian	30	175	0	15%
American Indian, Alaska Native	0	30	0	0%
Pacific Islander	0	30	0	0%
Hispanic	65	765	0	8%

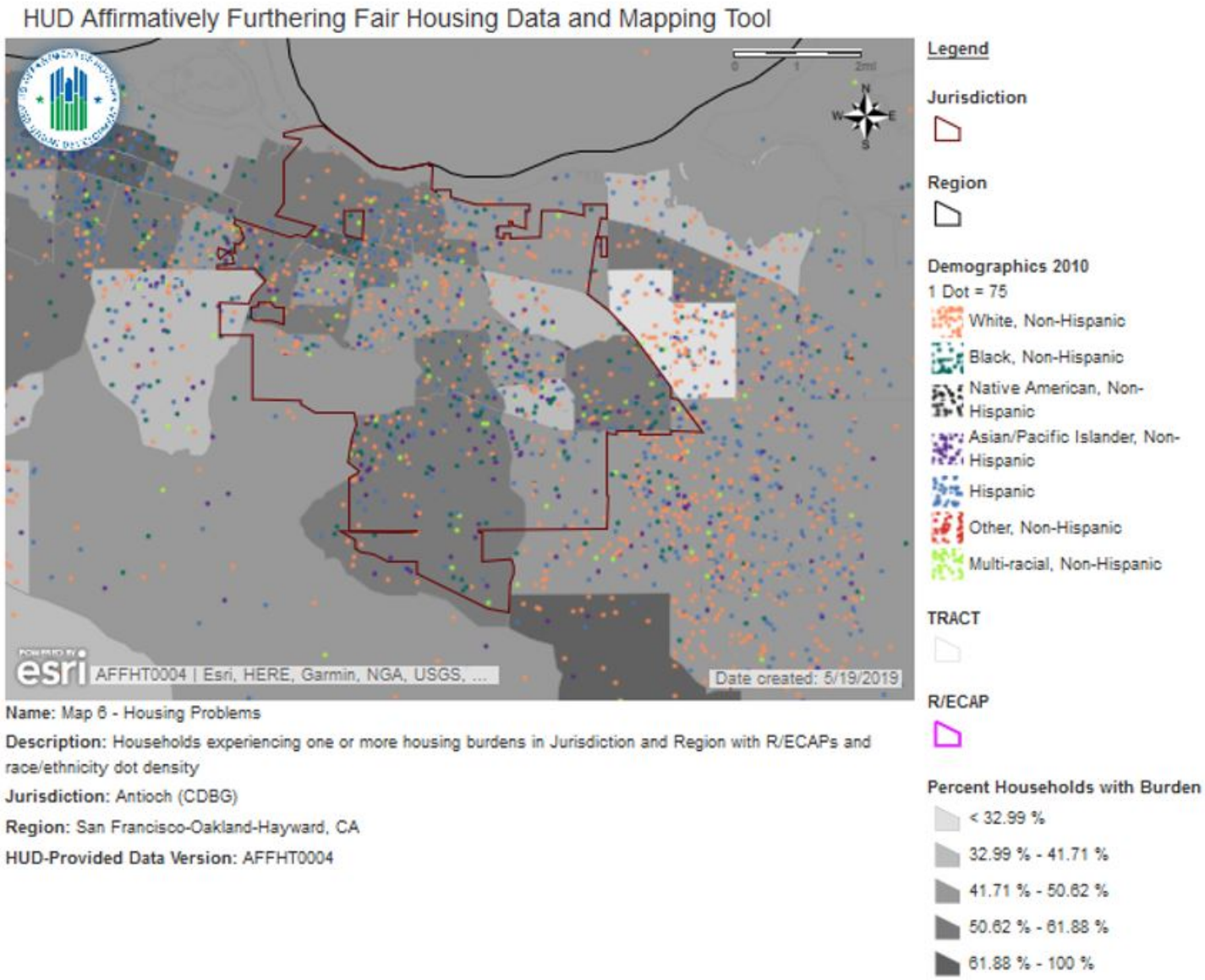
Data Source: 2009-2013 CHAS

**Table 78 – Disproportionately Greater Need:  
Housing Cost Burden (NA-25)**

<b>ANTIOCH</b>															
Housing Cost Burden	Total with no cost burden	Cost Burden 30-50%				Severe Cost Burden >50%				Not Computed *	ALL Cost Burden			Total HHs	Total Antioch Race
		Total 30-50%	% of TOTAL HH	% of Burden 30-50%	% of RACE 30-50%	Total >50%	% of TOTAL HH	% of Burden >50%	% of RACE >50%		30-50% + >50% Total	% of TOTAL HH	% of RACE		
<b>Jurisdiction as a whole</b>	<b>16,000</b>	<b>8,095</b>	<b>26.0%</b>	<b>Race Baseline</b>	<b>6,810</b>	<b>21.8%</b>	<b>Race Baseline</b>	<b>280</b>	<b>14,905</b>	<b>47.8%</b>	<b>Base</b>	<b>31,185</b>	<b>100%</b>		
White	8,430	3,030	9.7%	37.4%	22.2%	2,110	6.8%	31.0%	15.5%	70	5,140	16.5%	37.7%	13,640	43.7%
Black / African American	2,115	1,770	5.7%	21.9%	30.9%	1,735	5.6%	25.5%	30.3%	100	3,505	11.2%	61.3%	5,720	18.3%
Asian	1,600	655	2.1%	8.1%	21.8%	690	2.2%	10.1%	23.0%	60	1,345	4.3%	44.8%	3,005	9.6%
American Indian, Alaska Native	70	110	0.4%	1.4%	61.1%	0	0.0%	0.0%	0.0%	0	110	0.4%	61.1%	180	0.6%
Pacific Islander	120	80	0.3%	1.0%	31.4%	15	0.0%	0.2%	5.9%	40	95	0.3%	37.3%	255	0.8%
Hispanic	3,665	2,450	7.9%	30.3%	29.2%	2,260	7.2%	33.2%	27.0%	10	4,710	15.1%	56.2%	8,385	26.9%



**Figure 1 – Antioch Housing Problems by Race and Ethnicity**



3

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## NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

### **Describe the jurisdiction's need for Public Facilities:**

The City of Antioch in general has aging public facilities in the older downtown area. These facilities are located within older lower-income neighborhoods and suffer from heavy use and deferred maintenance. The City of Antioch Senior Center is a prime example of a heavily utilized public facility in need of improvements. Youth services were once provided in this facility, but a new Community Center/Library was built across from the most recent Antioch High School, located in a newer part of the city.

### **How were these needs determined?**

The City conducted an extensive community survey which identified the need for homeless facilities and infrastructure as High priorities. In addition, CDBG consultant spoke extensively with the Public Works department, City Manager, City Attorney, and City Council. The Consultant also reviewed the City's Americans with Disabilities Act Transition Plan and the 5-year Capital Improvement Program to understand the need for infrastructure and public facilities.

### **Describe the jurisdiction's need for Public Improvements:**

One of the primary functions of any city is to provide safe and inviting pedestrian paths of travel. Pedestrian traffic encourages interaction between citizens, strengthens neighborhoods and contributes to the vitality of the community at large. In this time of rising energy costs and the associated environmental impact of motorized vehicle use, safe and accessible pedestrian paths of travel become even more important. Likewise, people with disabilities depend on a safe and accessible pedestrian system to conduct their daily lives.

### **How were these needs determined?**

Title II of the American's With Disabilities Act (ADA) requires that public entities having responsibility for or authority over streets, roads, sidewalks, and/or other areas meant for pedestrian use, develop a Transition Plan. This plan identifies physical obstacles limiting access to programs, services and activities by persons with disabilities. The City conducted an ADA Self-Evaluation and Assessment in 1992 and adopted its ADA Transition Plan in 1993. The City most recent update to the plan occurred in 2019.

### **Describe the jurisdiction's need for Public Services:**

Based on American Community Survey (ACS) Census survey data, over 14.9% of the population of the City lives below the poverty level. There is continuing and extensive need within the City of Antioch for public services to serve low-income populations and areas

within the City, especially older, more densely populated areas in Antioch primarily located north of Highway 4. These areas are home to the highest percentages of lower income persons, most ranging from 70 to as high as 93.6% lower income persons. Access to public services in these areas may be limited due to lack of transportation, status of being low-income, or due to circumstance of being part of a “special need” population, especially with a high senior population in these areas.

### **How were these needs determined?**

The Consortium and City of Antioch consulted with a wide variety of public and private agencies providing essential services to low-income families and individuals throughout the County (see PR-10 Consultation and PR-15 Citizen Participation). It conducted focus groups for six specific populations with the Directors and line staff to further delve into the details of needs of each population. In addition, residents were surveyed to take into consideration their perception of the needs of this community, and the public was invited to provide comments about needs in five different meeting. The City Council Subcommittee also interviewed 31 nonprofit agencies as to Antioch’s needs for their services on March 6 and 13, 2020.



**Tabora Gardens Senior Housing**  
*Gold Nugget Award Winner - Best Affordable Senior Housing Community*  
 Antioch, CA

**Tabora Gardens, Satellite Affordable Housing Associates, developer.**

Situated in the hills of Antioch, this beautiful senior community consists of 85-units of permanent supportive housing for seniors and Veterans, including homeless Veterans, with all units deeply affordable to households with incomes less than 50% AMI.

Close to grocery shopping and stores, bus line, hospital, and other amenities, as well as Regional Park and city park adjacent to complex.

Opened 2018





# HOUSING MARKET ANALYSIS

## MA-05 Overview

### Housing Market Analysis Overview:

Antioch is one of the oldest towns in California, founded in 1850 and incorporated in 1872. Located at the western end of the San Joaquin-Sacramento River Delta, Antioch is known as the "Gateway to the Delta" and is one of the 19 cities in Contra Costa County (population 1,155,879).

As can be seen in Table 79 below, detached single-family homes are the predominant housing type in Antioch, accounting for 76.3% of all housing units. Attached single-family homes make up approximately 4.5% of housing units. Apartment units account for 22.4% of the housing stock, while the remaining 1.1% is comprised of mobile homes.

Of the estimated 33,800 housing units, 60.8% are occupied by homeowners, and 38.2% by renters. The City only has 236 studio (zero bedroom) units, and 2,053 one-bedroom units, which together constitute only 6.8% of the housing stock. Two- and three-bedroom units total 17,963 and are 53% of the housing stock, while 4+ bedroom units, totaling 13,551, make up the remaining 40% of Antioch's housing stock.

The availability of housing units does NOT meet the needs of the population. There is a severe lack of affordable housing units to meet current needs. There is a need for more studio apartments to house extremely low-income persons, especially disabled persons, elderly, and homeless single adults. There is also a need for more family housing that is affordable for the lowest income renters.

Table 79 - # of Housing Units		
MA-10 - All Residential Properties by Number of Units, Antioch		
Property Type	#	%
1-unit detached structure	27,272	76.30%
1-unit, attached structure	1,616	4.50%
2-4 units	2,023	5.60%
5-19 units	2,523	7.00%
20 or more units	1,886	5.3%
Mobile Homes	401	1.10%
<b>Total:</b>	<b>35,721</b>	<b>100%</b>

Table 80 – Unit Size by Tenure				
MA-10 - Unit Size by Tenure, Antioch				
	Owners		Renters	
	Number	%	Number	%
No Bedroom	97	0.5%	139	1.00%
1 bedroom	59	0.3%	568	15.10%
2-3 bedrooms	10,286	50.0%	16,488	58.00%
4+ bedrooms	10,1120	49.2%	10,101	25.90%
<b>Total:</b>	<b>20,562</b>	<b>100%</b>	<b>27,295</b>	<b>100</b>

Table 81 – Rent Paid, Antioch			Table 82 – Housing Affordability, Antioch		
MA-15 – Cost of Housing			MA-15 – Cost of Housing		
Rent Paid	Number	%	% of units affordable to households earning:	Renter	Owner
Less than \$500	750	5.8%	30% HAMFI *	3,965	1,760
\$500 - \$999	1,708	13.2%	60% HAMFI *	6,515	3,545
\$1,000 - \$1,499	3,606	27.8%	80% HAMFI *	8,565	6,390
\$1,500 - \$1,999	3,385	26.1%	100% HAMFI *	9,690	8,475
\$2,000 or more	3,520	27.2%			
<b>Total:</b>	<b>12,969</b>	<b>100.0%</b>	<b>Total:</b>	<b>28,735</b>	<b>20,170</b>
			* HUD Area Median Family Income		
<i>Data Source: 2011-2015 ACS 5-yr estimate</i>			<i>Data Source: 2011-2015 ACS 5-yr estimate</i>		

Housing affordability is still a critical issue affecting Antioch and all of Contra Costa County, even through rent and housing purchase prices are some of the lowest in the Bay Area. In Antioch, the median home value rose between 2014 and 2017 by 38%, and the median contract rent rose by 16%.

### MA-20 Condition of Housing

Maintenance and improvement of current housing stock is a key component of an overall housing strategy. The cost to maintain existing housing is significantly less than constructing new units. Older homes in lower income neighborhoods often have deferred maintenance that includes such items as roof, foundation, electrical, plumbing and heating repairs. In addition, older neighborhoods have failing infrastructure such as sewer and water lines and roadway. As 15,132 (42%) of the homes in the City of Antioch are more than 40 years old, maintenance is an important issue.

**Need for owner and rental rehabilitation based on condition of housing.** Current rehabilitation needs involve general maintenance, including roof repair and replacement, window replacement and upgrades, plumbing and electrical improvements, foundation repair, siding repair or replacement, and accessibility improvements to meet the growing senior and disabled population.

Table 83 – Year Unit Built				
Year built	Owner-Occupied		Renter-Occupied	
	#	%	#	%
2000 or later	3,512	17.1%	1,652	12.5%
1980-1999	8,996	43.8%	5,304	40.0%
1950-1979	6,810	33.1%	5,228	39.5%
Before 1950	1,244	6.0%	1,057	8.0%
<b>Total:</b>	<b>20,562</b>	<b>100%</b>	<b>13,241</b>	<b>46.3%</b>
<i>Data Source: 2013-2017 ACS 5-Year Estimates</i>				

Table 84 – Condition of Units				
# of Selected Conditions of Housing Stock Problems	Owner-Occupied		Renter-Occupied	
	#	%	#	%
With one selected condition	7059	34.3%	7197	54.3%
With two conditions	148	0.7%	656	5.0%
With three conditions	0%	0%	0%	0%
With four conditions	0%	0%	0%	0%
No selected conditions	13,355	65%	5,388	40.7%
<b>Total:</b>	<b>20,562</b>	<b>100%</b>	<b>13,241</b>	<b>100%</b>
<i>Data Source: 2013-2017 ACS 5-Year Estimates</i>				

**Estimate the number of housing units that contain lead-based paint hazards and are occupied by low- or moderate-income families:**

Lead-based paint was outlawed for use in housing in 1978. About 58% of the housing stock in the City of Antioch was built prior to 1980, and thus has more risk of containing lead-based paint hazards. Low- and moderate-income families are more likely to live in older housing, which is generally less expensive than newly built homes, therefore 42% of all older housing, or 15,132 units, could be occupied by lower-income households. However, not all housing built prior to 1980 contains lead paint. Homes built prior to 1950 are more likely to contain lead paint. There are 2,378 homes that were built in 1950 or earlier.

<b>Table 85 – Risk of Lead-Based Paint Hazard</b>				
<b>Risk of Lead-Based Paint Hazard - Antioch</b>				
<b>Units Totals</b>	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>	
	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>
Total Number of Units Built Before 1980	7,747	38.7%	6,516	53.3%
Housing units built before 1980 with children present	1,070	5.4%	2,090	17.1%

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**MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)**

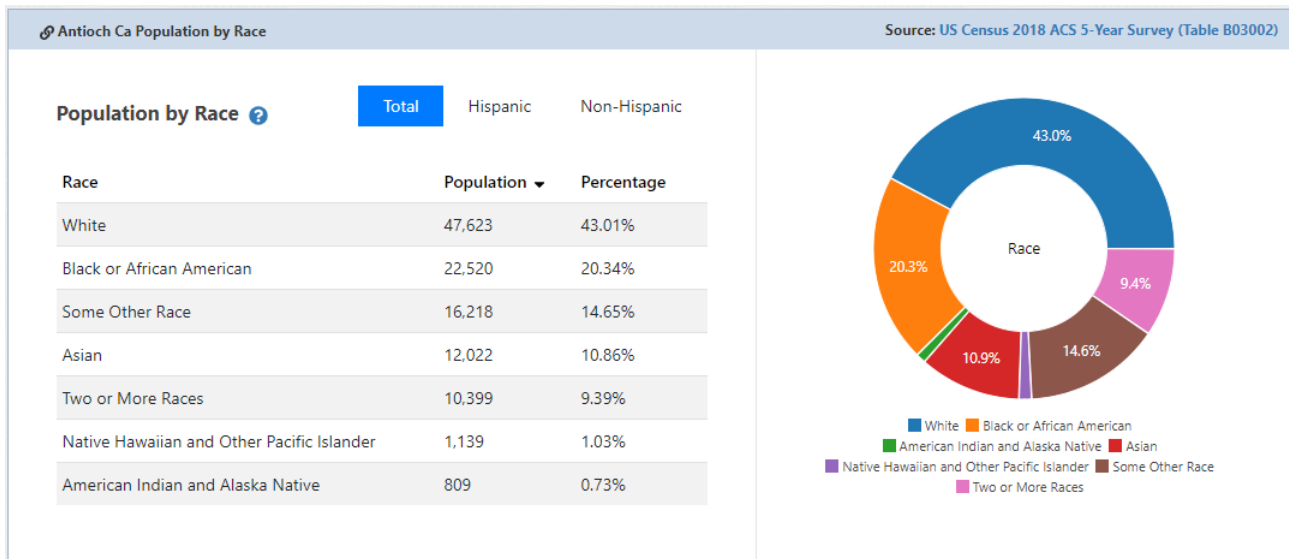
**Introduction**

Following is a brief statement of various factors that comprise the Market Analysis for Non-Housing Community Development assets:

**Demographics** - According to the 2018 American Community Survey 5-year Estimates, the City of Antioch has a population of 110,730 people. The racial demographics are White alone – 43%; Black or African American alone – 20.3%; American Indian and Alaska Native alone – 0.7%; Asian alone – 10.9%; Native Hawaiian and Other Pacific Islander alone – 1.0%; Some other race alone – 14.6%; two or more races – 9.4%. The percentage of those who identify as Hispanic or Latino, regardless of race, is 37.3%, significantly higher than the County average of 25.4%. See chart below:

The median age in Antioch is 36 year of age, which is slightly younger than the median age in the USA of 37.9 years and younger than the County median of 39.4. Of Antioch’s population, 6.2% are under 5 years of age compared to the County median of 5.8%; 74.7% are between 18 and 64 (County is 76.9%), and 11.7% are 65 and older (County is 15%).





**Disabilities** - Amongst the City’s population, 3.2% have a Hearing difficulty, 3.0% have a Vision difficulty; 6.9% have a Cognitive difficulty; 8.0% have an Ambulatory difficulty; 3.1% have a Self-Care difficulty; and 7.3% have an Independent Living difficulty.

**Education and Poverty** - The poverty rate in Antioch is 14.3% as contrasted with a County poverty rate of 9.1%. The Antioch employment rate is 57.4%, close to the County rate of 60.7%. The median household income is \$71,422. The Survey shows that 86.9% have graduated from high school or have a higher education, which is slightly lower than the United States average of 87.7% and lower than the County median of 89.4%. Of these, 27.3% have a High School or equivalent degree (County is 17.6%); 29.4% have some college and no degree (County 21.8%); 9.2% have an Associate's degree (County 8.3%); 14.7% have a Bachelor’s degree (County is 26.1%), and 6.3% have a Graduate or professional degree (County is 15.6%).

**Business and Owner Characteristics** - There are 6,018 total business firms in Antioch according to the 2012 Survey of Business Owners, the most recent data available. Of these, 3,051 are owned by men, 2,193 are owned by women, 3,493 are owned by minorities, 2,197 are owned by non-minorities, 501 are owned by veterans, and 5,213 owned by nonveterans.

**Selected Sales and Revenue Totals** – Sales from accommodation and food services sales was \$105,576; total health care and social assistance receipts/revenue was \$1,062,431; total merchant wholesaler sales was \$276,104; total retail sales was \$939,262 (2012 Economic Census).

**Income and Poverty** – The median earnings for full-time, year-round workers in Antioch is: females - \$44,983; males - \$54,627.

## Economic Development Market Analysis

### Business Activity

<b>Table 86 – Business Activity, Antioch</b>					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	463	3	1	0	-1
Arts, Entertainment, Accommodations	4,924	2,356	14	13	-1
Construction	3,025	1,684	9	9	0
Education and Health Care Services	8,044	6,633	23	37	14
Finance, Insurance, and Real Estate	2,418	650	7	4	-3
Information	986	132	3	1	-2
Manufacturing	2,602	330	7	2	-5
Other Services	1,514	560	4	3	-1
Professional, Scientific, Management Services	3,819	677	11	4	-7
Public Administration	0	0	0	0	0
Retail Trade	5,075	4,085	14	23	9
Transportation and Warehousing	1,190	424	3	2	-1
Wholesale Trade	1,417	423	4	2	-2
<b>Total:</b>	<b>35,477</b>	<b>17,957</b>	<b>--</b>	<b>--</b>	<b>--</b>

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

### Labor Force

<b>Table 87 – Labor Force</b>	
Total Population in the Civilian Labor Force	52,450
Civilian Employed Population 16 years and over	46,155
Unemployment Rate	12.03
Unemployment Rate for Ages 16-24	24.63
Unemployment Rate for Ages 25-65	7.70

Data Source: 2011-2015 ACS

<b>Table 88 – Occupations by Sector, Antioch</b>	
Occupations by Sector	Number of People
Management, business and financial	8,675
Farming, fisheries and forestry occupations	2,350
Service	5,650
Sales and office	13,065
Construction, extraction, maintenance and repair	4,440
Production, transportation and material moving	2,330

Data Source: 2011-2015 ACS

## Travel Time

<b>Table 89 – Travel Time, Antioch</b>		
Travel Time	Number	Percentage
< 30 Minutes	16,235	38%
30-59 Minutes	13,325	31%
60 or More Minutes	13,335	31%
<b>Total:</b>	<b>42,895</b>	<b>100%</b>
Data Source: 2011-2015 ACS		

## Education:

<b>Table 90 - Educational Attainment by Employment Status (Population 16 and Older)</b>			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,665	570	2,525
High school graduate (includes equivalency)	9,865	1,493	4,445
Some college or Associate's degree	15,295	1,650	5,530
Bachelor's degree or higher	8,975	635	2,025
Data Source: 2011-2015 ACS			

<b>Table 91 - Educational Attainment by Age</b>					
	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	190	495	559	1,765	1,420
9th to 12th grade, no diploma	2,090	1,175	1,190	1,600	710
High school graduate, GED, or alternative	3,805	4,210	3,765	7,830	3,365
Some college, no degree	4,285	4,280	3,700	9,210	2,520
Associate's degree	914	1,035	1,410	2,850	760
Bachelor's degree	645	2,030	1,975	4,850	1,290
Graduate or professional degree	0	475	700	1,625	849
Data Source: 2011-2015 ACS					

## Educational Attainment – Median Earnings in the Past 12 Months

Table 92 – Median Earnings in the Past 12 Months	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	82,040
High school graduate (includes equivalency)	98,693
Some college or Associate's degree	136,891
Bachelor's degree	182,080
Graduate or professional degree	208,430
Data Source: 2011-2015 ACS	

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Major employment sectors continue to remain the same as five years ago:

- Education and Health Care Services (8,044 workers, 6,633 jobs);
- Retail Trade (5,075 workers, 4,085 jobs);
- Arts, Entertainment, Accommodations (4,924 workers, 2,356 jobs); and
- Professional, Scientific, Management Services (3,819 workers, 677 jobs).

These four categories employ 62% of (21,862 workers) Antioch workers (up from 57%), and provide 77% (13,751 jobs, up 7%) of all jobs in the City of Antioch. Education and Health Care Services jobs are primarily attributable to the City's top three employers, Kaiser Permanente, Antioch Unified School District, and Sutter Delta Medical Center. Top employers in the Retail/Grocery industry are Wal-Mart, Target, Costco, and Safeway, as well as the Antioch Auto Center.

### Describe the workforce and infrastructure needs of the business community:

**Workforce** - The County Workforce Development Board of Contra Costa County (WDBCCC) has utilized a sector approach to address workforce and business needs in the region since 2004. As part of its sector engagement process, the WDB bundled quantitative analysis with anecdotal information gathered through business engagement efforts (e.g. interviews, surveys, and conversations), in order to better ascertain business needs, validate labor market projections, and identify skills gaps in the workforce.

In the WDB Local Plan for 2017-2020, the board found that the post-secondary educational attainment levels of young people are lower than what is required to meet the needs of the local economy. Industry trends show that future economic growth will be driven largely by the following industries:

- professional, scientific, and technical services,

- advanced manufacturing,
- clean energy and biotechnology,
- construction,
- health care and educational services, and
- leisure and hospitality industries.

The Board then prioritized and will target investments in the following five industry sectors:

1. Advanced Manufacturing;
2. Health and Life Sciences;
3. Energy;
4. Information Communication Technology (ICT) and Digital Media and
5. Construction

Many of the new jobs created by these industries will require post-secondary education, specifically scientific and technical skills knowledge. Therefore the WDB of Contra Costa County will continue to develop educational and career pathways in STEM (Science, Technology, Engineering, Math) fields. Collaboration with regional industry and education partners. It will continue to foster relationships with the East Bay Economic Development Alliance, University of California at Berkeley, Laney College (construction & woodworking), and Los Medanos College. Other key relationships are with the Corporation for Manufacturing Excellence, and the Northern California Small Business Development Center through federally funded programs, such as the Advanced Manufacturing Jobs and Innovation Accelerator Challenge.

The WDB will work with these and other key partners on the development of an East Bay workforce intermediary network to effectively link, align, and leverage funding and resources through increasing the training and advising capacity of the Small Business Development Center (SBDC).

**Infrastructure** - The infrastructure needs of the County's overall business community is largely met due to the County's location within the San Francisco Bay Area. The County has two major interstate highways, an extensive existing freight railway system, waterfronts and ports that provide connectivity to regional, national, and global markets. In addition to the two major interstate highways, the County is served by the Bay Area Rapid Transit (BART) passenger light rail system, which connects County residents and workers to east, central, and west Contra Costa County, in addition to the greater Bay Area. Antioch and East County are housing-rich with a high number of households compared to jobs, and relatively lower connectivity to the East Bay's dense employment nodes, such as central Contra Costa County. Once a thriving center for manufacturing and industrial uses, Antioch has seen the demise of

these high paying jobs over the years and now has more of a business mix that serves the area households, and lower concentrations of driving industry sectors.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

**Jobs, Housing and Commuting** - A January 2019 study by the Contra Costa Economic Partnership highlights key issues affecting Contra Costa County and Antioch in East County:

- Data from the National Association of Realtors show that the region has the most expensive housing in the nation.
- According to a major transportation research agency, the region is in the top three for delay times, stress levels, and commute lengths.
- Job growth in the western Bay Area, with more rapid gains in jobs and faster increases in incomes, has outstripped growth in the East Bay.
- Lack of housing construction to meet the demands of strong employment in the San Francisco, Peninsula, and San Jose areas impacts the entire region, especially East CCC.
- The many new employees of the West Bay are moving to the East Bay in search of housing. This effectively removes available housing from local residents and from potential employees of East Bay companies.
- Experiences of the Tri-Valley area suggest that an aggressive plan of housing expansion may well benefit local businesses only minimally –most new housing in this part of the region has been gobbled up by West Bay workers from 2005 to 2015.

**In East Contra Costa County:**

- East Contra Costa County has 134,900 employed residents in 2015 but only 62,000 local jobs. It is one of the fastest growing parts of the region with 21.5% growth in employed residents and 27.8% growth in local jobs from 2005 to 2015.
- The number of outbound commuters grew 29.2% from 2005 to 2015. In 2015, more than half of all new employed residents in the region work outside the CC/TV region. Outbound commuters account for 41.9% of employed residents in 2015, up from 39.5% in 2005.
- The number of inbound commuters grew by 37.2% from 2005 to 2015. Inbound commuting accounts for 28.5% of local jobs in 2015, up from 26.6% in 2005.
- The rising share of workers commuting out of CC/TV and growing share of local jobs filled by workers from outside the region are somewhat troubling signs for East CCC. Local housing is occupied by workers displaced from the San Francisco MD and job

centers in other parts of Alameda County, and local businesses have to search for workers in areas east and north of CCC. This dynamic puts a strain on the region's infrastructure, with not only more workers commuting out but more workers commuting in.

- As the housing crisis spread farther into the East Bay, median rents in Contra Costa County became some of the fastest growing in the Bay Area.

Find Study at:

<https://static1.squarespace.com/static/5821053c725e25b3040c9c1f/t/5cad13ab859ab200011543e2/1554846642703/2019.01.30+-+CCEP.pdf>

In a positive light, perhaps the most significant major change for the City of Antioch is the completion last year of the BART extension to eastern Antioch. This has made public transportation options to job centers in the west more attractive to those living here.

One potentially significant effort is to develop and expand the Northern Waterfront of CCC, which includes Antioch. This initiative examines the necessary infrastructure required so that the industrial lands will be marketable for companies looking to expand and/or move into this area. In addition, the land will be used to support complimentary industries that will help to increase skilled, high wage jobs in East Contra Costa County. This initiative would lead to an increase need of expanding or creating new business supportive services and workforce training initiatives depending on the type of sectors/industries to which these businesses belong.

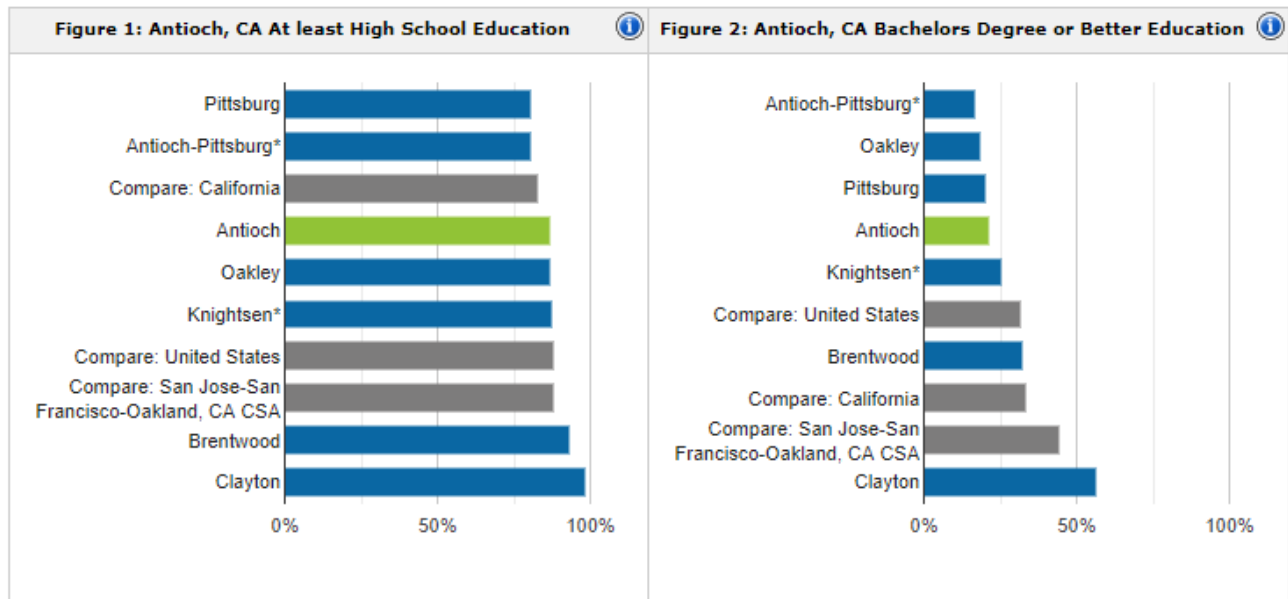
### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Post-secondary educational attainment levels of Antioch young people are lower than what is required to meet the needs of the local economy. Four of the five sectors that are expected to grow and pay higher wages are those that require advanced skills and education in STEM fields. Only the Construction sector offers a living wage for young adults who are not college educated, and the path to journeyman wages also requires an investment in time. The sector is also highly cyclic in nature, with many construction firms hard hit or failing during recessions when people curtail remodeling and new home purchasing. Most jobs in this sector are also very physically demanding. Still, it remains a viable path forward to residents who, for a variety of reasons, do not go to college.

The charts below show City of Antioch education data from Town Charts:

<https://www.towncharts.com/California/Education/Antioch-city-CA-Education-data.html>





In Figure 1, we see that Antioch’s graduation rate of 87%, although higher than the California average, lags behind the USA, our Metropolitan Statistical Area, and our more affluent neighbors in both east and central Contra Costa.

Figure 2 shows Antioch’s attainment of a Bachelor's degree or advanced education lags significantly behind all comparisons.

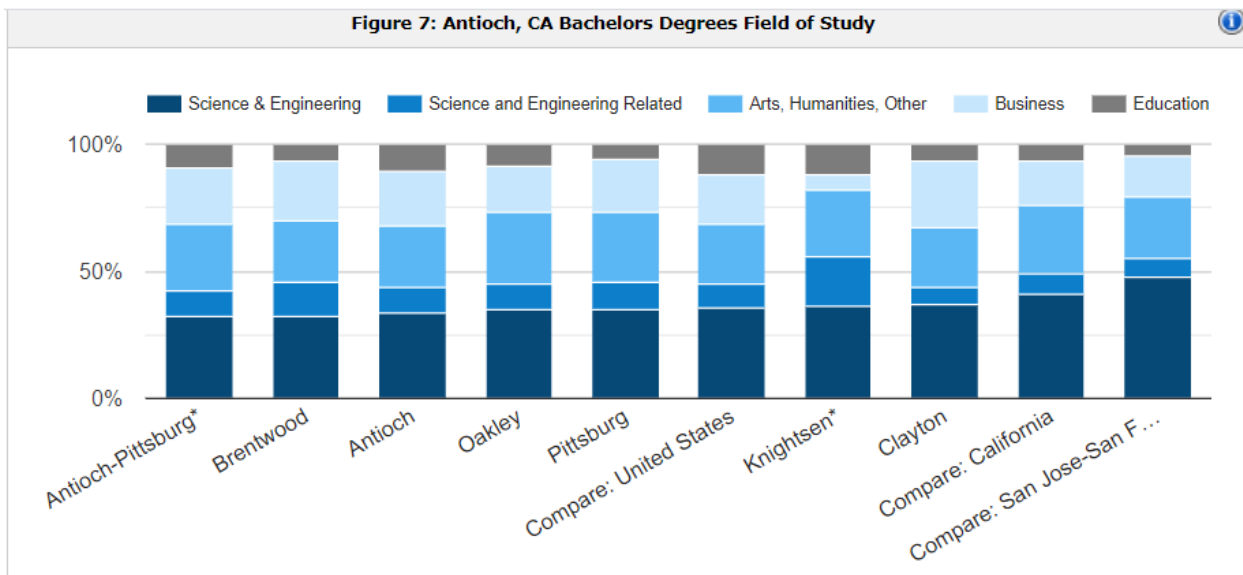
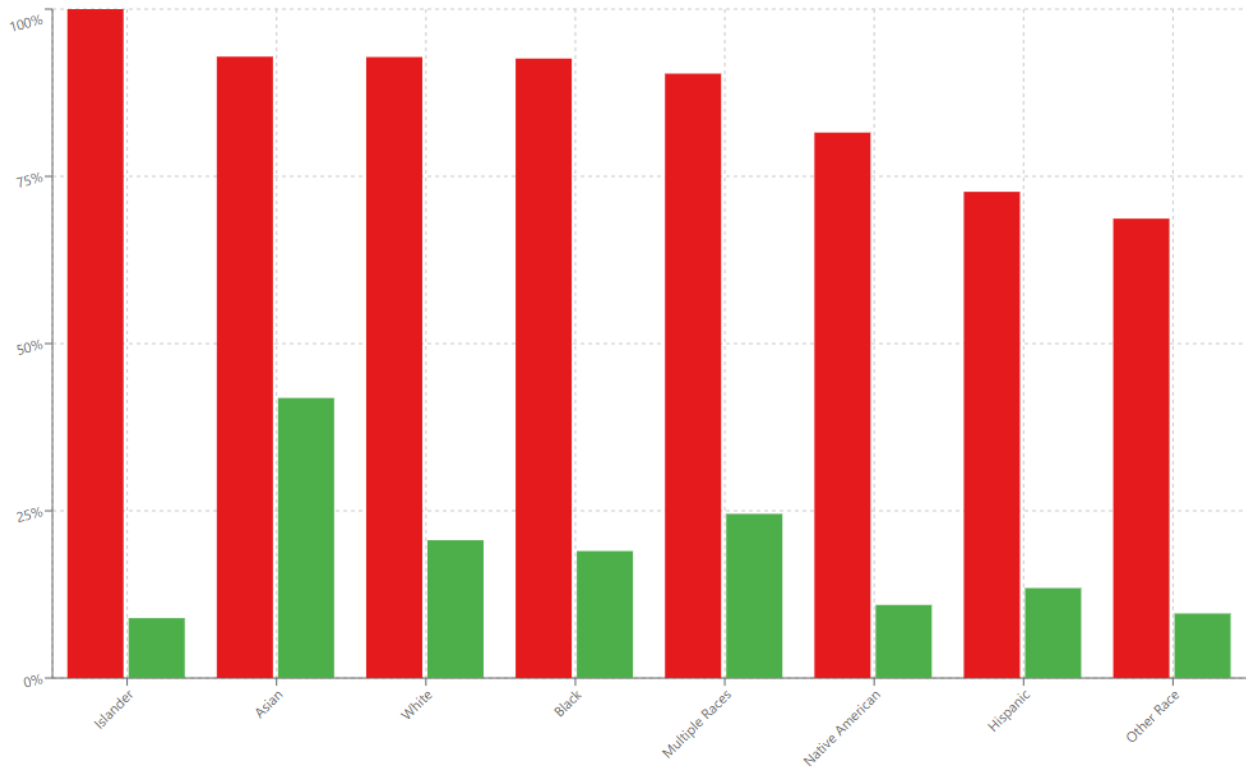


Figure 7 shows fewer students in STEM categories such as Science and Engineering, and fewer in Business categories, and more in Education and Arts, Humanities and Other than the San Jose, San Francisco Oakland Metropolitan Statistical Area. (Data for figures: 2019 ACS)

Antioch Ca Educational Attainment by Race

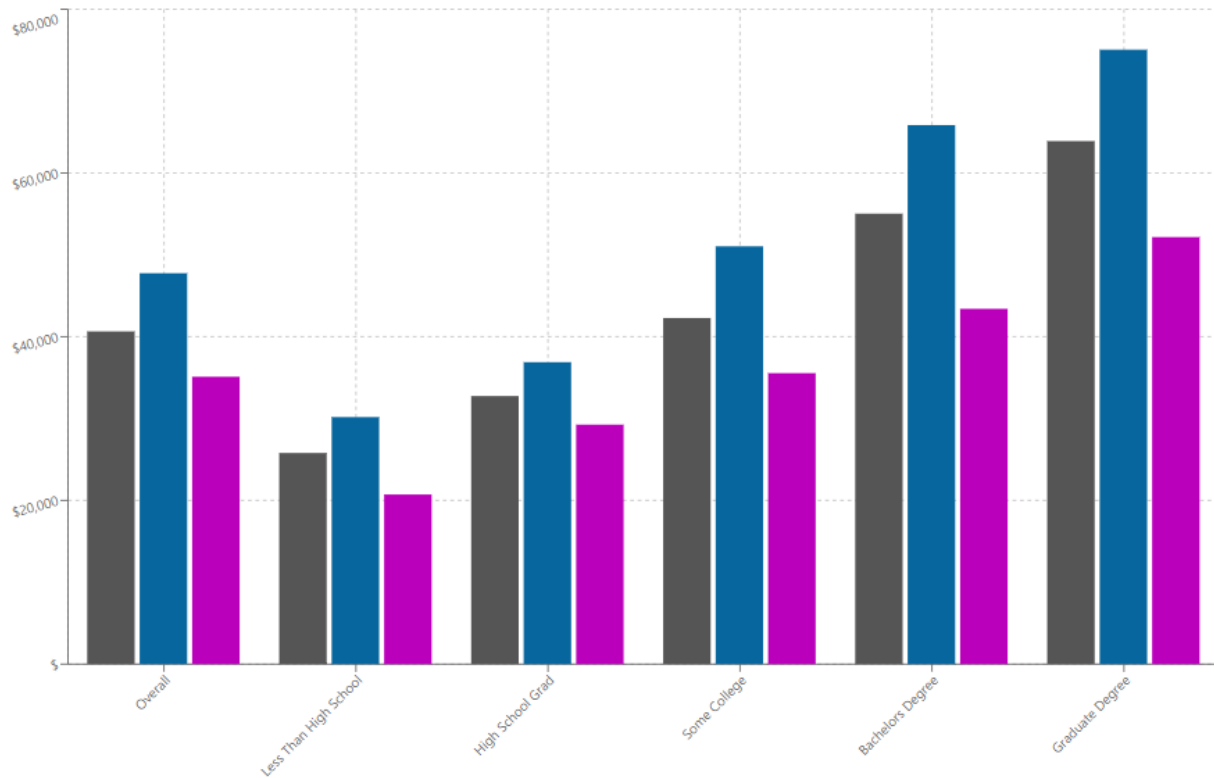


The chart on Educational Attainment by Race shows that Antioch residents who are Asian obtain Bachelor's degrees at a significantly higher percentage than other groups. Hispanic residents graduate high school at a significantly lower rate than other groups.

This next chart, Earnings by Educational Attainment, shows clearly the relationship between earnings and level of education, by male and female residents. The average earnings of Antioch households is \$40,643, with males earning \$47,750 and females earning \$35,103. In comparison, the average earnings in Contra Costa County is \$52,838, with males earning \$62,562, and females earning \$43,785.

The difference in average earnings between those who do not graduate from high school (\$25,789) compared to high school graduates (\$32,745) and those with some college (\$42,279) amounts to an annual loss of earnings of \$16,490 for those that fail to graduate from high school vs those that obtain an AA degree or have some level of college. That difference is greater for the County as a whole, at \$19,889 annually. Charts from:

<http://worldpopulationreview.com/us-cities/antioch-ca-population/>



In summary, for employers, highly educated and/or skilled older workers who are aging out of the workforce will need to be replaced. Yet the challenge is the upcoming younger generations, especially those between 16-24 years of age are not meeting the educational and or skill level necessary to fill many of the jobs that are being vacated by the older workforce. Addressing the education and training needs of the younger population is critically important for a number of reasons. Disconnected youth are more likely to engage in illegal behavior and become dependent on public aid. In addition, a lack of connection with school and work during these critical years can interfere with the transition to a productive and self-sufficient adulthood. Finally, lack of education and work experience results in reduced employability and earning potential.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

**Northern Waterfront Economic Development Initiative.** is a regional cluster-based economic development strategy with a goal of creating 18,000 new jobs by 2035. The Initiative was commissioned in 2014 by the Contra Costa County Board of Supervisors under the direction of the CCC Conservation and Development Department. This initiative examines the necessary infrastructure and industries required to develop the waterfront area that stretches from the City of Hercules to the City of Oakley so that the industrial lands will be

marketable for attracting companies looking to expand and/or move into this area. In addition, the land will be used to support complimentary industries that will help to increase skilled, high wage jobs in East Contra Costa County. This initiative would lead to an increase need of expanding or creating new business supportive services and workforce training initiatives depending on the type of sectors/industries to which these businesses belong.

The Initiative leverages existing competitive advantages and assets by focusing on advanced manufacturing sub-sectors in five targeted clusters (advanced transportation fuels, bio-tech/bio-medical, diverse manufacturing, food processing, and clean tech). There is also a related component focusing on the human capital framework to benefit the residents of the Northern Waterfront. The initiative is a collaboration between the County and seven partner cities including the City of Antioch, who work together on diverse actions to enhance the economic vitality of the region. The Strategic Action Plan can be viewed here:

<https://www.contracosta.ca.gov/DocumentCenter/View/56680/Northern-Waterfront-Initiative-Strategic-Action-Plan-PDF?bidId=>

**Bay Area Urban Manufacturing Initiative (BAUM).** This initiative is focused on strengthening regional connections and growing regional manufacturing. As manufacturing evolves - getting cleaner, greener and more advanced - it continues to help build strong local communities by providing pathways to good, middle-class jobs. This initiative was launched in 2016 at the Bay Area Urban Manufacturing Summit to facilitate the creation of a well-defined and interconnected regional manufacturing ecosystem. The 30 Bay Area partners include: Alameda, Antioch, Berkeley, Brentwood, Conocord, Contra Costa County, Emeryville, Fairfield, Fremont, Hayward, Livermore, Milpitas, Morgan Hill, Napa, Newark, Oakland, Oakley, Petaluma, Pittsburg, Pleasanton, Richmond, San Francisco, San Jose, San Leandro, San Rafael, Santa Rosa, South San Francisco, Union City, Vacaville, and Vallejo. See Antioch's Diablo Analytical's video as a manufacturer that is part of the initiative's "Manufacturing the Dream" campaign at: <http://bayareamfg.org/-day/>

**East Bay Biomedical Manufacturing Network.** This Network is building a regional innovation ecosystem for technology transfer, economic development, and workforce development in medical device and bioscience manufacturing along the I-80/880 Corridor of the Inner San Francisco East Bay Area. This region includes Western Alameda and Contra Costa Counties from San Pablo/Richmond in the North to Fremont/Newark in the South and is home to world-class innovation assets such as UC Berkeley and Lawrence Berkeley National Laboratory.

**Electric Vehicles.** A second workforce training initiative is centered on electric vehicles (EVs) and electric vehicle service equipment (EVSE). The Contra Costa Transportation Authority produced a framework and strategic plan in 2019 that outlines that suggests there will be a strong need for electricians as demand for EVs continues to rise in the state.

## Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

### If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Antioch is part of the "Economic Prosperity Strategy - Improving economic opportunity for the Bay Area's low- and moderate-wage workers." The research for this study was supported by funding from the Department of Housing and Urban Development (HUD) that was awarded to the Metropolitan Transportation Commission (MTC). While there is much in this study that the City can learn from and apply, the strategy is developed for the very large areas of the nine counties that comprise the Bay Area and is not a Comprehensive Economic Development Strategy (CEDS) that is specific to the City of Antioch.

A more significant initiative that has the potential to shape the City of Antioch and help it reach its economic development potential is "Revitalizing Contra Costa's Northern Waterfront", which is outlined in the previous section. To assist in the implementation of the plan goals, the MTC provided grant funding for Antioch's Rivertown Downtown Specific Plan to increase the opportunities for improvements in the lower income waterfront downtown area. This was completed in 2018. Both of these plans look at the economic significance of the Northern Waterfront manufacturing sector, which, in 2012, accounted for more than 7,300 jobs and \$9.3 billion (13.9% of the County's overall Gross Regional Product (GRP) of \$67 billion). They assess the markets, opportunities and constraints, as well as emerging economic trends, and are trying to position Antioch favorably for future growth and economic conditions.

## Discussion

The City's Economic Development Department actively works with a number of economic agencies and nonprofits) on an ongoing basis., The CDBG staff consulted with them for the purposes of preparing this section of the ConPlan document, and the City funds some agencies with annual CDBG grants for economic development activities.

Important Economic Development collaborations for the City of Antioch include:

- **The Antioch Chamber of Commerce**, which promotes business development and retention in the City of Antioch. Although the City of Antioch is beginning to see economic recovery in the community, the biggest potential change will likely be the initiative to develop and expand the waterfront area of the City of Antioch and bring high quality businesses and jobs to the City.

- **The Workforce Development Board of Contra Costa County**, which connects employers to a skilled workforce and helps individuals develop the skills needed to thrive in the workplace.;
- **Los Medanos Community College**, Workforce Development Manager. Los Medanos College is located on the Pittsburg/Antioch border in Pittsburg, and is one of three community colleges in Contra Costa County and the only one in East Contra Costa. It serves, on average, 9,000 students from this area. Los Medanos College is an active partner in workforce training initiatives including the DDCP.
- **East Bay Economic Development Alliance**, which is cross-sector, public-private partnership that promotes strategic economic development. It provides a regional voice and networking resource for strengthening the economy, building the workforce and enhancing the quality of life in the East Bay.
- **Opportunity Junction**, a nonprofit located in Antioch, trains low income adults in a program that integrates computer training with life skills, paid experience, case management, psychological counseling and support, career counseling, and provides job placement and long term support to aid in retention, with support to move up the ladder. Antioch CDBG funds help to significantly support these efforts for 10 Antioch residents annually.
- **COCOKids**, a nonprofit that serves the needs of children, families, early educators, businesses and communities and provides training and support to help child care professionals build sustainable businesses and provide quality, health and age-appropriate care.
- **Rubicon**, which provides intensive support and follow-up services including job placement, housing, legal services, and financial literacy, to help extremely low-income persons with significant obstacles to move and stay out of poverty.

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## MA-50 Needs and Market Analysis Discussion

### Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The 2020-2025 Contra Costa Analysis of Impediments to Fair Housing Choice, which utilized the data provided by HUD for the Analysis of Fair Housing, presented jurisdiction-specific data relevant to this section which will be included here. Concentration is defined as areas of extreme or high poverty defined by US census as areas with 40% of the tract population living below the federal poverty threshold.

The City's lowest income areas include 48% of the City. The oldest housing stock is located both north and south around Highway 4. This area encompasses both the oldest housing

which is most in need of repair, and the highest concentrations of lower income households. This includes the following Census Tract and Block groups:

- 3050.00 - This CT is located at the northernmost part of the old Downtown, encompasses the oldest housing stock, and has some of the highest number of residents with incomes less than 80% of the area median (abbreviated as Low/Mod). Block group (BG) 1 = 72.2%, BG 2 = 84.6%, BG 3 = 68.91%, BG 4 = 60.12% and BG 5 = 93.66% Low/Mod residents, the highest level in the City. BG 1 & 5, along the Delta, are most at risk for flooding and sea level rise. City Hall is located in BG 3, but on higher ground and not at risk.
- 3072.02 - CT is located just north of Highway 4, and right behind CT 3050.00. BG 1 = 47.6%, BG 2 = 87.72%, BG 3 = 83.93% Low/Mod residents. This CT receives the highest call for services with the Antioch Police Department, and is comprised of high-density multifamily housing, some subsidized. This CT has a higher number of racial and ethnic minorities as well, including African American.
- 3072.05 - CT is located south of Highway 4, east of Somersville Road and includes a mobile home community, single family homes, and a sizeable amount of multifamily housing. BG 1 = 76.78, BG 2 = 63.13, BG 3 = 51.85 Low/Mod residents.
- 3071.02 - CT spans both north and south of Highway 4, in the center of the older downtown area. It runs from Contra Loma Blvd. to A street and is adjacent to the County Fairgrounds on the West. BG 1 = 76.22%, BG 2 = 42.86%, BG 3 = 52.36% BG 4 = 65.63% Low/Mod.
- 3060.03 - CT is next to 3071.02 and 3050.00 to the east, and bounded at the south by Highway 4, running from D St. to Hillcrest. BG 2 = 75.21%, BG 3 = 68.69%.
- 3060.04 is adjacent to 03 above, and is an area most at risk of rising tides and sea levels.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

- Black residents in the western portion of City of Antioch along both sides of California Route 4 as well as in more recently built subdivisions in the southeastern portion of the City of Antioch.
- Hispanic residents throughout the City of Antioch but appear to be more highly concentrated north of Route 4.
- Asians and Pacific Islanders south of Route 4 and, in particular, in the southeastern portion of the City of Antioch.
- Non-Hispanic White residents throughout the City of Antioch but appear to be somewhat concentrated north of Route 4, particularly in neighborhoods that are not immediately adjacent to the highway. (Even in the census tracts in Antioch with higher



concentrations of Non-Hispanic White residents, the proportion of White residents is still lower than the White population share in the region.)

- Mexican national origin are relatively concentrated in the northern and, in particular, the northwestern portions of the City.
- Filipino national origin are largely concentrated in the central and southern portions.
- Nigerian-Americans are largely concentrated in the central and southern portions.
- There are no apparent areas of concentration for individuals of El Salvadoran and Nicaraguan national origin.
- Spanish speakers are concentrated in the northern portion of the City.
- Tagalog and Chinese speaking LEP individuals are concentrated in the central and southern portions of the City of Antioch.

### **What are the characteristics of the market in these areas/neighborhoods?**

The Cities of Antioch and Pittsburg in eastern Contra Costa County (east County) have rapidly become much more racially and socioeconomically diverse in recent decades. The City of Antioch has faced displacement pressure due to broader regional trends in the Bay Area and experienced the suburbanization of poverty and displacement of low-income people of color from communities like Richmond, Oakland, and San Francisco.

Access to opportunity is lowest in western and north-eastern sections of the County, specifically in the cities of Richmond, Pittsburg, and in Antioch. Access to opportunity is highest in central Contra Costa County, including Walnut Creek, Danville, Alamo, San Ramon, Lafayette, Orinda, and Moraga.

As seen in the charts below, compared to Contra Costa and the region, Antioch scores lower in the "Indicators of Access to Opportunity" chart below. Using a 100 point scale, with 100 indicating the highest level of opportunity, Antioch scores are very low in Low Poverty (meaning the city has a higher poverty rate), School Proficiency and Labor Market, and somewhat lower in Transit, Low Cost of Transportation and Jobs Proximity.

Significant contributing factors to disparities in access to opportunity include: Availability of reliable public transportation; Lack of access to opportunity due to rising housing costs; Lack of regional and local cooperation; Location of employers; Location of schools and student assignment plans; and Location of environmental health hazards.

In the City of Antioch, homeownership rates are highest in the southern and northeastern portions of the City of Antioch and are lowest in the northwestern and central parts of the City of Antioch. The southern portion of the City of Antioch is more heavily Asian and Pacific Islander than the City of Antioch as a whole while the northeastern portion of the City of

Antioch is more heavily White than the City of Antioch as a whole. Areas with low homeownership rates are predominantly Black and Hispanic.

Antioch has a disproportionately large share of family-sized households assisted with Housing Choice Vouchers compared to the rest of the County, likely due to the abundance of less expensive and larger 3-5 bedroom homes in the City.

### **Are there any community assets in these areas/neighborhoods?**

Community assets typically are facilities such as schools, libraries, community centers, parks, and access/proximity to commercial centers or establishments that include grocery stores, general merchandise stores, and pharmacy retailers. These neighborhoods have a combination of community assets that include parks, community centers, and schools (elementary, middle, and high schools).

- The Antioch Senior Center and Nick Rodriguez Center are two large multi-purpose conjoined buildings in downtown that serve as a vital community asset. The Senior Center is a hub of service delivery for older adults, including the largest noon hot meal program in the County, as well as the delivery site for many CDBG public services.
- The mobile Farmer's Market makes a weekly stop in the downtown area near the Senior Center.
- A major bus line runs through the old downtown area, connecting riders to the Hillcrest and Pittsburg/Bay Point BART stations and many important stops in between.
- The recent completion of the Antioch eBART line at Hillcrest makes the City a more attractive location to live and work by increasing access to transportation options in high job areas.
- The Delta area which forms the City's northern boundary is a beautiful place to spend time, both on and off the water, and the City has a lovely marina and two boat and kayak launching areas along the river.
- There are a few historic buildings in the old Downtown and a suitable cluster of store frontage sites that could form a basis for a vibrant retail area if sufficient numbers of people shopped in this area.
- There is a newer and beautiful restaurant adjacent to the river at the Marina, and several Mexican restaurants which are doing well.
- Antioch has a significant inventory of 3-5 bedroom homes suitable for larger families at a lower rental rate than almost anywhere else in Contra Costa County.
- The City has significantly higher homeownership rates by Hispanic and Black residents than in the County as a whole. The City is currently marketing a first-time homebuyer program with downpayment assistance, and the City is partnering with the Housing Authority to market the program to eligible voucher holders.

- The City funds a Housing Rehabilitation and Grant program, for single family homes and mobile homes, to improve and retain single family housing stock.

**Are there other strategic opportunities in any of these areas?**

- Older buildings in the downtown have sufficient space for nonprofit operations or businesses, with good bus connections.
- Rental prices per square foot are some of the lowest in the County.
- There are several larger parcels of land that could be utilized for new housing or business construction.
- An area in an underutilized business park in the lower income area on the far northwest border was designated with a Marijuana business overlay, which is creating some new business opportunities.
- There is significant acreage with old industrial businesses and buildings that are waiting to be repurposed along the waterfront at the north border of the City.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to the 2018 ACS 5-year estimates, almost 93% of Antioch households have a computer, and 86% have a broadband internet subscription.

As is illustrated in the County MA-60 table and the table below, the Consortium is well covered by a variety of service providers with varying types of accessibility and speed. Broadband internet availability for the County as a whole at over 95% far exceeds the US average of 79%, and is better than the California average of 94%.

Coverage for the City of Antioch is rated at 97%. A search by zip code reveals no major differences in coverage and accessibility in lower income neighborhoods.

Xfinity (Comcast) offers its Internet Essentials program to every unconnected HUD-assisted household and is the primary provider of television and internet throughout the County and in the City of Antioch. Residents have access to the highest speed access to high speed internet with Xfinity (Comcast) offering this speed service by cable, and AT&T providing it by fiber (with limited coverage) and by DSL. Satellite services at 25 Mbps are offered by ViaSat and HughesNet, while DSL is provided by Sonic, also at a speed of 25 Mbps.

The need for broadband wiring and connections is viewed to be good for lower income Antioch residents.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The City of Antioch is served by five providers with a wide range of products, speeds and prices, therefore competition is deemed to be adequate.

<b>Table 93 – Broadband Internet Availability, Antioch</b>									
<b>CDBG Jurisdictions</b>	<b>Broadband Internet Availability &gt; 25 Mbps</b>			<b>Internet Provider Types and Coverage %</b>			<b>Internet Speed Availability in Mbps</b>		
	<b>City</b>	<b>CA</b>	<b>USA</b>	<b>Cable</b>	<b>DSL</b>	<b>Fiber</b>	<b>3</b>	<b>10</b>	<b>25</b>
<b>Antioch</b>	97%	94%	79%	97%	94%	3%	100%	100%	97%

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**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

The County and City of Antioch has assessed hazard risk and impact on lower income communities and individuals for many years, with the latest Hazard Mitigation Plan prepared September 2017. The City incorporated such planning in the creation and implementation of its 2015 Climate Action Plan (CAP), which outlines actions that residents and the City can take to limit the Greenhouse Gas Emissions. In 2019, the City expanded the CAP to incorporate climate resilience, outlining key adaptation strategies and structural changes that will make lower income communities more climate resilient. Escalating energy and other utility costs place an increasing burden on lower income households. Since 2010, power shutoffs in California have increased by over 50%. Energy bills now constitute up to 41% of income for low income families in California, and between 19% and 28% of utility customers are at risk of not being able to pay their bill.

Hazard risks facing the City of Antioch are:

- Drastic increase in severe heat days, heat waves, and associated health events and energy costs. East Contra Costa is more susceptible to extreme heat events
- Increasingly volatile weather, negatively affecting agricultural yields and recreation/tourism

- Increasingly frequent severe storms, which can increase risk of flood, landslide, power outages, and disruption of transportation systems

#### Impact-Severe weather:

- In East County, heat waves and number of excessive heat days are likely to intensify in the coming years.
- Excessive heat can lead to severe health impacts and associated costs. According to the CA Department of Public Health, the 2006 summer heat wave in California led to the deaths of over 140 people, many of whom were elderly.
- People with cardiovascular health issues, outdoor workers, people over the age of 65, and those without adequate health insurance are among the most vulnerable populations to severe heat events.
- Households with already high housing burdens suffer the greatest consequences, as they have few resources to spend on air conditioning installation or increased energy consumption from its use.
- Extreme heat events in California are now exacerbated by the present PG&E policy of cutting power in windy conditions. This policy has already shown adverse effects on vulnerable populations.

#### Impact - Flooding:

- Flood mapping from the Adapting to Rising Tides study illustrates that flooding occurring as a result of sea level rise will disproportionately impact lower income communities on the northern side of Highway 4.
- Health impacts related to flooding are associated with releases of hazardous waste and water contamination.
- A number of the County's lower-income communities are located near hazardous waste sites. Flood can spread hazardous material contamination of air, water, and soil to nearby communities.
- Even without the presence of hazardous waste facilities, contaminated water, also known as impaired water, contains toxins that can spread due to flooding.

#### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Lower income communities face various environmentally and socially driven cumulative impacts on their health.

- Many of the County's lower income communities in Central and East County live around or north of Highway 4, near hazardous waste disposal sites, and impaired water bodies.

- Rates of outdoor workers are substantially higher in low income communities, further exposing low income residents to environmental conditions.
- Low income communities have limited access to healthy and nutritious food and healthy living conditions inside their homes.
- These communities face negative health impacts from high asthma rates, high rates of cardiovascular disease, and low birth weight as a result of these environmental and social factors.
- While bearing these health impacts, many people in these communities do not have access to quality health insurance to address their health-related needs.

Populations likely to be most affected by natural hazard risks include:

- Unsheltered homeless persons, who are most at risk in times of severe weather, both drought and flooding, with little to no protections from the elements. A substantial portion of Antioch's unhoused residents camp along the waterways, rivers and creeks which make them particularly susceptible to danger from flooding and contamination.
- Seniors, frail elderly, and persons with disabilities living on a fixed income, who may have a lesser tolerance to high heat conditions due to medical reasons, adverse reactions to heat due to medications, and less access to air-conditioning to stay cool, or ability to pay high electric bills to keep it on if they do have it. Transportation to a cooling center may be more challenging for those who cannot drive.
- Families living in overcrowded conditions also face significant challenges in extreme heat events.
- Households with earnings between 0-30% of the area median income, particularly renters, who are paying over 30% of their incomes on housing costs often cannot pay higher energy costs when bills spike during an extreme weather event.

### **City of Antioch Climate Action and Resilience Plan (CARP)**

For the first time, the Antioch Consolidated Plan (ConPlan) and Climate Action and Resilience Plan (CARP) for 2020-25 have been co-developed to add a focus on community resiliency to natural hazard and climate change risk. Both documents are founded on the mission of the Community Development Block Grant program to develop strong communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons. They continue using the HUD livability principles (established with the Partnership for Sustainable Communities) as inspiration. They incorporate State of California goals and efforts to reduce greenhouse gas and the carbon footprint of the City. Finally, they align with other City plans, such as the General Plan, the Local Hazard Mitigation Plan, The 5-year Consolidated Plan, and the City's 2019-2029 Vision and Strategic Plan.

Alignment with federal and state guidelines and various City plans best position the City to access funding opportunities that will increase the “livability” of the City over the next five years.

The focus for the 2020-25 ConPlan and CARP is as follows:

6. **Provide more transportation choices.** Develop safe, reliable and economic transportation choices to decrease household transportation costs, improve air quality, reduce greenhouse gas emissions, and promote public health.
7. **Promote equitable, affordable housing.** Expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
8. **Enhance economic competitiveness.** Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.
9. **Coordinate policies and leverage investment.** Align policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
10. **Value communities and neighborhoods.** Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods.

## Resilience

The CARP outlines actions that build community resilience to the climate challenge in Antioch. Community resilience is “the ability of communities to withstand, recover, and learn from past disasters to strengthen future response and recovery efforts” as defined by the Asia Pacific Environment Network. Within the context of climate change, gradual, longer-term hazards such as extreme heat increases and drought fall under the umbrella of disaster. Key elements of effective community resilience include resilient built environments, resilient people and communities, and resilient natural systems.

Actions that build resilience have benefits that fall into three broad categories: adaptation to climate related changes, mitigation of greenhouse gas emissions, and community development for building strong communities that can withstand the climate challenge. These are explored in detail in the CARP.

Many actions proposed in the CARP provide benefits beyond the boundaries of a single categorization. For example, energy efficiency improvements in homes can help reduce energy use and energy production emissions, and can help people adapt to warmer temperatures by improving insulation from outside elements AND lower their overall housing costs. Antioch’s CARP seeks actions that can provide multiple benefits for the Antioch



community. The Consolidated Plan incorporates these goals and will help to fund projects that achieve mutual objectives to increase community resilience.

# STRATEGIC PLAN

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan discusses the priority housing and community development needs of the City of Antioch, and establishes objectives intended to meet those needs as well as strategies to implement the objectives. Priority needs have been determined as the result of the needs assessment process. Assessment consisted of an analysis of the community setting including housing and population characteristics, consultations, public workshops, and an online survey.

Priority needs have been grouped into four categories of objectives to meet those needs, with high priority objectives:

#### **Affordable Housing**

AH-1: Increase Affordable Rental Housing Supply. Expand housing opportunities for extremely low-income, very low-income, and low-income households by increasing the supply of decent, safe and affordable rental housing.

AH-2: Increase Affordable Supportive Housing. Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS

AH-3: Maintain and Preserve Affordable Housing. Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.

AH-4: Reduce household energy costs. Increase housing and energy security to make housing more affordable to lower income households by reducing the consumption of energy.

AH-5: Expand community resilience to natural hazards. Increase resilience to natural hazards of housing stock occupied by lower income residents.

#### **Homelessness**

H-1: Permanent Housing. Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing, with supportive services to help homeless persons achieve housing stability.

H-2: Prevention. Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

## **Non-housing Community Development**

CD-1: General Public Services. Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.

CD-2: Non-Homeless Special Needs. Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farmworkers.

CD-3: Youth. Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

CD-4: Fair Housing. Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City.

CD-5: Tenant/Landlord Counseling. Support the investigation and resolution of disagreements between tenants and landlords and educate both as to their rights and responsibilities, to help prevent people from becoming homeless and ensure fair housing opportunity.

## **Non Public Services**

CD-6: Economic Development. Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.

CD-7: Infrastructure and Accessibility: Maintain adequate infrastructure in lower income areas and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.

CD-8: Public Facilities for Homeless and Emergency Services. Improve public facilities at which agencies deliver services to homeless residents and those that will serve as Cooling Centers, Warming Centers, and/or Clean Air Centers.

## **Administration**

CD-9: Administration: Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector and administer federal grant programs in a fiscally prudent manner.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 94 – Geographic Priority Areas		
1	Area Name:	City of Antioch
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	
	Other Revitalization Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
	Area Name:	Low/Mod Area
Area Type:	Local Target area	
Other Target Area Description:		
HUD Approval Date:		
% of Low/ Mod:		
Revitalization Type:		
Other Revitalization Description:	Comprehensive	
Identify the neighborhood boundaries for this target area.		
Include specific housing and commercial characteristics of this target area.		
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?		
Identify the needs in this target area.		
What are the opportunities for improvement in this target area?		
Are there barriers to improvement in this target area?		

General Allocation Priorities

The City of Antioch will be providing support for services and projects throughout the entire City. However, it is also concentrating some funding, including Infrastructure and Accessibility and Public Facilities, in the lower income census tracts and block groups within 3050.00, 3060.03, 3071.02, 3072.01, 3072.02, 3072.04, 3072.05, and 3551.09.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

**Table 95 – Priority Needs**

	<b>Priority Need Name</b>	<b>Affordable Housing</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Extremely Low, Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly and Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
1	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	<b>AH-1: Increase Affordable Rental Housing Supply.</b> <b>AH-2: Increase Affordable Supportive Housing.</b> <b>AH-3: Maintain and Preserve Affordable Housing.</b> <b>AH-4: Reduce household energy costs through improv</b> <b>AH-5:Expand community resilience to natural hazard</b>
	<b>Description</b>	The Affordable Housing Priority Need addresses the need to preserve existing affordable housing units in and the development of new units of affordable housing for low-income families and individuals, including "Special Needs" populations in Antioch. This priority is further divided into various objectives to address this priority, which are found in the "Goals" section of the Strategic Plan.
	<b>Basis for Relative Priority</b>	Although Antioch has the most affordable housing in all of Contra Costa County, the need is so great throughout the area that still more is needed to meet the demand, and far more is needed to house lower income residents in each and every one of the cities in the Consortium and Bay Area. The need for increasing the supply of affordable rental and supportive housing, and maintaining and preserving affordable housing is well substantiated in the research and tables contained within this report. The need is especially great for those with incomes at 30% AMI and lower. See the Housing Market Analysis sections MA-05 to MA-20 for Antioch housing need discussion.

2	<b>Priority Need Name</b>	<b>Homelessness</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Extremely Low Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	<b>H-1: Permanent Housing. H-2: Prevention.</b>
	<b>Description</b>	Goal H-2: Prevention, expands existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.
	<b>Basis for Relative Priority</b>	The City of Antioch consistently has a very high unsheltered population. There are few homeless resources in East Contra Costa County, with the nearest general homeless shelter and CARE Center in Central County and the majority of homeless beds in the County located in Richmond, which is far West County. The City is committed to helping residents stay housed and obtain housing and shelter in East County and in Antioch, if that is their desire.
3	<b>Priority Need Name</b>	<b>Non-Housing Community Development</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	Extremely Low, Low, Moderate Large Families Families with Children Elderly Public Housing Residents Elderly and Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Associated Goals</b>	<b>CD-3: Youth. CD-5: Tenant/Landlord Counseling. CD-6: Economic Development. CD-7: Infrastructure and Accessibility: CD-8: Public Facilities for Homeless and Emergency</b>

	<b>Description</b>	The Non-Housing Priority addresses the need of providing various public services, infrastructure/public facilities, and economic development opportunities to extremely low-, low-, and moderate-income persons, including non-homeless special needs populations of the City of Antioch.
	<b>Basis for Relative Priority</b>	The City of Antioch has a very high degree of need for a wide variety of services for seniors, lower income families, lower income areas, economic development, infrastructure, fair housing, tenant/landlord counseling, and much more. The need for these services and reason for their designation as a High Priority is well documented in this report. See section NA-45, NA-50, MA-35, MA-45 for substantiation.
4	<b>Priority Need Name</b>	<b>Administration</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Other
	<b>Associated Goals</b>	<b>CD-9: Administration:</b>
	<b>Description</b>	Administration of the CDBG program involves meeting the necessary requirements to carry out agreed upon activities that are eligible under the Federal regulations. This includes procurement and contracting, property management and disposition, meeting record-keeping and reporting requirements, audits, and other administrative and program requirements.
	<b>Basis for Relative Priority</b>	Administration of the CDBG and other HUD assisted programs is required by HUD to administer federal grant programs in accordance with regulations and in a fiscally prudent manner. Administration also supports the development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and reducing regulatory burdens.

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## SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

### Introduction

- 2020-21 CDBG-Entitlement allocation is \$865,689, allocated is \$865,689, balance \$0.
- CDBG Prior Year/Residual Funds balance as of May 12, 2020 is \$0.
- 2019-20 Program Income is \$80,000 (goes into Housing Revolving Loan Fund), allocated is \$80,000 balance is \$0.
- Reallocated Housing Revolving Loan Fund is \$218,968, allocated \$218,968, balance \$0.
- Total CDBG resources allocated is \$-
- Housing Successor Agency Fund allocated is \$1,520,000.
- Total all resources allocated is \$2,604,657.



Table 96 – Anticipated Resources								
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	public - federal	Acquisition, Admin & Planning, Economic Development, Housing, Public Improvements, Public services	865,689	80,000	258,968	1,204,657	3,300,000	Expected amount estimated as \$825k annually. PI is Housing Loan payments. Prior Year Resources is Housing Revolving Loan Funds, currently in Activity 664, rolled over for same AHOP program.
Redevelopment Fund	public - local	Housing Public Services	1,520,000	0	0	1,520,000	3,620,000	The Low and Moderate Income Housing Asset Fund (LMIHAF) of the City of Antioch is able to fund activities to address homeless prevention, outreach, shelter, rapid rehousing, and other activities to help residents achieve housing stability. It is also being used to address all anticipated Housing activities, including housing rehabilitation, first-time homebuyer subsidies, and anticipated creation of housing for homeless persons during this Consolidated Plan Period.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Although CDBG regulations do not require matching funding, the City of Antioch rewards the leveraging of federal funding in its Application Evaluation Scoring tool. A total of 10 points, or 10% of the total possible score of 100 points, pertains to the Financial Analysis section, as follows:

- Applicant demonstrates sound fiscal management ability in current Audit and Management letter with zero or minor findings (Att. D) and complies with Single Audit requirements if expending over \$750k federal in year. 8 pts
- Applicant demonstrates balance & diversity of fund sources other than City/Consortium CDBG (prior/letters of funding commitment, (Att. E). 4 pts
- The cost per beneficiary is reasonable compared to services provided, and the activity is cost effective. 2 pts
- The percentage of funds requested to serve Antioch residents is proportional to the program budget and total persons served. 2 pts
- Applicant demonstrates a high need for Antioch funding, but would remain stable without it. 2 pts
- Applicant spends less than 20% of budget on administration. 2 pts

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

In late 2019, the City of Antioch conveyed a 4.7 acre parcel of land with a homeless shelter overlay to the County for \$1 for the purpose of constructing a 50-bed homeless shelter, 30-bed warming center, a CARE center with daily dining/food services, a Restoration (sobering) Center, and 30-50 micro-pad SRO units for singles and homeless transitional aged youth. Funding identification is ongoing with considerable support from State and Federal Senators and the County Board of Directors. Sources include state HEAP funds, City Housing Successor funds, County Homeless Continuum of Care (McKinney/Vento) funds, County CDBG, and County discretionary funds.

**Discussion**

Although recovery from the great recession has been slower in Antioch and East Contra Costa County in general, the City strives to effectively allocate and utilize all resources at its disposal to address the pressing needs of lower income residents and neighborhoods in Antioch. The breadth of projects funded show a thoughtful approach bringing needed services and infrastructure to Antioch residents while successfully leveraging federal dollars.

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**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 97 – Institutional Delivery Structure			
Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Antioch	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
CCC Dept. of Conservation and Development	Government	Planning	Region
CC Health, Housing & Homeless Services	Government	Homelessness Planning	Region
CC Homeless Continuum of Care	Continuum of care	Homelessness	Region
CC Housing Authority	PHA	Public Housing Rental	

### Assess of Strengths and Gaps in the Institutional Delivery System

City of Antioch, Community Development Department, is responsible for administering the CDBG, NSP1, Successor Agency (former Redevelopment Agency), and other funding for housing and community development. The City completes its own annual planning and allocation process, including preparation of the Action Plan and Consolidated Annual Performance Evaluation Report (CAPER). The Action Plan and CAPERs are subsidiary documents to the Consolidated Plan. However, all of these processes have a high degree of collaboration with the Contra Costa Consortium members, and the County as lead agency.

Contra Costa County, Department of Conservation and Development (DCD) is the lead agency for the Contra Costa HOME Consortium. It is responsible for the administration duties of the HOME, ESG, and Housing Opportunities for Persons with AIDS (HOPWA) programs as well as their own CDBG program. Although Contra Costa County is the lead agency of the Contra Costa County Consortium, all the Consortium jurisdictions take a highly collaborative approach in administering and implementing goals and objectives in their respective programs, and coordinate Consolidated Planning efforts.

The Contra Costa Health, Housing and Homeless Services (H3) Department is a close partner in addressing regional and Antioch-specific homeless issues. H3 also administers the Homeless Management Information System (HMIS), coordinates annual Point in Time (PIT) counts of homeless persons, maintains the Health Services/HMIS Warehouse to identify high utilizers of health services who are homeless to prioritize for housing, coordinates the

development of the Homeless Strategic Plan, and more. H3 also delivers homeless specific services, such as the CORE Outreach Teams, Calli House for Transition Aged Youth (TAY) and related housing, the Adult CARE Center and Shelter and other programs.

The Continuum of Care is composed of the many nonprofit and faith-based agencies that provide a wide array of services to homeless individuals, families, children, and Veterans. The Council on Homelessness Board of the Continuum selects and allocates HUD Homeless funding, ESG funding, and advises the Board of Supervisors on issues concerning housing and homelessness.

The Housing Authority of Contra Costa is the Housing Authority operating in Antioch. It provides rental subsidies and manages and develops affordable housing for low-income families, seniors, and persons with disabilities in Contra Costa County.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Table 98 – Homeless Prevention Services Summary</b>			
<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
Respite child care as well as daytime care for homeless	X	X	X

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

In addition to providing direct medical care, testing and immunization services, the County's Countywide Health Care for the Homeless Program uses its mobile healthcare van for outreach. The bilingual Healthcare for the Homeless Team assesses client's needs, provides social support, and links clients to appropriate services and programs, including mental health and substance abuse programs, Medi-Cal, the County's Basic Adult Care program, and the Covered California healthcare insurance exchange. This program is operating at capacity and has added 2 additional staff in the last year, with emphasis on substance abuse and opioid addiction treatment.

In cooperation with the local Veterans Affairs office, Contra Costa's CoC has worked to increase its capacity to house and serve homeless veterans, including the distribution of HUD-VASH vouchers and rental assistance for permanent housing units provided to homeless veterans and their families under the Supportive Services for Veteran Families (SSVF) program. The Veteran By-Name list identifies new Veterans entering the system to house as rapidly as possible.

When foster youth age out of the foster care system, they are linked to the Independent Living Skills Program (ILSP). ILSP includes workshops that prepare youth for emancipation (money management, education, computer skills, home management, and social skills), employment assistance, nonMcKinney-Vento housing and retention services, and an individualized transition plan out of foster care. In addition, foster youth can elect to remain in foster care or return to care after emancipation (but before turning 21) to receive a two-year housing subsidy, which can be used in a market-rate unit, student housing, or congregate living. This is a State program that all foster youth and former foster youth are able to access. Additionally, CDBG funds help support the work of Court Appointed Special Advocates which also work to keep foster youth connected to services and out of the homeless system of care. They have been expanding their services substantially in the past year, but still cannot serve all the foster youth that the courts would like to have CASA representation.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Many of the services provided to special needs populations are provided by various nonprofit agencies that provide services to specific special needs populations, including those experiencing homelessness. Many of these agencies provide "in-home" services to better serve their clients, especially those who have physical disabilities. In addition to the nonprofit service providers, the County provides various services to special needs populations as well.

In addition to providing shelter and shelter related service to the homeless, the County's Health Services Department provides treatment and counseling services to those who are suffering with alcohol/other drug addictions and those who are HIV positive or who are living with AIDS.

The system is currently developing resources and integrating services for special needs populations, such as persons exiting jails and prisons, and persons who are high utilizers of multiple systems. The multiple agencies tasked with supporting these populations are working with CCHS's H3 to integrate both funding and services, to ensure housing placement and stability upon identification of these individuals. These key agency partners are working with H3 to learn the homelessness system of care, including the federally mandated Coordinated Entry process, and various best practices and standards used by the County to ensure quality, low barrier, client centered and trauma informed approaches to housing persons at risk of and experiencing homelessness. These collaborations are a strength that the system is building upon to better address the lack of services previously unavailable to these high and special need populations.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

In the Summer of 2019 the County developed a system map with a Technical Assistance provider, which was designed to identify system gaps and strengths and develop strategies and benchmarks for addressing those issues in the institutional structure and service delivery system. The system map was a great success and is now used as a "living" tool by which the community creates an annual priority plan to identify and strategically address priority needs. The system map outlined long-term and short-term goals and strategies, which guide the priority planning process and allow the Council on Homelessness and CCHS's H3 to make data driven and evidence-based policy, funding, and operational decisions to grow and improve the system.

Additionally, as mentioned above, there is ongoing concern about the long-term capacity of the non-profit community to provide services in Contra Costa County, particularly during severe budgetary times, and their ability to comply with often complex federal regulations and requirements to implement federally funded programs. Factors that contribute include the relatively low pay scale associated with non-profits leading to high staff turnover and a severe lack of resources for ongoing training and professional development. In an effort to address this issue, the County Consortium jurisdictions provide technical assistance to non-profit organizations that receive County CDBG and HOME funds, to build capacity and assist in the development of programs/projects designed to meet the Consortium's Consolidated Plan goals and objectives.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Table 99 – Goals Summary								
Sort Order	Goal Name	Start Year	End Year	Category	Geo-graphic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-1: Increase Affordable Rental Housing Supply.	2020	2025	Affordable Housing	City of Antioch	Affordable Housing		
2	AH-2: Increase Affordable Supportive Housing.	2020	2025	Affordable Housing	City of Antioch	Affordable Housing	Redevelopment Fund: \$2,000,000	Housing for Homeless added: 30 Household Housing Unit
3	AH-3: Maintain and Preserve Affordable Housing.	2020	2025	Affordable Housing	Low/Mod Area City of Antioch	Affordable Housing	CDBG: \$188,968 Redevelopment Fund: \$2,700,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit  Direct Financial Assistance to Homebuyers: 20 Households Assisted
4	AH-4: Reduce household energy costs through improv	2020	2025	Affordable Housing	City of Antioch	Affordable Housing	CDBG: \$150,000	Other: 845 Other
5	AH-5: Expand community resilience to natural hazard	2020	2025	Affordable Housing	Low/Mod Area City of Antioch	Affordable Housing	Redevelopment Fund: \$50,000	Other: 10 Other



6	H-1: Permanent Housing.	2020	2025	Homeless	City of Antioch	Homelessness	Redevelopment Fund: \$275,000	- Public service activities other than Low/Mod Income housing benefit: 1,500 Person Assisted - Homeless Person Overnight Shelter: 140 Persons Assisted
7	H-2: Prevention.	2020	2025	Homeless	City of Antioch	Homelessness	Redevelopment Fund: \$525,000	Homelessness Prevention: 9,130 Persons Assisted
8	CD-1: General Public Services.	2020	2025	Non-Housing Community Development	City of Antioch			
9	CD-2: Non-Homeless Special Needs.	2020	2025	Non-Homeless Special Needs	City of Antioch			
10	CD-3: Youth.	2020	2025	Non-Housing Community Development	City of Antioch	Non-Housing Community Development		
11	CD-4: Fair Housing.	2020	2025	Non-Housing Community Development	City of Antioch			
12	CD-5: Tenant/Landlord Counseling.	2020	2025	Non-Housing Community Development	City of Antioch	Non-Housing Community Development		
13	CD-6: Economic Development.	2020	2025	Non-Housing Community Development	City of Antioch	Non-Housing Community Development		
14	CD-7: Infrastructure and Accessibility:	2020	2025	Non-Housing Community Development	Low/Mod Area	Non-Housing Community Development		
15	CD-8: Public Facilities for Homeless and Emergency	2020	2025	Non-Housing Community Development	City of Antioch	Non-Housing Community Development		
16	CD-9: Administration:	2020	2025	Administration	City of Antioch	Administration		

## Goal Descriptions

<b>Table 100 – Description of Goals</b>		
1	Goal Name	<b>AH-1: Increase Affordable Rental Housing Supply.</b>
	Description	Expand housing opportunities for extremely low-income, very low-income, and low-income households by increasing the supply of decent, safe and affordable rental housing.
2	Goal Name	<b>AH-2: Increase Affordable Supportive Housing.</b>
	Description	Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, and homeless persons.
3	Goal Name	<b>AH-3: Maintain and Preserve Affordable Housing.</b>
	Description	Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.
4	Goal Name	<b>AH-4: Reduce household energy costs through improvements to the housing stock.</b>
	Description	Increase housing and energy security to make housing more affordable to lower income households by reducing the consumption of energy.
5	Goal Name	<b>AH-5: Expand community resilience to natural hazard</b>
	Description	Increase resilience to natural hazards of housing stock occupied by lower income residents.
6	Goal Name	<b>H-1: Permanent Housing.</b>
	Description	Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing, with supportive services to help homeless persons achieve housing stability.
7	Goal Name	<b>H-2: Prevention.</b>
	Description	Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.
8	Goal Name	<b>CD-1: General Public Services.</b>
	Description	Ensure that opportunities and services are provided to improve the quality of life and independence for lower income persons and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.
9	Goal Name	<b>CD-2: Non-Homeless Special Needs.</b>
	Description	Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farmworkers.
10	Goal Name	<b>CD-3: Youth.</b>
	Description	Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.
11	Goal Name	<b>CD-4: Fair Housing.</b>
	Description	<b>CD-4: Fair Housing.</b> Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in the City.

12	Goal Name	<b>CD-5: Tenant/Landlord Counseling.</b>
	Description	Support the investigation and resolution of disagreements between tenants and landlords and educate both as to their rights and responsibilities, to help prevent people from becoming homeless and ensure fair housing opportunity.
13	Goal Name	<b>CD-6: Economic Development.</b>
	Description	Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.
14	Goal Name	<b>CD-7: Infrastructure and Accessibility:</b>
	Description	Maintain adequate infrastructure in lower income areas and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.
15	Goal Name	<b>CD-8: Public Facilities for Homeless and Emergency</b>
	Description	Improve public facilities at which agencies deliver services to homeless residents and those that will serve as Cooling Centers, Warming Centers, and Clean Air Centers.
16	Goal Name	<b>CD-9: Administration:</b>
	Description	Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector and administer federal grant programs in a fiscally prudent manner.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

See the Consortium HOME estimates, as administrator of Antioch's allocation of HOME funds which are combined with all County and City funding.

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**SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

**Actions to address LBP hazards and increase access to housing without LBP hazards**

Reports for Contra Costa County continue to find LBP poisoning to be an almost negligible issue in the County. In 2015 (the latest date for which data is available), there were 48 children (0.59% of the 8,154 tested) with blood lead levels between 4.5 and 9.5, and 13 (0.16%) with levels greater than 9.5. Investigation by the Contra Costa Health Department shows that most new cases of elevated blood lead levels are not due to paint, but to toys, candies and certain ethnic remedies which are high in lead.

The City will continue to protect young children from lead-based paint hazards in housing funded with federal resources, through the implementation of 24 CFR Part 35. The purpose of this regulation is to reduce or eliminate lead-based paint hazards in federally owned housing and housing receiving federal funds. All developers enter into legal agreements that include

requirements for compliance with the lead-based paint regulation. The City has developed a program specific lead hazard reduction implementation plan for residential housing rehabilitation, and requires that recipients of rehabilitation funds sign HUD's Notification for Lead-Based Paint, and that any abatement required be included in the home repairs funded with CDBG resources.

### **How are the actions listed above integrated into housing policies and procedures?**

All applicants for housing rehabilitation loans are informed of the City's Lead-based Paint Plan during the application stage. The applicant must submit its plan on how it will comply with the requirements. Prior to rehabilitation activities, paint is tested for lead. If lead is found, it must be remediated pursuant to the Lead-based Paint Plan. Following remediation activities, the unit is tested again to ensure all work was completed correctly.

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## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The objectives and strategies of this Consolidated Plan are focused on reducing the number of families living in poverty, improving the quality of life for the poorest of families living in Antioch, and lessening the impacts of poverty. Strategies include those addressing the preservation of affordable housing, emergency housing and services for Antioch persons experiencing homelessness, public investment in infrastructure to improve the quality of life in lower income areas, and economic development activities.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City of Antioch Strategic Plan allocates funding for Housing programs to help seniors and very low-income residents to fix up their deteriorating homes and age in place. It also helps Antioch renters and workers to purchase homes in the City through homeownership assistance.

For unhoused residents or those at risk, the plan provides a comprehensive array of services, including outreach from the CORE teams, connectivity to 2-1-1 resources, emergency shelter for singles men and women, families and those escaping domestic violence. It also helps keep low income residents from becoming homeless by providing eviction prevention assistance, tenant/landlord services, fair housing services, rental and utility assistance and rapid rehousing. Finally, it provides hot meals five days per week for any who are in need.

An array of services assist vulnerable special needs populations such as the elderly and those with disabilities, providing advocacy in care facilities, hot meals to those who are homebound, independent living skills to those with vision impairments, and legal and care management services for older adults.

For struggling families and children, the Plan provides advocacy for foster youth, emergency child shelter and respite services, and career training opportunities in the Climate field for older youth.

The Antioch Strategic Plan of the Contra Costa Consolidated Plan for 2020-25 strives to provide a thoughtful and extensive array of services to lower-income Antioch residents.

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## SP-80 Monitoring - 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Antioch works diligently to oversee all CDBG-funded activities to ensure their compliance with federal regulations and timeliness in accomplishing goals and drawing down funds. All activities are on schedule and grant disbursements are made in a timely manner, with all expenditures matching the letter of credit disbursements.

The City of Antioch conducts an initial Pre-Award Risk Analysis with the initial review of an application, and annually conducts a Post Award Risk Analysis on all subrecipients. This is maintained in a spreadsheet for the entire Consolidated Plan period, so it is easy to see at a glance which agencies have been monitored and their individual risk scores over the period.

The City conducts a rigorous desk monitoring of all subrecipients on a quarterly basis. Quarterly reports are thoroughly reviewed to compare contract goals to achievements, racial and ethnic distribution of persons served with the Antioch population in general, income level of persons served, and issues reported with program delivery. Board minutes are required for the quarter and are reviewed for a big-picture perspective of agency challenges and successes.

The quarterly financial monitoring includes review of the required Sources and Uses budget to gauge progress in obtaining program financial support from non-CDBG sources. Required Expense Summary reports and backup are carefully reviewed to ensure compliance with 2 CFR 200 Uniform Administrative Requirements, and other HUD regulations, prior to payment being released. Most projects and programs submit an independent financial audit annually.

To ensure FHEO compliance data is collected in the application about the accessibility of facilities, language outreach and translation of materials. Additionally, in the final report, subrecipients provide detailed information about services to clients with limited English proficiency, numbers of staff who speak Spanish and other languages, materials translated into other languages, and more.

In addition to the quarterly desk monitoring of the programs, staff and other Consortium members, as mentioned, perform a risk analysis on all subrecipients. Those scoring in range for high risk, and some in medium risk, receive a physical site monitoring. Site monitorings are coordinated and shared by Consortium members who fund the agencies. During site monitorings, we inspect the site for ADA access and to verify information presented in the application and other documents, interview staff, verify source data from quarterly reports, and review project files using Consortium Program and Financial monitoring forms.

All monitoring contact letters, the completed joint monitoring forms, final monitoring results, and any follow-up communication about the monitoring is electronically submitted and stored in the Community Data Services on-line reporting system.

# 2020-2025 DRAFT CONSOLIDATED PLAN



March 20, 2020



# CITY OF CONCORD

## EXECUTIVE SUMMARY

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### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

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#### 1. Introduction

The Consolidated Plan fulfills the requirement that recipients of certain funds administered by the federal Department of Housing and Urban Development (HUD) create a plan identifying the community development needs, priorities, goals and strategies of the community and describing how these funds will be expended over a five-year period. These funds include Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing for Persons with AIDS (HOPWA). This Consolidated Plan is for the period of July 1, 2015, to June 30, 2020.

The cities of Antioch, Concord, Pittsburg, and Walnut Creek and the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of the County. The County of Contra Costa administers the HOME funds on behalf of all the Consortia cities and all the unincorporated areas of the County. The cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer their own allocation of CDBG funds, while the County receives and administers allocations of CDBG, HOME, and ESG funds. This Consolidated Plan was created by the Consortium to assess the needs of all Consortium member communities and to guide the use of funds within each individual member community.

The Plan was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite (launched in May 2012), including the Consolidated Plan template in IDIS (Integrated Disbursement and Information System). Most of the data tables in the Plan are populated with default data from the U.S. Census Bureau, mainly 2006-2010 Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data. Other sources are noted throughout the Plan, including the addition of more recent data where practical. The research process involved the analysis of the following key components: demographic, economic, and housing data; affordable housing market; special needs populations (homeless and non-homeless); and consultation with public and private agencies, as well as citizen participation.

The Plan process also included the development of the first-year Action Plan which is the annual plan the City prepares pursuant to the goals outlined in the Plan. The Action Plan details the activities the City will undertake to address the housing and community

development needs and local objectives using CDBG funds received during program year 2020/21.

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## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Following is a brief summary of the overall objectives identified within the Consolidated Plan:

### **Priority Need: Affordable Housing**

AH-1: Maintain and preserve the existing affordable housing stock.

### **Priority Need: Reduce/Alleviate Homelessness**

H-1: Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability,

H-2: Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

The affordable housing and human services objectives of the Plan also address the needs of the homeless and the problem of homelessness.

### **Priority Need: Non-Housing Community Development**

#### ***Public Services***

CD-1 General Public Services: Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns such as substance abuse, hunger, and other issues.

CD-2 Non-Homeless Special Needs: Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly/frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farmworkers.

CD-3 Youth: Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

CD-4 Fair Housing: Continue to promote fair housing activities and affirmatively further fair housing.

**Priority Need: Economic Development**

CD-5 Economic Development: Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.

**Priority Need: Infrastructure/Public Facilities**

CD-6 Infrastructure and Accessibility: Maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access barriers to public facilities.

**Priority Need: Administration**

CD-7 Administration: Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

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### 3. Evaluation of past performance

The City has made significant progress in meeting the goals and objectives contained in the 2015/20 Consolidated Plan. CDBG-funded public service projects provided a wide range of social services and assistance to more than 68,000 residents and households, including the homeless, mentally and physically disabled, seniors, victims of domestic violence, and other special needs populations. Funding for the City's ADA Transition Plan provided curb, sidewalk and infrastructure improvements that removed barriers that restrict mobility and accessibility of elderly or disabled persons. The City's Housing Rehabilitation Loan and Grant Program has provided grants and low-interest loans to low-income homeowners for needed repairs and improvements.

The City has continued to focus on outcome-based performance measurements as a means to ensure that needed services are delivered and that the results can be easily quantified. The City is currently completing its last year of the 2015/20 Consolidated Plan period and has exceeded or is on track to meet every Consolidated Plan goal/objective.

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### 4. Summary of citizen participation process and consultation process

The Consortium held three public meetings and requested that those attending comment on the level of housing and community development needs in the County and the relative priority

of those needs by completing a survey. All public meetings were advertised in the Contra Costa Times.

Monday March 25, 2019, 6:00 PM; City of Pittsburg – City Council Chamber Room

Wednesday March 27, 2019, 6:00 PM; City of Richmond – City Council Chamber Room

Thursday March 28, 2019, 6:00 PM; City of Concord – City Council Chamber Room

#### Online Survey

Recognizing that not all can attend public meetings and that the scope of a one-hour meeting is limited, the Consortium also provided an online survey. The survey was mentioned in all meeting advertisements and provided at all public meetings.

#### Consultations

The Consortium consulted with a wide range of service providers and stakeholders in both the public sector and private non-profit sector. These personal contacts asked those who help to meet the housing and social services needs of the residents of Contra Costa County to describe the level of needs in the community, the relative priority of needs and what they believe can be done to better meet the needs of the County’s residents.

The 2020/25 Consolidated Plan and FY 2020/21 Action Plan were approved by the Concord City Council in a public meeting on April 28, 2020.

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#### 5. Summary of public comments

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#### 6. Summary of comments or views not accepted and the reasons for not accepting them

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#### 7. Summary

## THE PROCESS

### PR-05 Lead & Responsible Agencies - 91.200(b)

#### **Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 101 – Responsible Agencies		
Agency Role	Name	Department/Agency
CDBG Administrator	Concord	Community & Economic Development

#### **Narrative**

The City of Concord's entitlement grant is administered by the City under the direction of the Housing Manager.

#### **Consolidated Plan Public Contact Information**

Brenda Kain, Housing Manager, 1950 Parkside Drive MS/10, Concord, California 94519  
(925) 671-3088

### PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

#### **Introduction**

The consolidated planning process requires jurisdictions to reach out to and consult with other public and private agencies when developing the Plan. The Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

The Consortium wide Consolidated Plan more completely lists the agencies, groups, organizations and others who participated in the consultation process.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Contra Costa County's Public Health, Behavioral Health and Homeless Services departments to coordinate the allocation of funds to best meet the needs of the City's most at risk residents. CDBG funds are distributed to programs that provide services to persons with physical, developmental, substance abuse and mental health issues. This coordination leverages CDBG funds to maximize their impact.

In preparing the Plan, the City consulted with various organizations located in Contra Costa County that provide services to the residents of Concord. These consultations are part of on-going interactions between City staff and the agency or group consulted.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

City staff consulted with the Contra Costa Council on Homelessness (CCCH) Executive Board, which provides advice and input on the operations of homeless services, program operation and program development efforts in Contra Costa County. CCCH is the working group of the CoC and membership includes representation from non-profit, governmental, housing development, law enforcement, faith-based, business, and homeless services providers as well as non-profit community and advocacy groups, the interfaith community, business organizations and other relevant community groups to implement key strategies identified in the County's Ten Year Plan to End Homelessness. In addition, the City's Housing Manager served on the Executive Board of the CCCH for many years and is closely involved in homeless services Countywide.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City does not receive ESG funds. ESG funds are received by Contra Costa County and are allocated in coordination with the CoC.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 102 – Agencies, Groups, Organizations That Participated**

1	<b>Agency/Group/Organization</b>	<b>Contra Costa County Department of Conservation &amp; Development</b>
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what is the anticipated outcomes of the consultations or areas for improved coordination.	The Department of Conservation and Development was the lead agency in the development of the Contra Costa Consortium's Consolidated Plan.
2	<b>Agency/Group/Organization</b>	<b>Contra Costa County Health Services</b>
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The County's Health, Housing and Homeless Services staff was invited to participate in the community meeting/public hearing process and to provide information on special needs populations, including homeless populations. It is anticipated that this consultation will result in improved coordination of services to the City's at risk and homeless populations.
3	<b>Agency/Group/Organization</b>	<b>STAND! For Families Free of Violence</b>
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims Domestic Violence Services Provider
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children



	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	STAND! was consulted to provide information regarding victims of domestic violence in the City and the services provided to this population. It is anticipated that this coordination will result in improved coordination of services to the City's victims of domestic violence.
4	<b>Agency/Group/Organization</b>	<b>Contra Costa Continuum of Care</b>
	Agency/Group/Organization Type	Services-homeless Other government - County Other government - Local Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The CoC was consulted to provide information on homelessness and the City's overall homeless population. It is anticipated that this coordination will result in improved coordination of services to the City's population who are homeless or at risk of homelessness.
5	<b>Agency/Group/Organization</b>	<b>ECHO Housing</b>
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with ECHO Housing regarding Fair Housing issues. ECHO is the fair housing provider for the City of Concord.
6	<b>Agency/Group/Organization</b>	<b>Monument Crisis Center</b>
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as part of focus group on Seniors and Disabled to identify priorities.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All local organizations and services providers were either consulted or invited to participate in the Plan process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Table 103 – Other Local, Regional, Federal Planning Efforts</b>		
<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Contra Costa County Health, Housing & Homeless Services	The City's Housing Manager served on the CoC's Executive Board for many years and is still active with the CoC, ensuring coordination during the consolidated planning process.
Contra Costa Consortium	Contra Costa County Dept of Conservation & Dev	The cities of Antioch, Concord, Pittsburg, and Walnut Creek and the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of the County.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

In addition to the organizations listed in this section significant aspects of the Plan development process included consultations with the CoC and its membership which is comprised of both public and private non-profit and for-profit entities, as well as private citizens. The Strategic Plan section of this Plan, specifically SP-40, includes a complete listing of the entities through which the City will carry out its Consolidated Plan.

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**PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

**Summary of citizen participation process / Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal-setting**

The Consortium held two focus group meetings to allow local agencies to provide input on needs throughout the County. The first meeting on March 21, 2019, targeted agencies who provide various community services and economic development activities. The second, on May 21, 2019, focused on housing providers and nonprofit developers. Three public meetings were held countywide to explain the Con Plan process and take public comment regarding need priorities: Pittsburg on March 25; Richmond on March 27 and Concord on March 28, 2019.

Public meetings requested those attending to comment on the level of housing and community development needs in the County and the relative priority of those needs. All public meetings were advertised in the Contra Costa Times. The Consortium held the following public meetings:

March 25, 2019 (evening) – Pittsburg

March 27, 2019 (evening) - Richmond

March 28, 2019 (evening) – Concord

An online survey was also conducted to determine priority needs. Over 1,317 surveys were returned and tallied, with 170 commenting on the needs of Concord. The surveys and community meeting helped in the identification of high priorities and goals for the five-year period of this Consolidated Plan. A copy of the survey is in the Consortium Appendix A.

A public review draft of the Consolidated Plan was made available to the public from March 26, 2020, to April 27, 2020. A notice announcing the public review draft and the proposed City Council meeting for approval of the 2020 - 2025 Consolidated Plan was posted in the Contra Costa Times and on the City’s website on March 28, 2020. No public comments were received.

The Consolidated Plan and Action Plan were approved by the Concord City Council on April 28, 2020.

### Citizen Participation Outreach

<b>Table 104 – Citizen Participation Outreach</b>					
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Newspaper Ad	Non-targeted/broad community	The Contra Costa Consortium posted a newspaper ad announcing three public workshops.	N/A	N/A
2	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	The Consortium released a Community Needs Survey to a variety of public and private agencies, non-profit agencies and private citizen's on the Consortium's interested parties list totaling over 500 individuals.	The Consortium received 1,317 surveys ranking various community needs throughout the County, with 170 commenting on Concord.	All surveys and comments were accepted.

**Table 104 – Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
3	Public Service Agencies	Public Services Providers	Electronic and hard copies of the Community Needs survey were distributed to the offices of various public services agencies throughout the City for staff input and to distribute to the residents they serve.	The Consortium received numerous comments from local agencies stating the need for services throughout the County.	All comments were accepted.
5	Public Meeting	Non-targeted/broad community	A public meeting was held on March 25, 2019, in Richmond.	The Consortium received numerous comments from the public stating the need for services throughout the County.	All comments were accepted.
6	Public Meeting	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	A public meeting was held on March 25, 2019, in Concord.	The Consortium received numerous comments from the public stating the need for services throughout the City.	All comments were accepted.
7	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Notice of the draft Consolidated Plan was posted in the Contra Costa Time and on the City's website on March 26, 2020.	N/A	N/A
8	Public Meeting	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Concord City Council adopted the 2020/25 Consolidated Plan on April 28, 2020.	No public comments were received.	N/A

# NEEDS ASSESSMENT

## NA-05 Overview

### Needs Assessment Overview

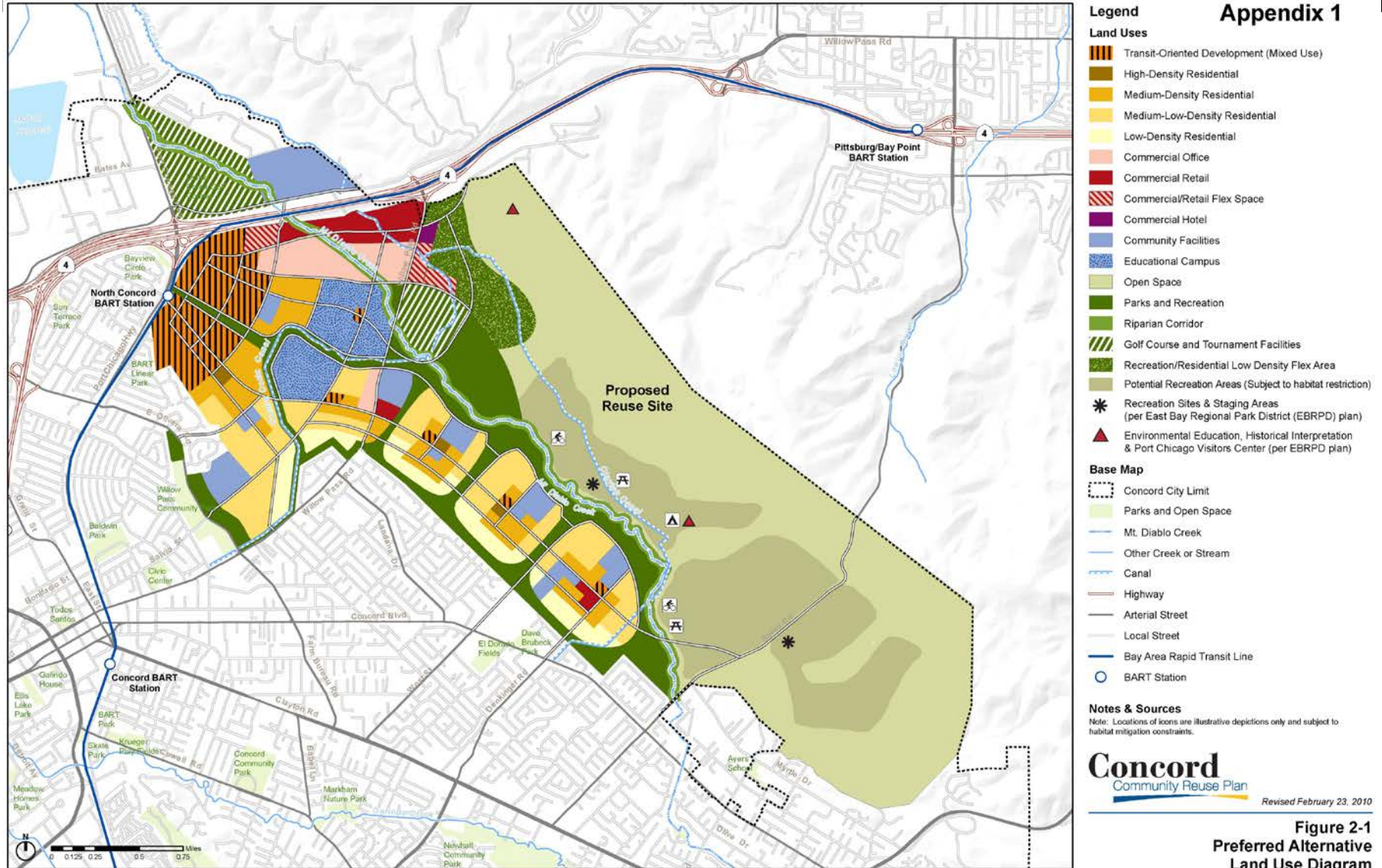
The community needs section of the Consolidated Plan provides a community profile that describes the needs of the at-risk population living within the City of Concord. This section serves as the basis for determining the community development needs in the City.

Special needs groups such as elderly/frail elderly, persons with disabilities, persons who suffer from alcohol and other drug addictions, persons who are victims of domestic violence, persons living with HIV/AIDS and homeless persons live throughout the City. Due to their special needs and/or circumstances, they may have difficulty accessing affordable housing and various services. Many are presumed to be low-income, as it becomes difficult to obtain employment due to their special needs or circumstances. The lack of income tends to create obstacles in finding affordable housing, transportation, and many medical and social services that can affect their quality of life. Given that these special needs populations have various obstacles to accessing housing and various services, the City of Concord will continue to provide CDBG funds for housing rehabilitation activities, public facility improvement activities, and public service activities that improve the quality of life for special needs groups.

In addition, Concord is currently in the process of developing a Specific Plan for the 2,327 acre Inland Area of the Concord Naval Weapons Station, which was created by the Navy in the 1940s during World War II. The Inland Area of the base was deactivated in 1997 and declared surplus property by the Navy in 2007. A Reuse Plan was adopted by the City for the area in 2010 (Appendix 1). An Area Plan was then adopted by the City for the area in 2012. The development of the area represents a significant opportunity for the City. The Specific Plan will create more specific zoning for the site, and improve the quality of life for residents of Concord and the region through creation of new jobs, a variety of housing types, significant open space, preservation of natural resources, active parks, pedestrian and bike trails and community facilities. The project, which now includes the Coast Guard site, is expected to be home to 28,000 residents in 13,000 new residential units over a 30-year period, 25 percent of which will be affordable housing. East Bay Regional Park District is currently in the process of implementing a land use plan for the management of 2,537 acres of adjacent parkland area.



**Figure 2: Concord Reuse Project, Naval Weapons Station Closure**



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## NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

### **Describe the jurisdiction's need for Public Facilities:**

Various city facilities are old and do not comply with current accessibility standards. Title II of the ADA, which covers programs, activities and services for public entities like the City of Concord, prohibits discrimination against persons with disabilities. Specifically, the City may not deny persons with disabilities the opportunity to participate in services, programs or activities that are not separate or different from those offered others. As such, all City facilities used to provide public services, programs and activities should meet required accessibility standards.

Improvements to public facilities have been identified as playing a significant role in facilitating the provision of services to those in need within the City. Public facility needs include improving access to facilities for disabled persons as well as facility improvements that increase efficiency in the provision of programs and services available at those facilities. Improving the accessibility of facilities that provide services to low-income populations will have an impact on the quality of life of Concord residents and their ability to remain self-sufficient.

### **How were these needs determined?**

The ADA requires all public organizations to adopt a transition plan identifying physical obstacles limiting access to programs, services and activities by persons with disabilities. The City conducted an ADA Self-Evaluation and Assessment in 1992 and adopted its ADA Transition Plan in 1993. In 2009 the City resurveyed its facilities and adopted its ADA Self-Evaluation and Transition Plan Update.

### **Describe the jurisdiction's need for Public Improvements:**

One of the primary functions of any city is to provide safe and inviting pedestrian paths of travel. Pedestrian traffic encourages interaction between citizens, strengthens neighborhoods and contributes to the vitality of the community at large. In this time of rising energy costs and the associated environmental impact of motorized vehicle use, safe and accessible pedestrian paths of travel become even more important. Likewise, people with disabilities depend on a safe and accessible pedestrian system to conduct their daily lives.

Based on 2017 American Community Survey (ACS) Census survey data, 11.5% of Concord residents (14,790) have a disability, and among the City's senior population this number jumps to 25%. Residents with ambulatory and vision difficulties are often limited in their ability to access services.



For existing rights-of-way (ROW) facilities, local governments must meet the standards for *Program Accessibility*. Title II of the ADA requires that public entities having responsibility for or authority over streets, roads, sidewalks, and/or other areas meant for pedestrian use, to develop a Transition Plan. Simply put, a Transition Plan *transitions* inaccessible facilities onto environments that are *accessible to and functional for* individuals with disabilities.

### **How were these needs determined?**

The City's ADA Self-Evaluation and Transition Plan Update, adopted in 2009, included consideration of the public right-of-way. A ROW Transition Plan must include (at a minimum) an assessment of existing sidewalks and a schedule for curb ramp installations where an existing pedestrian walkway crosses a curb or other barrier. The DOJ Title II regulations require state and local government entities to prioritize the installation of curb ramps serving:

1. State and local government offices and facilities
2. Transportation
3. Places of public accommodation (private-sector facilities covered by Title III)
4. Places of employment

The transition plan outlines a roadmap for the City of Concord to follow in order to make its ROW facilities and policies accessible to individuals with disabilities.

See following table for Concord disability data.

**Table 105 – Disability Characteristics, Concord**

Subject	Concord city, California					
	Total		With a disability		Percent with a disability	
	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of
Total civilian noninstitutionalized	129,051	+/-582	14,790	+/-3,109	11.5%	+/-2.4
SEX						
Male	63,568	+/-2,518	6,142	+/-1,433	9.7%	+/-2.2
Female	65,483	+/-2,462	8,648	+/-2,216	13.2%	+/-3.4
AGE						
Under 5 years	9,228	+/-2,005	0	+/-210	0.0%	+/-2.0
5 to 17 years	18,913	+/-2,653	1,225	+/-779	6.5%	+/-3.9
18 to 34 years	27,723	+/-2,810	993	+/-600	3.6%	+/-2.2
35 to 64 years	51,284	+/-3,168	5,380	+/-1,345	10.5%	+/-2.5
65 to 74 years	13,214	+/-2,111	3,183	+/-1,266	24.1%	+/-7.8
75 years and over	8,689	+/-1,805	4,009	+/-1,200	46.1%	+/-11.0
DISABILITY TYPE BY DETAILED AGE						
With a hearing difficulty	(X)	(X)	3,855	+/-1,221	3.0%	+/-0.9
Population under 5 years	9,228	+/-2,005	0	+/-210	0.0%	+/-2.0
Population 5 to 17 years	18,913	+/-2,653	0	+/-210	0.0%	+/-1.0
Population 18 to 64 years	79,007	+/-2,398	1,021	+/-656	1.3%	+/-0.8
Population 65 years and over	21,903	+/-2,844	2,834	+/-957	12.9%	+/-3.9
Population 65 to 74 years	13,214	+/-2,111	997	+/-539	7.5%	+/-3.9
Population 75 years and over	8,689	+/-1,805	1,837	+/-732	21.1%	+/-7.8
With a vision difficulty	(X)	(X)	1,578	+/-713	1.2%	+/-0.6
Population under 5 years	9,228	+/-2,005	0	+/-210	0.0%	+/-2.0
Population 5 to 17 years	18,913	+/-2,653	193	+/-311	1.0%	+/-1.7
Population 18 to 64 years	79,007	+/-2,398	414	+/-330	0.5%	+/-0.4
Population 65 years and over	21,903	+/-2,844	971	+/-611	4.4%	+/-2.7
Population 65 to 74 years	13,214	+/-2,111	262	+/-315	2.0%	+/-2.3
Population 75 years and over	8,689	+/-1,805	709	+/-524	8.2%	+/-6.3
With a cognitive difficulty	(X)	(X)	5,639	+/-1,646	4.7%	+/-1.3
Population under 18 years	18,913	+/-2,653	978	+/-748	5.2%	+/-3.8
Population 18 to 64 years	79,007	+/-2,398	2,959	+/-939	3.7%	+/-1.2
Population 65 years and over	21,903	+/-2,844	1,702	+/-688	7.8%	+/-3.0
Population 65 to 74 years	13,214	+/-2,111	729	+/-509	5.5%	+/-3.7
Population 75 years and over	8,689	+/-1,805	973	+/-518	11.2%	+/-5.9
With an ambulatory difficulty	(X)	(X)	7,662	+/-1,933	6.4%	+/-1.6
Population under 18 years	18,913	+/-2,653	48	+/-79	0.3%	+/-0.4
Population 18 to 64 years	79,007	+/-2,398	2,749	+/-761	3.5%	+/-1.0
Population 65 years and over	21,903	+/-2,844	4,865	+/-1,687	22.2%	+/-6.7
Population 65 to 74 years	13,214	+/-2,111	2,117	+/-1,241	16.0%	+/-8.4
Population 75 years and over	8,689	+/-1,805	2,748	+/-919	31.6%	+/-9.3

Source: U.S. Census Bureau, 2017 American Community Survey

**Describe the jurisdiction’s need for Public Services:**

High priority service needs are for nutrition (such as food banks), health care, mental health services, transportation, homeless services, homelessness prevention, crisis intervention, violence prevention, child care, recreation/social programs, and fair housing. Priority need populations identified include youth, seniors, and children, victims of domestic violence, persons with disabilities and homeless persons. Based on 2017 American Community Survey (ACS) Census survey data, 7.7% of the population of the City lives below the poverty level. Among persons age 65 and over, this number increases to 9.7%%.

## How were these needs determined?

In collaboration with other local jurisdictions, public outreach to gain an understanding of community needs and priorities was conducted. Public meetings were conducted at locations throughout Contra Costa County to give residents the opportunity to identify their community's greatest needs. A Community Needs Survey was available on the City's website and was provided in hard copy at all public meetings. Input was provided by over 150 organizations that offer services to special needs and lower income residents.

**Table 106 – Poverty Status, Concord**

Subject	Concord city, California					
	Total		Below poverty level		Percent below poverty level	
	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of
Population for whom poverty status is determined	129,069	+/-566	9,947	+/-2,634	7.7%	+/-2.0
<b>AGE</b>						
Under 5 years	9,132	+/-1,976	551	+/-519	6.0%	+/-5.9
5 to 17 years	18,869	+/-2,659	1,430	+/-805	7.6%	+/-4.2
Related children of householder under 18 years	28,001	+/-3,027	1,981	+/-963	7.1%	+/-3.5
18 to 34 years	27,864	+/-2,812	2,027	+/-1,043	7.3%	+/-3.7
35 to 64 years	51,301	+/-3,175	3,815	+/-1,218	7.4%	+/-2.2
60 years and over	30,416	+/-3,038	2,527	+/-1,268	8.3%	+/-4.0
65 years and over	21,903	+/-2,844	2,124	+/-1,201	9.7%	+/-5.2
<b>SEX</b>						
Male	63,682	+/-2,532	3,749	+/-1,204	5.9%	+/-1.9
Female	65,387	+/-2,491	6,198	+/-1,915	9.5%	+/-2.9
<b>RACE AND HISPANIC OR LATINO ORIGIN</b>						
White alone	81,077	+/-6,186	5,026	+/-1,703	6.2%	+/-2.0
Black or African American alone	N	N	N	N	N	N
American Indian and Alaska Native alone	N	N	N	N	N	N
Asian alone	18,428	+/-3,606	1,344	+/-1,033	7.3%	+/-5.3
Native Hawaiian and Other Pacific Islander alone	N	N	N	N	N	N
Some other race alone	18,823	+/-4,930	2,815	+/-2,021	15.0%	+/-10.2
Two or more races	N	N	N	N	N	N
Hispanic or Latino origin (of any race)	35,839	+/-4,747	4,254	+/-1,929	11.9%	+/-5.5
White alone, not Hispanic or Latino	66,450	+/-5,581	3,774	+/-1,291	5.7%	+/-1.9
<b>ALL INDIVIDUALS WITH INCOME BELOW THE</b>						
50 percent of poverty level	5,176	+/-1,807	(X)	(X)	(X)	(X)
125 percent of poverty level	13,401	+/-3,429	(X)	(X)	(X)	(X)
150 percent of poverty level	16,318	+/-3,973	(X)	(X)	(X)	(X)
185 percent of poverty level	20,744	+/-4,286	(X)	(X)	(X)	(X)
200 percent of poverty level	23,879	+/-4,626	(X)	(X)	(X)	(X)

Source: U. S. Census Bureau, 2017

# HOUSING MARKET ANALYSIS

## MA-05 Overview

### Housing Market Analysis Overview:

With the largest population of any city in Contra Costa County and a growing and diverse economic base, Concord has developed into a major residential and economic hub within the region. Concord has an agricultural history, but developed into a primarily residential community through the middle of the 20th century, providing housing for people working in San Francisco and Oakland. The Concord BART station began service in 1973, providing easier access between Concord and employment locations elsewhere in the Bay Area. During the 1980's, a number of companies, most notably Bank of America, constructed mid-rise office buildings in Downtown Concord adjacent to the BART station, creating a hub of back-office employment opportunities for people living in Concord and other locations in the Bay Area. Downtown Concord continues to serve as an office node, while the retail sector and healthcare providers such as John Muir Medical Center generate additional economic activity in the City.

Like many other cities in the Bay Area and throughout the country, Concord experienced a dramatic increase in housing prices between the late 1990's and 2006, followed by a sharp decrease between 2007 and 2009 that was accompanied by a significant increase in foreclosures. However, sale prices have rebounded in recent years, and foreclosure rates have reached pre-recession lows.

Age is an important indicator of the condition of housing stock. Homes and structures weather with use and deteriorate with time. If they are not properly maintained, units can deteriorate quickly and become eyesores or potential sources of danger. This directly affects property prices and the quality of life of city residents. In 2017, more than half of the existing homes in the City had been built before 1979, and 25 percent had been built before 1960. Although one in four units is more than 60 years old, the majority are owner-occupied, which tend to be better maintained than renter-occupied units.

A city with an older housing stock will have to budget more for preservation assistance, home repair costs and energy requirements, and improving and maintaining housing quality is an important goal for Concord. The Housing Rehabilitation Loan and Grant program provides funds for qualified low income households, including loans for single-family repairs; emergency repair and accessibility grants; and weatherization and home security grants for seniors. Grants are provided to single family and mobile homeowners for emergency repairs up to \$20,000, and loan amounts of up to \$75,000 for eligible single family homeowners. The City currently coordinates with a non-profit organization, Habitat for Humanity, to administer loans and grants with the City's funding.

As Concord looks to the future, the City is developing plans for key infill and other development sites that will shape the next phase of residential and commercial development in Concord. Planning for the City's existing and future housing needs will be an essential element of this process, and the 2014-2022 Housing Element assists the City in continuing its strong history of planning for housing for all segments of the population.

**Table 107 – Age of Housing Stock, Concord**

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**MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)**

**Introduction**

Following is a brief examination of various factors that comprise the Market Analysis for Non-Housing Community Development assets:

**Demographics** - According to the 2018 American Community Survey 5-year Estimates, the City of Concord has a population of 128,758 people. The racial demographics are White alone – 65.3%; Black or African American alone – 3.7%; American Indian and Alaska Native alone – 0.5%; Asian alone – 11.8%; Native Hawaiian and Other Pacific Islander alone – .04%; Some other race alone – 11.4%; two or more races – 7%. The percentage of those who identify as Hispanic or Latino, regardless of race, is 30%, which is higher than countywide average of 25% and the national average of 17.8%.

The median age in Concord is 39 years, which is older than the median age nationally of 37.9 years and slightly younger than the County median of 39.4. Of Concord's population, 6.1% are under 5 years of age compared to the countywide median of 5.8%; 79.3% are between 18 and 64 compared to the countywide median of 76.9%, and 14.7% are 65 and older, comparable to the county median of 15%.

**Disabilities** - Amongst the City's population, 3% have a Hearing difficulty, 1.2% have a Vision difficulty; 4.7% have a Cognitive difficulty; 6.4% have an Ambulatory difficulty; 3% have a Self-Care difficulty; and 6.2% have an Independent Living difficulty.

**Education and Poverty** - The poverty rate in Concord is 7.7% as contrasted with a County poverty rate of 9.1%. The City's employment rate is 66.7%, which exceeds the County rate of 60.7%. The median household income is \$76,500. The Survey shows that 87.4% have graduated from high school or have a higher education, which is comparable to the United States average of 87.7% and lower than the County median of 89.4%. Of these, 34.2% have a Bachelor's Degree or higher.

**Business and Owner Characteristics** - There are 10,859 total business firms in Concord. Of these, 5,857 are owned by men, 3,562 are owned by women, 4,040 are owned by minorities, 6,103 are owned by nonminority's, and 783 veteran owned.

**Selected Sales and Revenue Totals** – Sales from accommodation and food services sales was \$229,624; total health care and social assistance receipts/revenue was \$973,282; total merchant wholesaler sales was \$444,621; and total retail sales were \$2,376,656.

**Income and Poverty** – The median earnings for full-time, year-round workers in Concord is \$54,213 for females and \$54,627 for males.

## Economic Development Market Analysis

### Business Activity

<b>Table 108 – Business Activity, Concord</b>					
<b>Business by Sector</b>	<b># of Workers</b>	<b># of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Agriculture, Mining, Oil & Gas Extraction	529	27	1	0	-1
Arts, Entertainment, Accommodations	6,209	5,299	14	12	-2
Construction	3,243	4,771	7	10	3
Education and Health Care Services	9,429	7,779	21	17	-4
Finance, Insurance, and Real Estate	3,962	7,724	9	17	8
Information	1,556	1,425	3	3	0
Manufacturing	2,584	1,586	6	3	-3
Other Services	2,087	2,005	5	4	-1
Professional, Scientific, Management Services	6,464	4,625	14	10	-4
Public Administration	0	0	0	0	0
Retail Trade	6,076	8,033	13	17	4
Transportation and Warehousing	1,279	817	3	2	-1
Wholesale Trade	1,897	1,823	4	4	0
Total	45,315	45,914	--	--	--
Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)					

## Labor Force

<b>Table 109 – Labor Force, Concord</b>	
Total Population in the Civilian Labor Force	66,905
Civilian Employed Population 16 years and over	60,605
Unemployment Rate	9.41
Unemployment Rate for Ages 16-24	21.30
Unemployment Rate for Ages 25-65	6.73
Data Source: 2011-2015 ACS	

<b>Table 110 – Occupations by Sector, Concord</b>	
<b>Occupations by Sector</b>	<b># of People</b>
Management, business and financial	15,745
Farming, fisheries and forestry occupations	2,690
Service	6,650
Sales and office	14,170
Construction, extraction, maintenance and repair	5,580
Production, transportation and material moving	3,145
Data Source: 2011-2015 ACS	



## Travel Time

<b>Table 111 – Travel Time, Concord</b>		
Travel Time	Number	Percentage
< 30 Minutes	28,890	51%
30-59 Minutes	17,350	31%
60 or More Minutes	10,325	18%
<b>Total:</b>	<b>56,565</b>	<b>100%</b>
Data Source: 2011-2015 ACS		

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

<b>Table 112 – Educational Attainment by Employment Status, Concord</b>			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,205	635	2,895
High school graduate (includes equivalency)	10,444	1,384	4,075
Some college or Associate's degree	17,465	1,735	4,770
Bachelor's degree or higher	17,905	1,090	3,210
Data Source: 2011-2015 ACS			

### Educational Attainment by Age

<b>Table 113 – Educational Attainment by Age, Concord</b>					
	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	135	1,180	1,790	1,730	680
9th to 12th grade, no diploma	1,120	1,645	1,515	1,875	985
High school graduate, GED, or alternative	3,080	4,655	3,334	7,914	4,490
Some college, no degree	3,395	4,890	3,915	8,885	3,908
Associate's degree	610	1,475	1,655	3,250	1,485
Bachelor's degree	1,090	4,840	4,080	7,135	3,299
Graduate or professional degree	40	1,585	1,580	3,003	1,700
Data Source: 2011-2015 ACS					

## Educational Attainment – Median Earnings in the Past 12 Months

Table 114 – Median Earnings in the Past 12 Months	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,063
High school graduate (includes equivalency)	90,150
Some college or Associate's degree	110,024
Bachelor's degree	172,362
Graduate or professional degree	72,900

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The City of Concord labor force is comprised of more than 45,000 workers with the largest industries being Education and Health Care Services (19%), Retail Trade (12%), Professional, Scientific, Management Services (13%), and Art, Entertainment, Accommodations (13%). There has been little change in the five year period since the last Consolidated Plan.

### Describe the workforce and infrastructure needs of the business community:

**Workforce** - The County Workforce Development Board of Contra Costa County (WDBCCC) has utilized a sector approach to address workforce and business needs in the region since 2004. As part of its sector engagement process, the WDB bundled quantitative analysis with anecdotal information gathered through business engagement efforts (e.g. interviews, surveys, and conversations), in order to better ascertain business needs, validate labor market projections, and identify skills gaps in the workforce.

The WDBCCC Local Plan for 2017-2020, plan will pursue prosperity in four strategic goal areas: Business Services, Adult Strategies, Youth Strategies and Administration. These goals listed below support the preparation of an educated and skilled workforce.

- **Business Services Goal:** Enhance the competitiveness of local businesses with an emphasis on meeting the workforce needs of entrepreneurs and employers in high-demand sectors in the local and regional economy by identifying, designing, and implementing training and educational opportunities targeted to those with barriers to traditional employment to close skill gaps and enhance economic competitiveness.
- **Adult Strategies Goal:** Increase the number of Contra Costa County residents who obtain marketable and industry-recognized credentials or degrees, with a special emphasis on those who are unemployed, low skilled, low-income, veterans, individuals with disabilities, returning citizens, and other in-need populations.

- Youth Strategies Goal: Increase the number of youth and young adults, 16-24, who are well prepared for postsecondary vocational training, further education, and/or a career, with an emphasis on serving the most vulnerable and underserved populations and those from low-income communities.
- Administration Goal: Support system alignment, service integration, and continuous improvement, using data to advance evidence-based policymaking.

The post-secondary educational attainment levels of young people are lower than what is required to meet the needs of the local economy. To address this gap the WDBCCC will collaborate with partner efforts to support K-16 educational achievement for increasing numbers of youth and young adults. Industry trends show that future economic growth will be driven largely by the professional, scientific, and technical services, advanced manufacturing, clean energy and biotechnology, construction, health care and educational services, and leisure and hospitality industries. The WDBCCC has identified advanced manufacturing, health and life sciences, energy, information communications technology, and construction as priority sectors. Many of the new jobs created by these industries will require post-secondary education, specifically scientific and technical skills knowledge. Therefore, the WDBCCC will continue to develop educational and career pathways in STEM (Science, Technology Engineering, Math) fields.

**Infrastructure** - The infrastructure needs of Concord's overall business community is largely met due to the City's location within the San Francisco Bay Area. The City has two major interstate highways and is served by the Bay Area Rapid Transit (BART) passenger light rail system, which connects City residents and workers to east, central, and west Contra Costa County, in addition to the greater Bay Area.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The reuse of the former Concord Naval Weapons Station will allow for the development of approximately 2327 acres which will include new housing and commercial uses. The City is not able to provide exact numbers or information regarding workforce development or business support needs at this time, however, the economic development goals include the plan's ability to create quality jobs; complement existing business and retail areas; generate new opportunities for existing businesses; provide neighborhood-serving retail; encourage uses that provide ongoing revenue to pay for community services; promote "hire-local-first" policies; hold aside land for future opportunities; consider a research or university campus; develop collaborations between business and education; and do not fiscally burden the City

and residents. A 9-month visioning process for the campus district was completed in May 2019.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The City of Concord has the responsibility to help attract, retain, and expand local businesses and support local employment-generating investments and activities. It does this several ways including working with local partners, such as the Workforce Development Board and Contra Costa Small Business Development Center (CCSBDC) to develop training in skill and knowledge areas that have been identified as important by local and regional businesses. The City of Concord seeks to influence public policy by coupling demand-driven research and the voice of community partners to develop, implement, and support strategies designed to strengthen the business community.

Self-employment is becoming a very common labor trend and California leads the nation in this trend. The CCSBDC is working actively with existing small businesses, providing a variety of services and training to assist them in becoming strong, vibrant, and prospering businesses.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Workforce Development Board of Contra Costa County provides a number of services and resources for the County's workforce and business community through their One-Stop system, including job training, unemployment services, job fairs, and rehabilitation services, among other things. The WBD is developing a number initiatives and strategies to support job creation and employee-skill enhancement. The City of Concord is actively participating in these initiatives.

Monument Impact, a local nonprofit organization, has developed an Emerging Businesses program that shepherds low-income small business owners through the process of securing City and County business licenses. Low income small business owners are able to formalize their businesses allowing income growth and business expansion. The program helps individuals and families achieve self-sufficiency. By increasing the economic opportunities for one individual or family, the agency is investing in the community as a whole.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Concord has an Economic Vitality Strategy that includes specific strategies such as focused targeting of emerging technologies and the strengthening of existing business districts. In addition, the City has further demonstrated its commitment towards supporting economic development by incorporating economic development strategies in its general plan. The City participates with State and regional economic development parties to promote employment opportunities. It is through these efforts and others that the City of Concord has become the job center of Contra Costa County.

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## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The 2020-2025 Contra Costa Analysis of Impediments to Fair Housing Choice, which utilized the data provided by HUD for the Analysis of Fair Housing, presented jurisdiction-specific data relevant to this section which will be included here. Concentration is defined as areas of extreme or high poverty defined by US census as areas with 40% of the tract population living below the federal poverty threshold.

Households with multiple housing concerns are concentrated in the high density housing area along the Monument Corridor, and in the Todos Santos, Estates, North Concord and Baldwin Park neighborhoods, meaning they have two or more of the following concerns: overcrowding, cost burden (more than 30% of income paid for housing), lack adequate kitchen facilities, or lack adequate plumbing facilities. The dominate concerns are cost burden and overcrowding.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Racial and ethnic minorities and low-income families are concentrated along the Monument Corridor, meaning more than 50% of the area population reflects one of these categories. This area is triangulated by Monument Blvd., Clayton Road and Highway 242. Census Tract 3552 along the eastern edge of the City is also identified as a minority concentration area, but this area is predominately open space.

**What are the characteristics of the market in these areas/neighborhoods?**

These areas are comprised primarily of high-density housing, resulting in predominately renter households. Owner-occupied homes tend to be over 50 years old and in need of upgrades and repairs. Residents of these areas are generally very-low to low-income families who are renting or purchasing older homes and seniors who have lived in their homes for many years.

### **Are there any community assets in these areas/neighborhoods?**

There are a number of park and recreation areas in these neighborhoods, including Todos Santos Plaza, which hosts a certified Farmers market on Tuesday afternoons and Thursday evenings. Vendors at the market accept EBT, making it possible for low-income families to purchase fresh, healthy food. The Monument Crisis Center serves low-income families and individuals in the Monument Corridor by providing nutritious food, education, general assistance and referrals to community services.

### **Are there other strategic opportunities in any of these areas?**

Monument Impact, a local nonprofit organization, provides training and tools for participants to become economically self-sufficient, while supporting a better quality of life through healthy living and civic engagement. The main Concord station for Bay Area Rapid Transit (BART), a light rail system that connects the three counties of San Francisco, Alameda and Contra Costa, provides easy access to transportation. The County-wide bus system runs several buses from these and other convenient locations within the City.

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## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

As is illustrated on the accompanying table, the Consortium is well covered by a variety of service providers with varying types of accessibility and speed. Broadband internet availability for the County as a whole at over 95% far exceeds the US average of 79%, and is better than the California average of 94%. All areas except Bethel Island, which is 70%, are even higher at 95% - 99%. California is the 12th most connected state in the nation, with 98% of the population having access to broadband speeds of 25 Mbps or more. A search by zip code reveals no major differences in coverage and accessibility in lower income neighborhoods.

Xfinity (Comcast) offers its Internet Essentials program to every unconnected HUD-assisted household and is the primary provider of television and internet throughout the County. All areas have access to the highest speed of high speed internet, including Bethel Island. Xfinity (Comcast) offers this speed service by cable, and AT&T provides it by fiber (with limited



coverage) and by DSL. Satellite services at 25 Mbps are offered by ViaSat and HughesNet, while DSL is provided by Sonic, also at a speed of 25 Mbps.

The need for broadband wiring and connections is viewed to be more than adequate for all households and areas in the County with the exception of Bethel Island. This remote area in far East County has the least amount of Broadband coverage at 70%.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

All areas of the County are served by at least five providers with a wide range of products, speeds and prices.

<b>Table 115 –Available Broadband Providers in Concord</b>									
<b>CDBG Jurisdictions</b>	<b>Broadband Internet Availability &gt; 25 Mbps</b>			<b>Internet Provider Types and Coverage %</b>			<b>Internet Speed Availability in Mbps</b>		
	<b>City</b>	<b>CA</b>	<b>USA</b>	<b>Cable</b>	<b>DSL</b>	<b>Fiber</b>	<b>3</b>	<b>10</b>	<b>25</b>
<b>Antioch</b>	97%	94%	79%	97%	94%	3%	100%	100%	97%
<b>Concord</b>	98%	94%	79%	98%	97%	-	100%	100%	98%
<b>Pittsburg</b>	97%	94%	79%	96%	96%	100%	100%	100%	97%
<b>Walnut Creek</b>	99%	94%	79%	100%	99%	-	100%	100%	99%
<b>Contra Costa County</b>									
WEST-Richmond Area	98%	94%	79%	98%	99%	-	100%	100%	98%
CENTRAL-Martinez Area	97%	94%	79%	97%	98%	-	100%	100%	97%
CENTRAL-LaMorinda Area	99%	94%	79%	90-99%	89-99%	-	100%	100%	99%
FAR EAST-Bethel Island	70%	94%	79%	70%	89%	-	100%	100%	70%
FAR EAST-Discovery Bay	95%	94%	79%	95%	92%	6%	100%	100%	95%
FAR EAST-Brentwood	96%	94%	79%	96%	85%	12%	100%	100%	96%
FAR EAST-Oakley	99%	94%	79%	99%	87%	11%	100%	100%	99%
SOUTH-San Ramon	99%	94%	79%	96%	82%	14%	100%	100%	99%



**Table 116 – Available Broadband Providers in Contra Costa County**

<b>AT&amp;T</b>	<b>Earthlink</b>	<b>Wave Broadband</b>	<b>Xfinity</b>	<b>Viasat</b>	<b>HughesNet</b>	<b>Sonic</b>	<b>Internet Free Planet</b>
Fiber-1000 Mbps	Fiber-1000 Mbps	Cable-1000 Mbps	Cable-1000 Mbps	Satellite-25 Mbps	Satellite - 25 Mbps	DSL-25 Mbps	Fixed Wireless-10 Mbps
Rating 3.0 / 5	Rating 3.5 / 5	Rating 2.5 / 5	Rating 2.5 / 5	Rating 2.0 / 5	Rating 2.5 / 5	Rating N/A	Rating N/A
Availability	Availability	Availability	Availability	Availability	Availability	Availability	Availability
Yes	No		Yes	Yes	Yes	Yes	No
Yes	No		Yes	Yes	Yes	Yes	No
Yes	Yes		Yes	Yes	Yes	No	Yes
Yes	No		Yes	Yes	Yes	Yes	No
Yes	No		Yes	Yes	Yes	Yes	No
Yes	Yes		Yes	Yes	Yes	Yes	Yes
Yes	No	No	Yes	Yes	Yes	L&M Yes, O-No	No
Yes	No	No	Yes	Yes	Yes	No	Yes
Yes	Yes	No	Yes	Yes	Yes	No	Yes
Yes	Yes	No	Yes	Yes	Yes	No	Yes
Yes	Yes	No	Yes	Yes	Yes	No	Yes
Yes			Yes	Yes	Yes	No	No

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## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Contra Costa County and the entitlement jurisdictions of Antioch, Concord, Pittsburg and Walnut Creek have been assessing hazard risk and the impact of hazards on lower income communities and individuals for many years. The Contra Costa County Hazard Mitigation Plan (Vol 2) was prepared September 2017 and includes all CDBG jurisdictions except the City of Pittsburg, which conducted an individual analysis in that year.

In addition, cities, counties and agencies have incorporated such planning in the creation and implementation of Climate Action Plans. These documents have provided suggested actions jurisdictions can take to limit the Greenhouse Gas Emissions.

By far the greatest natural hazard risk to the entire County is from Earthquake, which is identified as a High risk in all jurisdictions. However, a recent NASA article that there is no correlation between climate change and earthquake (see <https://climate.nasa.gov/news/2926/can-climate-affect-earthquakes-or-are-the-connections-shaky/>).

Severe Weather is a Medium risk but one more associated with climate change. Severe weather includes:

- Drastic increase in severe heat days, heat waves, and associated health events and energy costs
- Increasingly volatile weather, negatively affecting agricultural yields and recreation/tourism
- Increasingly frequent severe storms, which can increase risk of flood, landslide, power outages, and disruption of transportation systems

Flooding is a Medium risk throughout the County but a greater risk in Richmond and areas that are facing the San Francisco Bay.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Lower income communities face various environmentally and socially driven cumulative impacts on their health.

- Many of the County's lower income communities in Central and East County live around or north of Highway 4, near hazardous waste disposal sites, and impaired water bodies.

- Rates of outdoor workers are substantially higher in low income communities, further exposing low income residents to environmental conditions.
- Low income communities have limited access to healthy and nutritious food and healthy living conditions inside their homes.
- These communities face negative health impacts from high asthma rates, high rates of cardiovascular disease, and low birth weight as a result of these environmental and social factors.
- While bearing these health impacts, many people in these communities do not have access to quality health insurance to address their health-related needs.

#### Severe weather:

- Throughout Contra Costa County, heat waves and number of excessive heat days are likely to intensify in the coming years.
- Excessive heat can lead to severe health impacts and associated costs. According to the California Department of Public Health, the 2006 summer heat wave in California led to the deaths of over 140 people, many of whom were elderly.
- People with cardiovascular health issues, outdoor workers, people over the age of 65, and those without adequate health insurance are among the most vulnerable populations to severe heat events.
- Because all Contra Costa communities already have high housing burdens, those residents are likely to suffer the greatest consequences, as they have few resources to spend on air conditioning installation or the increased energy bills associated with air conditioning use.

#### Flooding:

- Flood mapping from the Adapting to Rising Tides study illustrates that flooding occurring as a result of sea level rise will disproportionately impact lower income communities on the northern side of Highway 4.
- Health impacts related to flooding are associated with releases of hazardous waste and water contamination.
- A number of the County's lower-income communities are located near hazardous waste sites. Flood can spread hazardous material contamination of air, water, and soil to nearby communities.
- Even without the presence of hazardous waste facilities, contaminated water, also known as impaired water, contains toxins that can spread due to flooding.

#### Populations likely to be most affected include:

- Unsheltered homeless persons, who are most at risk in times of severe weather, both drought and flooding, with little to no protections from the elements.
- Seniors and frail elderly, living on a fixed income, who may have a lesser tolerance to high heat conditions due to medical reasons, adverse reactions to heat due to medications, and less access to air-conditioning to stay cool or ability to pay high electric bills to keep it on if they do have it. Transportation to a cooling center may be more challenging for those who cannot drive.
- Persons with disabilities have similar challenges as seniors and frail elderly.
- Families living in overcrowded conditions also face significant challenges in extreme heat events

**Table 117 – Hazard Risk Rating, Concord, and Consortium**

<b>Table 1 – Contra Costa Hazard Risk Ranking</b>										
<b>Hazard Type</b>	<b>County</b>		<b>Antioch</b>		<b>Concord</b>		<b>Pittsburg</b>		<b>Walnut Creek</b>	
	Risk	Category	Risk	Category	Risk	Category	Risk	Category	Risk	Category
Earthquake (1)	54	High	48	High	48	High	48	High	48	High
Severe weather	30	Med.	30	Med.	30	Med.	30	Med.	30	Med.
Landslide	39	High	27	Med.	18	Med.	28	Med	39	High
Flood	18	Med.	18	Med.	18	Med.	18	Med.	18	Med.
Drought (2)	9	Low	9	Low	9	Low	9	Low	14	Low
Dam & levee failure	22	Med.	6	Low	11	Low	2	Low	11	Low
<u>Wildfire</u> (3)	27	Med.	6	Low	6	Low	6	Low	6	Low
<u>Sea level rise</u> (4)	12	Low	6	Low	0	None	12	Low	0	None
<u>Tsunami</u> (5)	12	Low	0	None	0	None	0	None	0	None

Notes: (1) Earthquake risk uses Hayward fault, 7.05 magnitude, to assign probability and impacts; (2) Drought effects rating being updated; (3) Wildfire, no risks except potential impacts to people and the economy from smoke from other areas; (4) Sea Level Rise data from Adapting to Rising Tides, 2 reports, one for Pittsburg and all areas West, one for Antioch and all areas east in Delta. (5) Only effect of tsunami might be for Richmond/San Pablo areas.

# STRATEGIC PLAN

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan discusses the priority housing and community development needs of the City of Concord and establishes objectives intended to meet those needs as well as strategies to implement the objectives. Priority needs have been determined as the result of the needs assessment process. Assessment consisted of an analysis of the community setting including housing and population characteristics, consultations, public workshops, and an online survey.

A priority need is one that has a demonstrated level of need. A high level of priority can be established as the result of a high absolute level of need or a high level of need in relation to resources available to meet that need.

The discussion of priority needs is grouped into four major categories: affordable housing, homelessness, non-housing community development and administration. Non-housing community development is further divided into general public services, non-homeless special needs, youth, fair housing, economic development and infrastructure/public facilities. The strategies are intended to guide the implementation of the Consolidated Plan. They serve as a framework for individual projects, programs, and activities undertaken over the five-year planning period. The annual Action Plan for each program year will identify the objective(s) which the undertaking is meeting and the strategies being pursued for each undertaking. Strategies may be revised or additional strategies may be adopted during the term of this Strategic Plan provided they are consistent with the priority needs identified in this Plan and fulfill Plan objectives.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 118 – Geographic Priority Areas		
1	Area Name:	City of Concord
	Area Type:	Citywide
	Other Target Area Description:	Citywide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

## General Allocation Priorities

### Describe the basis for allocating investments geographically within the state

Concord does not allocate funds on a geographic basis. The City will prioritize the use of its CDBG funding for the conservation of affordable housing for low-income households and to address homelessness. Infrastructure improvements will be focused on those city-wide barrier removal priorities noted in the City’s ADA Transition Plan. Investments in public facilities and services serving special needs populations and low to moderate income persons will be made by allocating funds to local organizations that provide services to low-income households throughout the City.

## SP-25 PRIORITY NEEDS - 91.415, 91.215(A)(2)

### Priority Needs

Table 119 – Priority Needs Summary		
1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low, Low, Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	AH-1 Existing Housing Stock
	Description	The Affordable Housing Priority Need addresses the need to preserve existing housing units for low-income homeowners in the City of Concord.
	Basis for Relative Priority	According to data provided in the Housing Market Analysis, almost half of the existing homes in the City were built before 1970, and 26 percent before 1960. The City has prioritized funding for housing rehabilitation for low income homeowners.
2	Priority Need Name	Homelessness
	Priority Level	High

Population	Extremely Low, Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly and Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	Citywide
Associated Goals	H-1 Emergency Shelter and Homeless Related Svcs
Description	The Homelessness Priority is to address the need of expanding and preserving shelter and housing for the homeless or those at imminent risk of becoming homeless, and to expand and preserve services to assist the homeless and those that are at imminent risk of becoming homeless.
Basis for Relative Priority	Nearly 4,000 men, women and children received shelter, support services or housing assistance during 2019/20. This data indicates a need to support programs that serve the homeless. The City will focus its resources on preserving services to assist the homeless and those at imminent risk of becoming homeless.



	<b>Priority Need Name</b>	<b>Non-Housing Community Development</b>
	Priority Level	<b>High</b>
	Population	Extremely Low, Low, Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide
3	Associated Goals	CD-1 General Public Services CD-2 Non-Homeless Special Needs Population CD-3 Youth CD-4 Fair Housing CD-5 Economic Development CD-6 Infrastructure/Public Facilities
	Description	The Non-Housing Community Development Priority is to address the need of providing various public services, infrastructure/public facilities, and economic development opportunities to extremely-low, very-low, and low-income persons, including non-homeless special needs populations, of the City.
	Basis for Relative Priority	Special needs groups such as elderly/frail elderly, persons with disabilities, persons who suffer from alcohol and other drug addictions, persons who are victims of domestic violence and persons living with HIV/AIDS live throughout the City. Given that these special needs populations have various obstacles to accessing housing and various services, the City of Concord will continue to provide CDBG funds for housing rehabilitation activities, public facility/infrastructure improvements, and public service activities that improve the quality of life for special needs groups.

	Priority Need Name	Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Citywide
4	Associated Goals	CD-7 Administration
	Description	General Administration of the Community Development Block Grant (CDBG) and Child Care Developer Fee (CCDF) programs to support the development of viable communities.
	Basis for Relative Priority	General administration of the CDBG program will include participation in the Contra Costa Consortium and in the local Continuum of Care.

## Narrative

Priority needs are those that will be addressed by the goals outlined in the Strategic Plan.

### Affordable Housing

- Construction of supportive housing for homeless/extremely low income residents
- Rehabilitation of existing units
- Energy saving upgrades to lower housing costs
- Improvements to increase resiliency of housing stock to earthquake, flooding, etc.

### Homelessness

- Outreach
- Emergency shelter operations
- Rapid re-housing
- Prevention
- Support for construction of homeless shelter /CARE center

### Non-housing Community Development

- Public Facility improvements for homeless and warming/cooling centers
- Public Improvements and Infrastructure
- Public Services
- Economic Development

### Administration

- Support the development of viable communities

Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, the information gathered during the consultation and citizen participation process and the availability of resources to address these needs. Based on all of these components, affordable housing, homelessness, non-housing community development needs and grant administration are all considered “high” priorities.

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

During the five-year Plan period, the City expects to receive approximately \$1,000,000 annually in CDBG funding, for a five-year total of approximately \$5 million. CDBG funds are used by the City for affordable housing, homeless services, non-housing community development activities and administrative costs. The table below provides a breakdown of these anticipated resources which are based on FY 2020/21 allocations.

**Anticipated Resources**

<b>Table 120 – Anticipated Resources</b>								
Pro-gram	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,059,849	1,023	56,098	1,116,970	4,000,000	Anticipated amount available to City based on FY 2020/21 funding.
Other	public - federal	Other	50,000	0	0	50,000	250,000	The City will allocate Revolving Loan funds for housing administration and for grants and loans to low-income homeowners as part of the Housing Rehabilitation Loan and Grant program.

Table 120 – Anticipated Resources								
Pro-gram	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Other	200,000	0	0	200,000	400,000	Child Care Developer Fees (CCDF): The City collects a fee equal to 0.5 percent of the development cost of a project at the time of issuance of the certificates of occupancy for the purpose of funding the activities of the Concord Child Care Program. The program provides grants for direct and indirect child care services, including the provision of child care subsidies or benefits for working parents, start-up costs for child care programs, upgrades to the quality of child care services provided, and public education and advocacy to encourage employer-related child care.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City requires a 20% match for all projects receiving CDBG or Child Care Developer Fee funds which typically includes other federal, state or local public and/or private funds. CDBG funds are coupled with local and private funds, allowing projects to compete for additional funding provided by tax credits, bonds, and state financing programs. An investment by the City makes projects more competitive in various funding competitions. All sources and types of funds are more limited due to the current economic climate and the demise of statewide redevelopment tax-increment funds. The City will continue to search for additional sources of funding from local, state, federal, and private sources in order to develop and deliver efficient and cost-effective projects.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

There is no publicly owned land in Concord that may be used to address identified needs

**Discussion**

The City of Concord will utilize funds from the FY 2019/20 entitlement grant and unspent funds from past year's CDBG grant, as well as Child Care Developer Fees and Program Income, to provide services to further the well-being of the City's most at-risk residents.

**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Table 121 – Institutional Delivery Structure</b>			
<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Concord	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Community Services Commission	Other	Planning	Jurisdiction
City of Concord Engineering Dept.	Government	Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
City of Concord Code Enforcement Division	Government	Rental	Jurisdiction
Habitat for Humanity East Bay	Non-profit organizations	Ownership	Jurisdiction
Contra Costa Continuum of Care	Continuum of Care	Homelessness	Jurisdiction

## Assess of Strengths and Gaps in the Institutional Delivery System

The Contra Costa County Consortium was formed by the County of Contra Costa and the cities of Antioch, Concord, Pittsburg and Walnut Creek to develop a collaborative approach to administering and implementing the goals and objectives of their respective CDBG programs. The Consortium members coordinate Consolidated Planning efforts and developed a streamlined process for applying for CDBG/HOME/ESG funds that allows applicants to complete one application for multiple jurisdictions and, once funded, complete one periodic performance report for all funding jurisdictions. This joint effort has eased the administrative burden for Subrecipients and allows jurisdictions to easily share information. The Consortia also developed a joint monitoring process, eliminating duplicative and repetitive monitoring for many of the CDBG/HOME funded programs within the County. Furthermore, the Consortia established a 2-year funding cycle for the first two years of the five-year Consolidated Plan period, and a 3-year funding cycle to complete the last three years. The multiple-year funding cycle has greatly reduced the time spent on completing and reviewing applications for both Subrecipients and CDBG/HOME staff respectively.

Each entitlement jurisdiction in the Consortia completes its own annual planning and allocation process, including preparation and completion of its annual Action Plan, as well as its Consolidated Annual Performance Evaluation Report (CAPER). The annual Action Plan and CAPERs are subsidiary documents to the Consolidated Plan. These planning efforts have a high degree of coordination.

The Consortia works closely with the Contra Costa Council on Homelessness (CCCH) Executive Board, which provides advice and input on the operations of homeless services, program operation and program development efforts in Contra Costa County. CCCH is the working group of the CoC and membership includes representation from non-profit, governmental, housing development, law enforcement, faith-based, business, and homeless services providers as well as non-profit community and advocacy groups, the interfaith community, business organizations and other relevant community groups to implement key strategies identified in the County's Ten Year Plan to End Homelessness. Concord's Housing Manager served on the Executive Board for many years and is closely involved in homeless services Countywide.

The majority of the Consortia jurisdictions goals and objectives within the Consolidated Plan and Annual Action Plans are met through activities that are carried out by Subrecipients that are primarily public and private agencies within the County, including non-profit organizations. There is ongoing concern about the long-term capacity of the non-profit community during these severe budgetary times and their ability to comply with often complex federal regulations and requirements in implementing federally funded programs. Contributing factors include the relatively low pay scale associated with non-profits leading to high staff turnover and a severe lack of resources for ongoing training and professional development.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Table 122 – Homeless Prevention Services Summary</b>			
<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X		X
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Contra Costa County as a whole has made great progress in its goal to end homelessness. On the night of January 29 and the morning of January 30, 2019, the local Continuum of Care (CoC) conducted its annual census of sheltered and unsheltered people experiencing homelessness. The count found an overall increase of 3% Countywide, from 2,234 individuals experiencing homelessness in 2018 to 2,295 in 2019.



The CORE outreach team, developed by Contra Costa County Health, Housing and Homeless Services, interacts directly with the homeless on the street, referring them to supportive services and providing transportation to overnight shelters. CORE serves as the entry point into shelters Countywide.

In addition to providing direct medical care, testing and immunization services, the Countywide Health Care for the Homeless Program uses its mobile healthcare van for outreach. The bilingual Healthcare for the Homeless Team assesses client's needs, provides social support, and links clients to appropriate services and programs, including mental health and substance abuse programs, Medi-Cal, the County's Basic Adult Care program, and the Covered California healthcare insurance exchange.

In cooperation with the local VA, Contra Costa's CoC has worked to increase its capacity to house and serve homeless veterans, including the distribution of HUD-VASH vouchers and rental assistance for permanent housing units provided to homeless veterans and their families under the Supportive Services for Veteran Families (SSVF) program.

When foster youth age out of the foster care system, they are linked to the Independent Living Skills Program (ILSP). ILSP includes workshops that prepare youth for emancipation (money management, education, computer skills, home management, and social skills), employment assistance, non-McKinney-Vento housing and retention services, and an individualized transition plan out of foster care. In addition, foster youth can elect to remain in foster care or return to care after emancipation (but before turning 21) to receive a two-year housing subsidy, which can be used in a market rate unit, student housing, or congregate living. This is a State program that all foster youth and former foster youth are able to access.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The Contra Costa County Consortium was formed by the County of Contra Costa and the cities of Antioch, Concord, Pittsburg and Walnut Creek to develop a collaborative approach to administering and implementing the goals and objectives of their respective CDBG programs. The majority of the Consortia jurisdictions goals and objectives within the Consolidated Plan and Annual Action Plans are met through activities that are carried out by Subrecipients that are primarily public and private agencies within the County, including non-profit organizations.

There is ongoing concern about the long-term capacity of the non-profit community during these severe budgetary times and their ability to comply with often complex federal regulations and requirements in implementing federally funded programs. Contributing factors include the relatively low pay scale associated with non-profits leading to high staff turnover and a severe lack of resources for ongoing training and professional development.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City will prioritize the use of its CDBG funding to meet the priority needs of the City as noted in Section SP-25, including the homeless and special needs groups such as elderly/frail elderly, persons with disabilities, persons who suffer from alcohol and other drug addictions, persons who are victims of domestic violence and persons living with HIV/AIDS. Given that these populations have various obstacles to accessing housing and various services, the City of Concord will continue to provide CDBG funds for housing rehabilitation activities, public facility/infrastructure improvements, and public service activities that improve the quality of life for special needs groups.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Table 123 – Goals Summary								
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-1 Existing Housing Stock	2020	2025	Affordable Housing	City of Concord	Affordable Housing	CDBG: \$1,500,000 Revolving Loan Fund: \$250,000	Homeowner Housing Rehabilitated: 125 Household Housing Unit
2	H-1 Emergency Shelter and Homeless Related Svcs	2020	2025	Homeless	City of Concord	Homelessness	CDBG: \$175,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 700 Beds  Homelessness Prevention: 750 Persons Assisted
3	CD-1 General Public Services	2020	2025	Non-Housing Community Development	City of Concord	Non-Housing Community Development	CDBG: \$237,500	Public service activities other than Low/Moderate Income Housing Benefit: 45000 Persons Assisted

**Table 123 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	CD-2 Non-Homeless Special Needs Population	2020	2025	Non-Homeless Special Needs	City of Concord	Non-Housing Community Development	CDBG: \$375,000	Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted
5	CD-3 Youth	2020	2025		City of Concord	Non-Housing Community Development	Child Care Developer Fees: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 4500 Persons Assisted
6	CD-4 Fair Housing	2020	2025	Non-Housing Community Development	City of Concord	Non-Housing Community Development	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
7	CD-5 Economic Development	2020	2025	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$200,000 Child Care Developer Fees: \$250,000	Jobs created/retained: 20 Jobs  Businesses assisted: 50 Businesses Assisted
8	CD-6 Infrastructure/ Public Facilities	2020	2025	Non-Housing Community Development	City of Concord	Non-Housing Community Development	CDBG: \$1,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40000 Persons Assisted
9	CD-7 Administration	2020	2025	Administration	City of Concord	Administration	CDBG: \$1,000,000 Child Care Developer Fees: \$100,000	Other: 1 Other

## Goal Descriptions

<b>Table 124 – Goal Descriptions</b>		
1	<b>Goal Name</b>	<b>AH-1 Existing Housing Stock</b>
	Description	Maintain and preserve existing housing for low-income homeowners through rehabilitation activities.
2	<b>Goal Name</b>	<b>H-1 Emergency Shelter and Homeless Related Services</b>
	Description	Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability. Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.
3	<b>Goal Name</b>	<b>CD-1 General Public Services</b>
	Description	Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns such as substance abuse, hunger, and other issues.
4	<b>Goal Name</b>	<b>CD-2 Non-Homeless Special Needs Population</b>
	Description	Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly/frail elderly, disabled persons, victims of domestic violence, abused/neglected children, persons with HIV/AIDS, illiterate adults and migrant farmworkers.
5	<b>Goal Name</b>	<b>CD-3 Youth</b>
	Description	Increase opportunities for children/youth to be healthy, succeed in school and prepare for productive adulthood.
6	<b>Goal Name</b>	<b>CD-4 Fair Housing</b>
	Description	Continue to promote fair housing activities and affirmatively further fair housing.
7	<b>Goal Name</b>	<b>CD-5 Economic Development</b>
	Description	Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low-income residents, and increase the viability of neighborhood commercial areas.
8	<b>Goal Name</b>	<b>CD-6 Infrastructure/Public Facilities</b>
	Description	Maintain quality public facilities and adequate infrastructure and ensure access to public facilities for the disabled; Remove barriers to the safe travel of persons with disabilities and enhance public safety and accessibility; Provide or improve access to facilities for disabled persons.
9	<b>Goal Name</b>	<b>CD-7 Administration</b>
	Description	Support the development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner. Strategies include: <ul style="list-style-type: none"> <li>• To continue the collaborative administration with the other Consortia jurisdictions for the City’s community development and affordable housing programs undertaken under this Strategic Plan. This effort will include common policies and procedures for requests for the use of funds, Subrecipient reporting, record-keeping, and monitoring.</li> <li>• Cooperatively further the efforts of the Contra Costa Council on Homelessness.</li> </ul>

## **Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Concord's HOME allocation is pooled with the other Consortium members and administered by the County. CDBG funds will be used to fund the Housing Rehabilitation Loan & Grant program for 125 households over the next five years.

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## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Many homes built before 1980 are at risk of containing lead-based paint, and as seen in the table below, more than half of all homes in Concord were built prior to this time. In 2000, the City developed a Lead Based Paint (LBP) Management Plan to ensure compliance with federal regulations. It established a LBP Grant Program for lower income homeowners to address abatement and risk assessment issues in housing rehabilitation projects and to help offset the cost of LBP analysis, testing and abatement by lower income homeowners. The City's Housing Rehabilitation Loan and Grant program provides grants for lead abatement as part of the rehabilitation process.

### **How are the actions listed above integrated into housing policies and procedures?**

Lead-based paint management and abatement has been incorporated into the City of Concord's Home Rehabilitation Loan and Grant Program. Lead-based paint abatement grants up to \$22,500 are provided to low-income homeowners (households earning at or below 80% of the Area Median Income [AMI]). The City requires that recipients of homeowner rehabilitation funds sign HUD's Notification for Lead Based Paint and that any abatement required be included in the home's repairs.

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## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The objectives and strategies of this Strategic Plan are focused on reducing the number of families in poverty, improving the quality of life for the poorest of families, and lessening the impacts of poverty. Strategies include those addressing affordable housing, homelessness, public facilities, public improvements, and economic development. The movement of people above the poverty line involves a variety of policies and programs that extend beyond providing opportunities for employment at a living wage. Access to education, transportation,

childcare, and housing are key components that can assist persons to secure and retain economically self-sustaining employment.

Concord will employ a variety of strategies to help alleviate poverty in the City, including efforts to stimulate economic growth and job opportunities, and to provide residents with the skills and abilities required to take advantage of those opportunities. The City uses a portion of its CDBG funding to provide grants to non-profit agencies to operate Economic Development and Public Services programs that serve homeless and very-low income residents and address fair housing issues in the community, which directly impact poverty-level individuals. The City, through its various departments, provides services and supports programs that promote personal responsibility, independence and self-sufficiency.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Funding for programs that provide a support system for individuals and families that are struggling with poverty remain a high priority for Concord. The City is providing funding for economic development projects, fair housing and tenant/landlord services, the County's 211 referral line, homelessness prevention/rapid rehousing services, food banks and a local crisis center that provides a wide variety of services to low-income residents.

The Housing Rehabilitation Loan and Grant Program provides low-interest rehabilitation loans and emergency grants to low-income homeowners in the City of Concord. Households earning at or below 80% of the Area Median Income (AMI) can qualify for home repair loans up to \$75,000, mobile home repairs up to \$20,000, emergency repair and accessibility grants up to \$20,000, weatherization and home security grants for seniors (age 62+) up to \$2,000 and lead-based paint abatement grants up to \$22,500.

In response to numerous complaints from residents about serious life, health and safety violations in multi-family housing units, the Concord City Council unanimously adopted the Multiple Family Rental Dwelling Unit Inspections and Maintenance Code of the City of Concord on March 7, 2000. The City's Multi-Family Housing Inspection program provides inspection and code enforcement services for 655 affordable housing units throughout the City.

Cal WORKS emphasizes outcomes, the value of work and the duty of government to support its citizens in their self-sufficiency efforts. The County's implementation of Cal WORKS has been constructed with the purpose of going beyond "welfare reform" to building models that integrate services, leverage funding and share expertise across agencies. Contra Costa County, in partnership with the Workforce Investment Boards from the City of Richmond, Alameda, and Oakland has formed a collaborative known as "Eastbay Works". Presently there are 14 East Bay One Stop and Career Centers, one of which is located in Concord.

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## SP-80 Monitoring - 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

All applications for CDBG funds are reviewed by staff and the Community Services Commission, the City's CDBG Program Advisory Body, to ensure consistency with federal regulations, the Consolidated Plan and the City's Housing Element. Allocations are awarded for those activities that meet the City's high priority needs.

City staff works with Subrecipients to define goals and objectives and to ensure compliance with applicable federal regulations. The City and the Subrecipient then enter into program agreements which specify objectives, performance targets, project budget, federal regulatory requirements, and monitoring and reporting requirements.

During the program year, Subrecipients submit quarterly progress reports detailing clients served and services provided, program income and expenditures and any issues/challenges the program is facing. City staff reviews the reports to ensure that the goals and objectives of the program agreement are met.

The Contra Costa Consortium has developed a Grantee Risk Analysis worksheet that is completed for each program. The worksheet scores each Subrecipient based on a variety of factors and determines which programs are monitored during the funding year. Monitoring is done on-site by one or more Consortium members. Subrecipients are monitored for compliance with CDBG program requirements, federal accounting standards, and other federal requirements.



# 2020-2025 DRAFT CONSOLIDATED PLAN



March 20, 2020

# CITY OF PITTSBURG

## EXECUTIVE SUMMARY

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### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

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#### 1. Introduction

Through the Department of Housing and Urban Development (HUD), the City of Pittsburg (City) receives Community Development Block Grant (CDBG) funds to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income households.

The Consolidated Plan fulfills the requirement that recipients of CDBG funds create a plan describing how these funds will be expended over a five-year period. This Consolidated Plan is for the period of July 1, 2020, to June 30, 2025.

The cities of Antioch, Concord, Pittsburg and Walnut Creek, along with the County of Contra Costa (County) have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of the county. The County administers the HOME funds on behalf of the Consortia cities and all the unincorporated areas of county. The cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer its own allocation of CDBG funds, while the County receives and administers allocations of CDBG, HOME, and ESG funds. This Consolidated Plan was created by the Consortium to assess the needs of all Consortium member communities and to guide the use of funds within each individual member community.

The Consolidated Plan process also includes the development of the first-year Annual Action Plan which is the annual plan the City prepares pursuant to the goals outlined in the Consolidated Plan. The Annual Action Plan details the activities that Pittsburg will undertake to address the housing and community development needs and local objectives using CDBG funds received during program year 2020-2021.

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#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Below is a brief summary of the overall objectives identified within the Consolidated Plan. Pittsburg's Priority Needs are Affordable Housing, Homeless Housing & Prevention, and Non-

Housing Community Development, and Administration. Following are the objectives in each priority need category:

### **Priority Need: Affordable Housing**

#### **Objectives/Strategies for Affordable Housing:**

**AH-1: Increase Affordable Rental Housing Supply.** Expand housing opportunities for extremely low-income, very low-income, low-income by increasing the supply of decent, safe and affordable rental housing.

**AH-2: Increase Affordable Supportive Housing.** Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, and persons with HIV/AIDS.

**AH-3: Maintain and preserve the existing affordable housing stock.** Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households and housing in deteriorating lower income neighborhoods.

### **Priority Need: Reduce/Alleviate Homelessness**

#### **Objectives/Strategies for Homelessness:**

**H-1: Permanent Housing.** Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.

**H-2: Prevention.** Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

In addition to these objectives, the affordable housing and non-housing community development objectives of the Consolidated Plan also address the needs of the homeless population and the problem of homelessness.

### **Priority Need: Non-Housing Community Development Objectives/Strategies for Non-Housing Community Development**

#### ***Public Services***

**CD-1: General Public Services.** Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to

programs that promote prevention and early intervention related to a variety of social concerns.

**CD-2: Non-Homeless Special Needs.** Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.

**CD-3: Youth.** Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

**CD-4: Fair Housing.** Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in Pittsburgh.

**CD-5: Tenant/Landlord Counseling.** Support the investigation and resolution of disagreements between tenants and landlords and to educate both as their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.

### ***Economic Development***

**CD-6: Economic Development.** Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low- income residents, and increase the viability of neighborhood commercial areas.

### ***Infrastructure and Public Facilities***

**CD-7: Infrastructure and Accessibility.** Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.

### ***Administration***

**CD-8: Administration.** Support development of viable urban communities through extending and administer federal grant programs in a fiscally prudent manner.

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## 3. Evaluation of past performance

The City is committed to improving and ensuring compliance with CDBG program requirements. Staff continues to work closely with HUD staff for guidance with program administration and identifying areas for improvement. Previous funded programs and activities were on schedule and grant disbursements were made in a timely manner. The

Pittsburg grant program continues to accomplish its objectives and remain compliant as outlined below:

- Housing – CDBG funds were used for the Housing Rehabilitation Loan Program to preserve and maintain the existing housing stock. In addition, the City has continued to support the Police Department by funding a portion of Code Enforcement in their efforts to address the decline in target neighborhoods.
- Public Services – The City has allocated funds to a variety of supportive services, including assistance for the homeless, victims of abuse, legal counseling for seniors, and programs for at risk youth.
- Economic Development – The City has funded job training and placement programs. Additionally, assistance was also given to support micro-enterprises that result in job creation.
- Infrastructure/Public Facilities – The City committed to improving its infrastructure by replacing sidewalks and installation of ADA ramps in eligible census tracts.
- Timeliness Rule - Sixty days prior to the end of the City’s program year or at the end of April each year, the amount of entitlement grant funds available to draw down from the U.S. Treasury in addition to program income on hand, should not exceed 1.5 times the entitlement grant amount for its current program year. Failing to comply with the timeliness rule will result in having to perform corrective actions. The City continues to follow this requirement by submitting draw down requests in a timely fashion.

The City is committed to working collaboratively with the Consortium to implement goals and policies identified in the 2020-2025 Consolidated Plan and will continue to focus on ensuring that activities funded meet required performance measurements. The Consortium members continue to increase inter-jurisdictional activities by holding quarterly meetings and joint subrecipient monitoring.

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#### 4. Summary of citizen participation process and consultation process

As required by HUD, the City follows a detailed Citizen Participation Plan, a Language Assistance Plan and a Residential Anti Displacement and Relocation Assistance Plan which were amended on September 18, 2017. In order to encourage and ensure involvement and participation by those residents who are most likely to be impacted by grant funded activities, the City engages in extensive outreach during the Consolidated Plan process.

The Consortium’s outreach and consultation strategies included the formation of community outreach partnerships with affordable housing, social service, and mental health providers; workforce developers; community advocates; and others. Subrecipients alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries.

Public Participation Outreach efforts included:

- **Public Meetings across the County** - West County (City of Richmond 3/27/19), Central County (City of Concord, 3/28/19), East County (City of Pittsburg 3/25/19), Far East County (Cities of Brentwood 5/14/19, Oakley 4/10/19 and Bethel Island 11/14/19).
- **Focus Groups** - Population or topic specific groups with Executive Directors and top program staff on the needs of: 1) Seniors and Disabled; 2) Youth; 3) Families and General; 4) Economic Development; 5) Persons who are Homeless (conducted in conjunction with CoC); and 6) Affordable Housing
- **Community Needs Survey** - Over 1,400 responses in English and Spanish were received to the community needs survey which help access the perceptions of residents and agencies regarding the need for a wide variety of services for lower income people, those who are homeless and disabled, as well as for housing, economic development and infrastructure needs.
- **Email Contact** - Over 600 agencies, city/county/state and federal contacts, and interested parties in the Contra Costa Interested Parties list were contacted to let them know about the Consolidated Plan process and the community survey.
- **Website Posting** - Links to the community needs survey and other Consortium Consolidated Plan processes and public meetings were posted each of the jurisdiction's websites.
- **Social Media Outreach** - Email blasts about the community needs survey were sent out through NextDoor throughout the County, achieving notification of over half of all households. Outreach materials for the community survey and public meetings were shared on Twitter and Facebook.

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## 5. Summary of public comments

Please see the summary of comments from the four Countywide meetings and the on-line survey responses in the appropriate County Appendix.

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## 6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views that were not considered and accepted. All comments from the surveys are contained in the County's Consolidated Plan.

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## 7. Summary

The development of the 2020-2025 Contra Costa Consortium Consolidated Plan was very inclusive in the and reached more people by utilizing such technology as the web survey,

posting and sharing on social media, information on a dedicated website, and email. As technology continues to change, the Consortium is looking for new ways to better connect Contra Costa residents to important issues and resources.



## THE PROCESS

### PR-05 Lead & Responsible Agencies - 91.200(b)

#### Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 125 – Responsible Agency		
Agency Role	Name	Department/Agency
CDBG Administrator		City of Pittsburg

#### Narrative

It is the City of Pittsburg's mission to provide responsive and high quality public services in partnership with our citizens celebrating our community's rich history, cultural diversity and pride in its prosperous future. Pittsburg has been an evolving city for nearly a century and a half. From a struggling settlement to housing a large military population to an industrial center, Pittsburg has grown into a pleasant suburban community of landscaped parks, recreational facilities, shopping centers, affordable housing and business and commercial development.

#### Consolidated Plan Public Contact Information

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## PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

### Introduction

The consolidated planning process requires jurisdictions to reach out to and consult with other public and private agencies when developing the Consolidated Plan. The Consolidated Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

The Consortium held six public meetings in the Spring of 2019 to solicit input for the 2020-2025 Consolidated Plan. Those attending were asked to comment on the level of housing and community development needs in Contra Costa County and the relative priority of those needs. All public meetings were advertised in the Contra Costa Times. Through the Consolidated Plan process, the Consortium developed a comprehensive list of priority housing and community development needs for the entire consortium area. The focus groups and community meetings provided critical input for prioritizing the housing and community needs.

The Consortium's outreach and consultation strategies included the formation of community outreach partnerships with affordable housing, social service, and mental health providers; workforce developers; community advocates; and others. Subrecipients alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries.

Key consultations included:

- **Housing** – The Consortium hosted a focus group with the primary nonprofit providers in the county which produced feedback on current market challenges and reducing barriers to program development.
- **Homelessness** – The Consortium hosted focus group on homelessness with over 60 participants including all major homeless providers and many of the smaller providers not currently participating in HMIS. Ideas emerged from discussions which can help further outreach and integration of various systems.
- **Families and Children** – The Consortium consulted with major providers in a focus group that highlighted the needs of families and children which was used to develop the Consolidated Plan priority needs.
- **Economic Development** – Representatives from various agencies including the Small Business Development Center, Opportunity Junction, COCO Kids were part of the Consortium focus group to learn more about the needs and challenges in economic development throughout the county.

- **Elderly and Disabled** – Representatives from various agencies including the Ombudsman, Meals on Wheels, Choice in Aging, Mobility Matters, CC Senior Legal Services, Monument Crisis Center, Contra Costa Interfaith Housing, and Lion's Blind Center and Independent Living Resources were part of the Consortium focus group.
- **Youth from Lower Income Households** - Representatives from various agencies including the CocoKids, Community Violence Solutions, Rainbow Community Center, RYSE Center, Village Community Resource Center were part of the Consortium focus group.

**Family Support and General Public Services** - Representatives from various agencies including Loaves and Fishes, the Food Bank of Contra Costa, Ensuring Opportunity, St. Vincent de Paul, Shelter Inc. and Bay Area Legal Aid, and the Family Justice Center were part of the Consortium focus group.

City staff held a CDBG subcommittee meeting on September 16, 2019 with two council members and two members from the Community Advisory Commission to discuss results of the Consortium focus group discussions and comments from the public meetings. These results assisted in deriving Pittsburg's community needs and priorities.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The Consortium conducted a Community Needs Survey to solicit input from residents and workers in Contra Costa County during the Consolidated Plan process. Respondents were informed that the Consortium was updating the Consolidated Plan for federal funds that primarily serve low and moderate income (LMI) residents and special needs populations. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed using entitlement funds.

The community needs survey conducted by the Consortium solicited input from residents and workers in the county. Respondents were informed that the Consortium was updating the Consolidated Plan for federal funds that primarily serve low and moderate (LMI) income residents and special needs populations. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds.

The Consortium worked closely with the three Public Housing Authorities of Contra Costa, Pittsburg and Richmond in the co-development of the 2020-2025 Analysis of Impediments as well as the Consolidated Plan. City staff works closely with the Pittsburg Housing Authority by providing information regarding programs that can enhance the living situation of its clients by providing resources to assist with becoming a homeowner.

Pittsburg is also a member of the HOME Consortium and discusses the status of all HOME applications and progress of housing development throughout the county each quarter with the County and other Consortium members.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City understands that homelessness is a regional issue that cannot be addressed independently. City staff participates in the quarterly Contra Costa Council on Homelessness (Council) meetings which oversees the Continuum of Care (CoC) as well as the Health, Housing, and Homeless Services (H3) Community meetings. The Council provides advice on the operations of homeless services, program operations, and program development efforts in the county to strategically plan to prevent and end homelessness. The purpose of H3 community meetings is to exchange information regarding housing resources. Pittsburg supports the coordinated intake and assessment system known as Coordinated Entry System (CES). The purpose of a CES is to ensure that all people experiencing a housing crisis have easy access to available resources. Clients are identified, assessed and connected to available services and long-term housing. CES uses evidence informed tools and standardizes practices, incorporates a system-wide Housing First approach, and prioritizes limited resources for the most vulnerable. The City is doing its part to assist with the CoC's priority to make homelessness an uncommon occurrence in the county by integrating problem solving strategies in tandem with prevention.

**Chronic homelessness** – The Pittsburg Police Department have assigned police officers specifically to address the needs of the homeless population in the city. The police officers offer resources that can assist people on the street such as food gift cards, water, clothing, and lodging. These efforts are made possible through a grant from the Los Medanos Healthcare District. Through the relationships that have formed with individuals experiencing homelessness, the Police Officers, are able to identify a few that are ready to make a change. With these few individuals, the City is experimenting with a pilot job program that may allow them to become part time hires within the Public Works Department.

**Families with children** – The City works closely with providers that serve homeless families with children to ensure families have access to needed resources. Funding is allocated to programs that assist with providing temporary shelter for the families and transportation to and from school to ensure the children attend school on a regular basis.

**Veterans** – CDBG funds were allocated for the land acquisition for the Veterans Square housing project which consists of twenty nine (29) units of much needed affordable housing for lower income households. Nineteen (19) of the 29 units will be dedicated to veterans and will also serve special needs households. Ten (10) of the units will be set aside for homeless

residents with serious mental illness through the Department of Housing and Community Development's (HCD) No Place Like Home Program. There will be seven (7) ADA units and its design facilitates aging in place. Onsite services will be offered by a qualified service provider experienced in serving the tenant population. These services will include health and wellness classes, education and employment services and social activities. The Pittsburg Housing Authority administers 160 Veteran Affairs Supportive Housing (VASH) vouchers and will provide a loan towards the construction of the Veterans Square housing project.

**Unaccompanied youth** - The County operates Calli House, a shelter for homeless youth.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Pittsburg does not receive ESG funds but Contra Costa County is a recipient of these funds and coordinates its allocation with the CoC. H3 administers the CoC's Homeless Management Information System (HMIS). This data is reviewed by H3 and the Council on Homelessness throughout the year to determine how to allocate ESG and CoC funds, develop standards for performance and compliance, evaluate project and system level outcomes, and recommend policy and legislative action. The Council has two subcommittees (CoC-ESG Provider Committee and the System Performance Committee) dedicated to those purposes. Those committees meet multiple times throughout the year, including in preparation for large funding allocations, such as CoC and ESG funding competitions. The System Performance Committee typically meets more often to review project and system level data, make recommendations for metrics, monitoring, and evaluation, and contribute data and messaging for use in the Council and CoC's larger consumer and community engagement strategies and policy recommendations to the Board of Supervisors. The Council also uses data, information, and recommendations generated from these meetings to develop annual priorities for the CoC, which helps to guide the Council's annual decision making and oversight of project and system performance and HMIS administration.

The CoC annually reviews and approves the CoC and ESG Written Standards and CoC and ESG Notice of Funding Availability (NOFA) Processes. The Written Standards document ensures standardization, transparency, and compliance with the operations and program performance of all CoC and ESG programs. The document also aligns with the CoC's coordinated entry policies and procedures, which guides the operation of the coordinated outreach, access, assessment, prioritization, and referral processes for CoC housing and service providers. The community and Council on Homelessness annually reviews all process documents to ensure that each funding opportunity, including ESG and CoC, follow consistent processes and use the same data (from HMIS) and metrics to measure program compliance and performance. The Council on Homelessness staffs the program review panels convened for CoC and ESG funding

competitions and evaluates programs using the Council-approved metrics before approving the final project selections to be submitted for the funding competitions.

HMIS policies and procedures for administration and program participation are reviewed annually by the Policy Committee, to update the Policies & Procedures, share resources, provide technical assistance and training, and ensure standardization in data collection, reporting, and evaluation in HMIS.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

<b>Table 126 – Agencies, Groups, Organization That Participated</b>		
1	<b>Agency/Group/Organization</b>	<b>Pittsburg Housing Authority</b>
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Pittsburg Housing Authority has clients that are interested in becoming homeowners and this has become attainable through HUD's Homeownership Voucher Program. Since funding is no longer available directly through City resources, staff provides resources through other venues that can assist in the home buying process.
2	<b>Agency/Group/Organization</b>	<b>Contra Costa Interfaith Housing</b>
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families and General Services." The agency manages scattered site housing projects with a wide variety of supportive services, and housing search assistance.
3	<b>Agency/Group/Organization</b>	<b>Covia Foundation</b>
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency presented their Home Matching program during an H3 meeting. City staff gained a better understanding about seniors seeking roommates to make housing costs more affordable and the program assists with connecting individuals to see if they are a match.
4	<b>Agency/Group/Organization</b>	<b>Independent Living Resources of CCC</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.
5	<b>Agency/Group/Organization</b>	<b>Contra Costa Senior Legal Services</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.
6	<b>Agency/Group/Organization</b>	<b>Lamorinda Spirit Van</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.
7	<b>Agency/Group/Organization</b>	<b>Lions Center for the Visually Impaired</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs



	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.
8	<b>Agency/Group/Organization</b>	<b>Monument Crisis Center</b>
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" and another focus group "Homelessness" on 4/12/19. to identify and prioritize needs.
9	<b>Agency/Group/Organization</b>	<b>Meals on Wheels Diablo Valley</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.
10	<b>Agency/Group/Organization</b>	<b>Ombudsman Services of Contra Costa</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.
11	<b>Agency/Group/Organization</b>	<b>A Place of Learning</b>
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth" to identify and prioritize needs. The agency primarily serves Hispanic youth with free after school tutoring for grades 1-6.
12	<b>Agency/Group/Organization</b>	<b>COCO Kids (Contra Costa Childcare Council)</b>
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth and Economic Development" to identify and prioritize needs. The agency provides microenterprise services to child care enterprises that are currently operating or for individuals looking to open up this type of business.
13	<b>Agency/Group/Organization</b>	<b>Loaves and Fishes of Contra Costa</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families" to identify and prioritize needs. The agency provides hot meals 5x per week in dining rooms in the County and primarily serves homeless, elderly, disabled and very low-income families.
14	<b>Agency/Group/Organization</b>	<b>Food Bank of Contra Costa and Solano</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families and General Services" to identify and prioritize needs.

15	<b>Agency/Group/Organization</b>	<b>St. Vincent de Paul of Contra Costa</b>
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families and General Services" to identify and prioritize needs. The agency provides Rotocare medical care, a dining room site for Loaves and Fishes in Pittsburg, emergency Housing retention assistance, information and referral, a day program for homeless families, employment training program for homeless individuals. They primarily serve homeless, families, elderly, disabled and very low-income families.
16	<b>Agency/Group/Organization</b>	<b>SHELTER Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families and General Services" to identify and prioritize needs. The agency provides homeless prevention housing retention subsidies and assistance, housing with supportive services, housing placement services, and is a key homeless housing provider in the County and they primarily serve homeless individuals and families, elderly, disabled and veterans.
17	<b>Agency/Group/Organization</b>	<b>Contra Costa Crisis Center</b>
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families and General Services" to identify and prioritize needs. The agency provides information and referral for all services and is also the direct connection to the county's coordinated entry system and the CORE homeless outreach teams.
18	<b>Agency/Group/Organization</b>	<b>RYSE Center</b>
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth" to identify and prioritize needs. The agency provides services for homeless youth and the LGBT community.
19	<b>Agency/Group/Organization</b>	<b>GIRLS INC</b>
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth" to identify and prioritize needs.
20	<b>Agency/Group/Organization</b>	<b>Court Appointed Special Advocates</b>
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth" to identify and prioritize needs. The agency provides services for foster, abused, and neglected youth.

21	<b>Agency/Group/Organization</b>	<b>East Bay Center for Performing Arts</b>
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth" to identify and prioritize needs.
22	<b>Agency/Group/Organization</b>	<b>Opportunity Junction</b>
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Economic Development" to identify and prioritize needs.

### Identify any Agency Types not consulted and provide rationale for not consulting

No types were intentionally excluded.

Organizations were consulted on an individual and group basis, as well as part of public meetings. The Consortium distributed a survey through workshops, public service agencies, and each jurisdiction's website. An effort was made to reach as many individuals and organizations as possible.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

<b>Table 127 – Other Local / Regional / Federal Planning Efforts</b>		
<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Contra Costa Continuum of Care	Through the outreach process, homelessness and homelessness prevention services was identified as a priority for the CDBG program. These services will complement the CoC Strategy.
Housing Element	City of Pittsburg	The 2015-23 Pittsburg Housing Element adopted on May 4, 2015 by City Council Resolution 15-13033., approved by the State Department of Housing and Community Development, was heavily consulted for all housing goals and objectives to assure unity and conformity.

<b>Table 127 – Other Local / Regional / Federal Planning Efforts</b>		
<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
General Plan Update	City of Pittsburg	The City's General Plan identifies the community's vision for the future and provides framework to guide decisions on growth, development, and conservation of open space and resources in a manner consistent with the quality of life desired by residents and other stakeholders.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The Consortium consulted and collaboratively worked on the Consolidated Plan. Studies from throughout the Bay Area region were used as data sources for the Consolidated Plan. HCD was consulted with and provides Homeless Emergency Aid Program and No Place Like Home funds to help advance objectives to help persons who are homeless.

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**PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

**Summary of citizen participation process/Efforts made to broaden citizen participation**

The Consortium developed a comprehensive plan to expand citizen participation for the 2020-2025 Consolidated Plan, which is outlined in section PR-15 of the Consortium Consolidated Plan document.

- Seven focus groups were conducted to discuss the needs of persons in the following groups: Family Support & General Population; Youth; Seniors and Disabled; Economic Development; Persons who are Homeless; and Affordable Housing. Focus groups were conducted with the leaders of nonprofit organizations who are experts in serving these populations.
- Outreach to over 600 agencies and contacts on the Consortium Interested Parties email list to participate in the process and the survey, and encourage participation by their clients.

In addition, the City conducted several Public Hearings in the development of the Plan:

- Public Meetings across the County - West County (City of Richmond 3/27/19), Central County (City of Concord, 3/28/19), East County (City of Pittsburg 3/25/19), Far East County (Cities of Brentwood 5/14/19, Oakley 4/10/19 and Bethel Island 11/14/19).
- Subcommittee Meeting September 16, 2019 - Public hearing with the CDBG Subcommittee to gain input on how the City can strategically address community

needs as identified through the needs analysis performed by the Consortium and to ensure that the activities funded meet HUD’s national objectives.

- Subcommittee Meeting February 25, 2020 – Public hearing to discuss the Consolidated Plan priorities and funding allocation for FY 2020-2021 Annual Action Plan.
- Council Meeting on April 20, 2020 - Public Hearing and presentation of draft 2020-2025 Consolidated Plan and 2020-2021 Annual Action Plan.

### Citizen Participation Outreach

<b>Table 128 - Citizen Participation Outreach</b>					
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted & reasons
1	Newspaper Ad	Non-targeted/ broad community	The Consortium posted a joint newspaper notice announcing 3 public workshops.	No comments were received.	N/A.
2	Internet Outreach	Non-targeted/ broad community	The Consortium released a "Community Needs" survey to a variety of public and private agencies, non-profit agencies, and private citizens who are on the Consortium's Interested Parties list. There are over 600 individuals on the Consortium's Interested Parties list.	The Consortium received over 1400 surveys ranking various community needs throughout the County.	N/A.
3	Public Agencies	Non-targeted/ broad community	Hard copies of Community Needs survey distributed at offices of various public service agencies throughout the County to distribute to the residents they serve.	Completed surveys from this outreach were included in the 1400 count as stated in outreach #2 above.	N/A.
4	Public Meeting	Non-targeted/ broad community	Attendance for the public meetings held was very low.	Completed surveys from this outreach were included in the 1400 count as stated in outreach #2 above.	N/A.
5	Newspaper Ad	Non-targeted/ broad community	Public notice of Draft Consolidated Plan posted in the East Contra Costa Times on March 20, 2020.	See County's Plan.	N/A.
6	Public Meeting	Non-targeted/ broad community	City Council public hearing to adopt the 2020-2025 Consolidated Plan on April 20, 2020.	TBD	TBD



# NEEDS ASSESSMENT

## NA-05 Overview

### Needs Assessment Overview

The "Needs Assessment" section provides a community profile that describes the housing and population characteristics of Pittsburg and this section serves as the basis for determining its community development needs.

The Needs Assessment portion of the Consolidated Plan includes information gained from the community needs survey and knowledge gathered from the focus groups and consultations. Together they form a clear picture of the needs of Urban Contra Costa County and each of the Consortium jurisdictions of Antioch, Concord, Pittsburg, and Walnut Creek in the areas of affordable housing, special needs housing, homelessness, and community development. By analyzing the needs, Consortium members identify those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be funded.

Pittsburg is striding into the future, each day more prosperous than the one before. New homes, renovated older homes, new businesses, a historic district being revived are all signs of even better times to come. Additionally, Pittsburg's local government has expanded the parks system, improved the roads, increased commerce and employment, expanded the Marina and built a modern Civic Center to take it into the 21st century.

The City was officially incorporated in June 1903 and by 1910, the US Census Bureau recorded the population at 2,372. After a dramatic population increase from post-World War I prosperity, the City's population reached 9,610 by 1930. World War II brought new industry and population inflow to Pittsburg. By 1950, the City's population grew to 12,763.

From 1980 to 2000, the City's population increased by 72 percent from 33,034 to 56,769 persons. During the 2000s and 2010s, Pittsburg experienced population growth increasing by approximately 3 percent per year from 56,769 in 2000 to 72,541 in 2019. Similarly, Contra Costa County's total population increased by approximately 22 percent during the 2000s and 2010s. Between 1980 and 2019, Pittsburg's population growth rate averages 3.1 percent per year, while that of Contra Costa County is an average of 1.9 percent per year. As of June 2019, Pittsburg's population was estimated to be 72,541.

Households have increased at a rate slower than Pittsburg's population. Households increased by 60 percent between 1980 and 2000 (compared to 72 percent for the population) and by 19 percent between 2000 and 2019 (compared to 28 percent for the population). Over the years, the average household size has fluctuated slightly with a high of 3.14 in 2019 and a low of 2.97

in 1980. In recent years, household size has increased slightly with an average of 3.2 persons per household in 2010 and 3.42 persons per household in 2019.

**Population by Age** - The median age of Pittsburg residents is 35 years, while the median age of Contra Costa County residents is 39.2 years. As shown in the chart 1 below, 37 percent of the City is 20 to 44 years old. Of the 27 percent of the City ages 0 to 20 years, 7 percent are under 5 years, 7.5 percent are 5 to 9 years, and 12.6 percent are 10 to 19 years. Additionally, 11 percent of the City is 64 years or older, which includes 1 percent of the City 85 years or older.

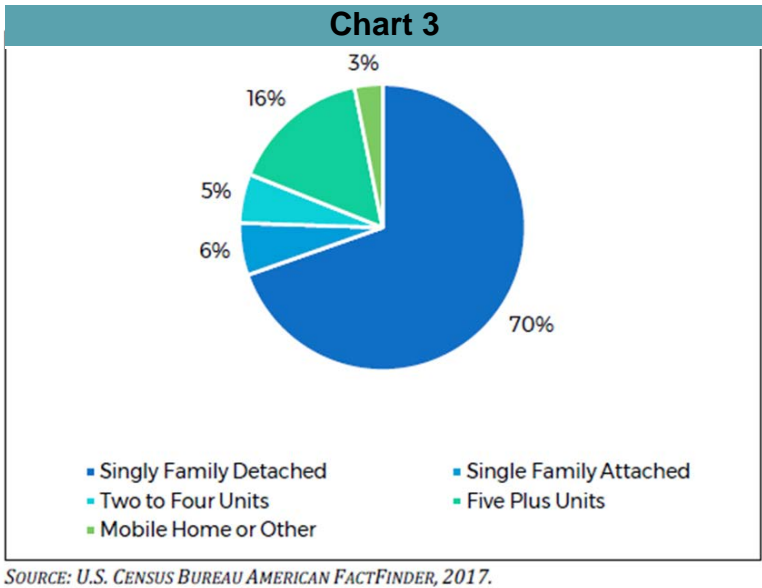
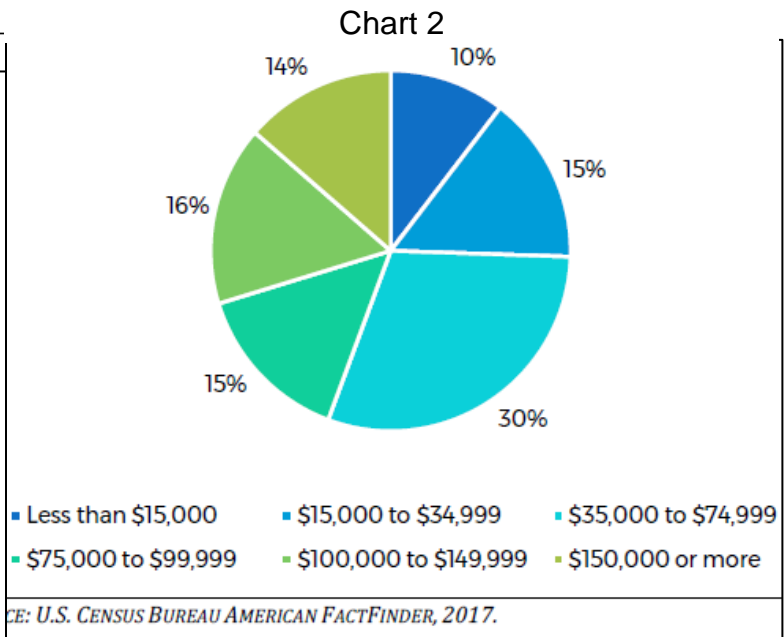
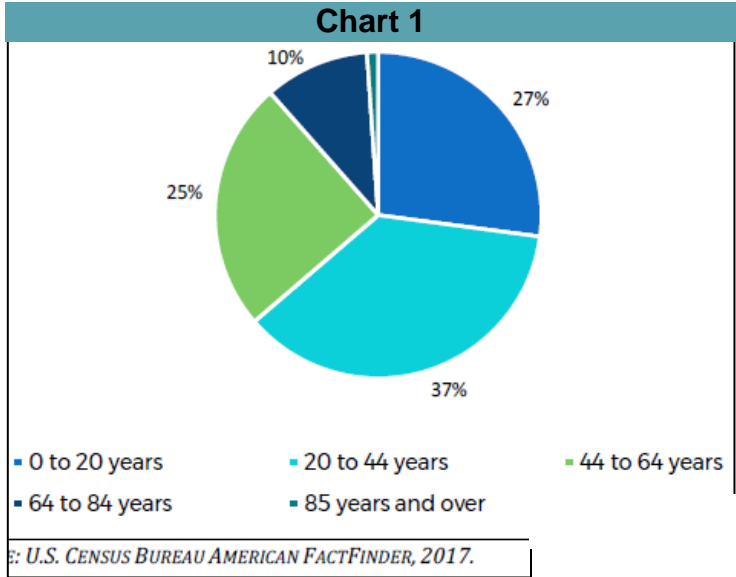
**Household Income** - The median household income of Pittsburg residents is \$66,739, while the median household income of Contra Costa County residents is \$88,456. As shown in chart 2, 30 percent of the City has a median household income of \$35,000 to \$74,999. Of this, 10 percent of Pittsburg households have an income of \$35,000 to \$49,999, and 20 percent have an income of \$50,000 to \$74,999. Additionally, 25 percent of Pittsburg household incomes are below \$35,000 and 30 percent are above \$100,000.

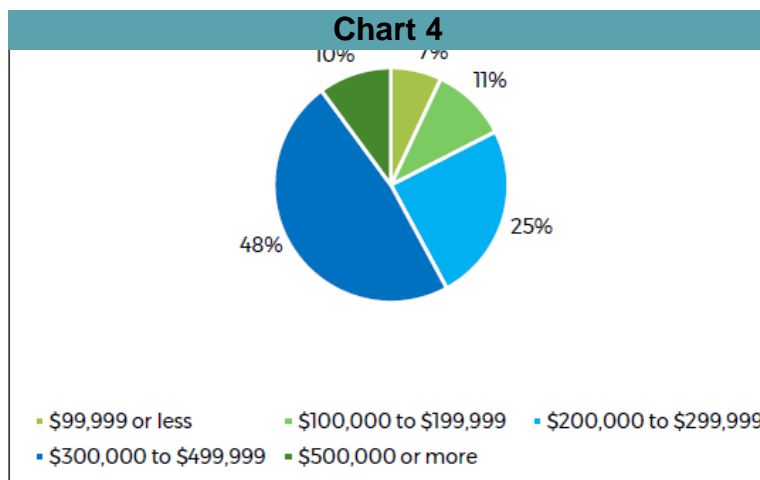
**Housing Units** - As shown in Table 1 below, the number of housing units in Pittsburg has increased at rates lower than the population. In 2019, there were 23,126 housing units in the City. From 1990 to 2000, housing units increased from 16,857 to 18,000, a nine percent increase.

As shown in chart 3, the majority of the housing are single family detached, which account for 70.0 percent of housing units. The remaining housing types include single family attached (6.0 percent), multi-family duplexes through fourplexes (5.0 percent), multi-family apartments with five or more units (16.0 percent), and mobile homes (3.0 percent). In Contra Costa County, the majority of the housing are single family detached, which account for 81 percent of housing units. The remaining housing types include single family attached (9.0 percent), multi-family duplexes through fourplexes (2.0 percent), multi-family apartments with five or more units (5.0 percent), and mobile homes (2.0 percent). The housing types in Contra Costa County are similar to those found in the City, although the amount of single family housing makes up a greater share of the housing stock in the County than in the City. Additionally, the City has a larger share of multifamily housing compared to the County.

**Housing Prices** - The median owner-occupied housing unit value is \$324,500 in Pittsburg compared to \$522,300 in Contra Costa County. Chart 4 shows the values of owner-occupied housing units in the City.

**Tenure** - Of the 21,069 households in the City, 56.1 percent are owner-occupied and 43.9 percent are renter-occupied. This compares to 65.5 percent owner-occupied and 34.5 percent renter-occupied in Contra Costa County.





SOURCE: U.S. CENSUS BUREAU AMERICAN FACTFINDER, 2017.

## NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

### Describe the jurisdiction’s need for Public Facilities:

Public facility needs represent both physical improvements and structures that meet the needs of the identified populations, as well as programming and services available at those facilities. The community’s desire for healthy and active lifestyle options was demonstrated by the stated need for more parks, including a water park, community center, and sports fields.

### How were these needs determined?

A needs assessment was conducted by holding focus groups and service provider meetings. The Consortium also solicited input from community organizations, public agencies, and the general public through a survey. City staff also conducted a multifaceted outreach program to engage community members In April, May, and June 2019, for the General Plan Update. The General Plan Update team held three community-wide Visioning Workshops, eight pop-up events, and gathered information via an online community survey. The outreach effort garnered input from City residents, members of the business community, property owners, and stakeholders. The outreach program for the General Plan Update is inclusive, educational, and designed to facilitate a meaningful conversation with the Pittsburg community about the issues and opportunities that are most important to them. The Visioning Workshops provided an opportunity for the public to offer their thoughts on what they value about their community and the City, and what important issues should be addressed in the years ahead.

### Describe the jurisdiction’s need for Public Improvements:

Cars have traditionally been and will continue to be a vital part of Pittsburg’s transportation network. However, as the city continues to grow, additional emphasis is placed on alternative

ways of getting around, including walking, bicycling, and public transit. Increasing the safety and functionality of the entire circulation system is a high priority for the City. Pittsburg's future should incorporate concepts of "complete streets" that serve all modes of transportation, not just cars. The City also acknowledges that there are several strategic opportunities to enhance public safety through improved bicycle and pedestrian routes and amenities, while also improving traffic flow through better public transit, and limiting truck routes to areas of the city deemed necessary and appropriate.

The following transportation-related issues are ranked in order of importance from 1 to 5 (with 1 being the top priority):

1. Safety Improvements: measures to address safety issues and reduce collisions for all travel modes.
2. Pedestrian Improvements: provide new and/or improved pedestrian crossings, sidewalks and paths.
3. Automobile Improvements: reduce traffic delays and congestion and continue to increase motor vehicle traffic capacity.
4. Bicycle Improvements: expand/ improve the citywide bikeway network and supply of bicycle parking and attract bike share providers.
5. Transit Improvements: enhance access to transit stops and stations; provide measures to reduce bus delay; and/or support the provision of new or enhanced transit service.

Public improvements to infrastructure which enhance accessibility (including construction of streets and sidewalks) are a high priority need. One of the primary functions of any city is to provide safe and inviting pedestrian paths of travel. Pedestrian traffic encourages interaction between citizens, strengthens neighborhoods and contributes to the vitality of the community at large. Aligning with the top priority of safety, people with disabilities depend on a safe and accessible pedestrian system to conduct their daily lives.

### **How were these needs determined?**

A needs assessment was conducted by holding focus groups and service provider meetings. The Consortium also solicited input from community organizations, public agencies, and the general public through a survey. Information gathered from these meetings and the survey showed the areas of highest need.

A second Visioning Workshop provided an overview of the General Plan process and focused on identifying the transportation and mobility issues and concerns in Pittsburg. Approximately 39 Pittsburg residents, businesses, property owners, and other stakeholders attended the Workshop.

In addition to the assessments indicated above, the City has a 5-year Capital Improvement Plan that serves as a multi-year planning instrument for construction of new facilities and infrastructure, and for the expansion, rehabilitation, or replacement of existing City owned assets. The 5-year CIP is developed by City staff and is adopted by City Council as a guide for prioritization of various projects to accomplish community goals. The CIP is updated regularly to reflect changing priorities and funding availability, and to remove projects that have been completed. The most recent adopted CIP is for FY 2019-2024 and includes 210 projects for the benefit of the residents of Pittsburg. Each of the proposed projects meets one or more of the following criteria:

- Elimination of potentially hazardous or unsafe conditions and potential liability
- Replacement of high-maintenance, inefficient or ineffective infrastructure
- Improvement to and/or creation of new services to the public
- Compliance with regulatory requirements and mandates
- Stimulation of the local economy and elimination of blighted conditions
- Compliance with the City of Pittsburg General Plan
- Preservation of existing assets

The schedule and prioritization of CIP projects are based on available funding, public benefit, and funding restrictions. Staff has solicited comments from department management and other city staff to evaluate projects proposed for inclusion in the CIP. Projects on the CIP list have been evaluated and ranked.

### **Describe the jurisdiction's need for Public Services:**

The City's low-income households have a variety of public service needs such as services for the homeless population, youth, senior and medical services. Based on 2013-2017 American Community Survey (ACS) Census survey data, 13.6% of the population of the City lives below the poverty level. Poverty level has a connection to homelessness. Homelessness is an issue that exists in communities throughout Contra Costa County. Pursuant to the 2018 Point in Time Data, 1,352 persons within Contra Costa County are homeless and living without shelter. Of the 1,352 homeless and unsheltered, 110 were in Pittsburg. The City, through various efforts and partnerships, has worked to combat homelessness at the local level. Homelessness is not unique to a particular community but is a regional issue. Funding for any program is more effective when partnerships are created because funding may be pooled together for a greater impact. The City affirms its commitment to combatting homelessness by contributing to service options for those living without shelter in its community.

Youth services are a vital source of support and education for at-risk youth and is a high priority for the City. Youth services provided to those in need allow individuals at risk to be educated and given the necessary tools and life skills to survive and thrive in the future.

By focusing on these areas, CDBG dollars can most effectively leverage the existing social service support structures that are currently available in the community.

### **How were these needs determined?**

The Consortium and City consulted with a wide variety public and private agencies providing essential services to low-income families and individuals throughout the County. For the Consolidated Plan's planning process, the Consortium administered a survey to county residents and service providers to learn which service areas deserve the most attention.

The survey revealed the above services were in most demand. Based on this information, the City will continue to make public services for at-risk populations a high priority and allocate entitlement grant funding to public service activities in these areas.



# HOUSING MARKET ANALYSIS

## MA-05 Overview

### Housing Market Analysis Overview:

Pittsburg is a larger medium-sized city. With a population of 72,437 people and 17 constituent neighborhoods, Pittsburg is the 131st largest community in California. Housing costs in Pittsburg are among some of the highest in the nation, although real estate prices don't compare to real estate prices in the most expensive communities in California.

According to the 2013-2017 American Community Survey (ACS) 5-year Estimates, there are a total of 22,184 housing units in Pittsburg of which 21,069 are occupied while 1,115 are vacant. A higher proportion of its housing units have been built since 2000 (19.9%) which indicates that approximately 80% of its housing stock were built over 20 years ago. The average household size of owner-occupied units is 3.33 while the average household size of renter occupied units is 3.21. 11,815 housing units are owner occupied; 8,857 housing units have mortgages while 2,958 do not. There are 8,961 occupied units paying rent.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

**Demographics** - According to the 2018 ACS 5-year Estimates, the Pittsburg has a population of 70,492 people. The racial demographics are White alone – 35.2%; Black or African American alone – 17.2%; American Indian and Alaska Native alone – 0.8%; Asian alone – 16.1%; Native Hawaiian and Other Pacific Islander alone – 1.0%; Some other race alone – 20.3%; two or more races – 9.5%. Countywide, the percentage of those who identify as Hispanic or Latino, regardless of race, is 25.4%, which is higher than in the USA, which is 17.8%.

**Disabilities** - Amongst the City's population, 3.2% have a Hearing difficulty, 2.9% have a Vision difficulty; 5.8% have a Cognitive difficulty; 6.6% have an Ambulatory difficulty; 2.9% have a Self-Care difficulty; and 5.9% have an Independent Living difficulty.

**Education and Poverty** - The poverty rate in Pittsburg is 12.7% as contrasted with a County poverty rate of 9.1%. The employment rate is 61.3%, close to the County rate of 60.7%. The median household income is \$70,770. The Survey shows that 80.3% have graduated from high school or have a higher education, which is lower than the United States average of 87.7% and lower than the County median of 89.4%. Of these, 25.4% have a High School or equivalent degree (County is 17.6%); 25.8% have some college and no degree (County 21.8%); 8.7%

have an Associate’s degree (County 8.3%); 14.5% have a Bachelor’s degree (County is 26.1%), and 5.7% have a Graduate or professional degree (County is 15.6%).

**Business and Owner Characteristics** - There are 4,367 total business firms in Pittsburg according to the 2012 Survey of Business Owners, the most recent data available. Of these, 2,195 are owned by men, 1,644 are owned by women, 2,905 are owned by minorities, 1,211 are owned by non-minorities, 362 are owned by veterans, and 3,776 owned by nonveterans.

**Selected Sales and Revenue Totals** – Sales from accommodation and food services sales was \$73,920; total health care and social assistance receipts/revenue was \$74,401; total merchant wholesaler sales was \$185,865; total retail sales was \$524,384 (2012 Economic Census).

**Income and Poverty** – The median earnings for full-time, year-round workers in Antioch are: females - \$44,338; males - \$50,968.

The education level of Pittsburg citizens, measured as those with bachelor's degrees or advanced degrees, is similar to the national average for all American cities and towns. 19.50% of adults 25 and older in Pittsburg have a college degree. Pittsburg is an extremely ethnically-diverse city. The people who call Pittsburg home describe themselves as belonging to a variety of racial and ethnic groups. People of Hispanic or Latino origin are the most prevalent group in Pittsburg, accounting for 41.14% of the city’s residents (people of Hispanic or Latino origin can be of any race). The greatest number of Pittsburg residents report their race to be White, followed by Asian. Pittsburg also has a high percentage of its population that was born in another country: 32.56%. The most common language spoken in Pittsburg is English. Other important languages spoken here include Spanish and Tagalog.

## Economic Development Market Analysis

### Business Activity

Table 129 – Business Activity					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	282	0	1	0	-1
Arts, Entertainment, Accommodations	3,248	1,630	15	14	-1
Construction	1,820	1,610	8	14	6
Education and Health Care Services	5,298	1,825	24	16	-8
Finance, Insurance, and Real Estate	1,494	352	7	3	-4
Information	599	212	3	2	-1
Manufacturing	1,462	1,666	7	14	7
Other Services	989	600	4	5	1
Professional, Scientific, Management Services	2,296	850	10	7	-3

<b>Table 129 – Business Activity</b>					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	3,158	2,351	14	20	6
Transportation and Warehousing	710	119	3	1	-2
Wholesale Trade	773	300	3	3	0
Total	22,129	11,515	--	--	--

Data Source: 2011-2015 ACS Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

<b>Table 130 – Labor Force</b>	
Total Population in the Civilian Labor Force	33,734
Civilian Employed Population 16 years and over	29,555
Unemployment Rate	12.43
Unemployment Rate for Ages 16-24	30.00
Unemployment Rate for Ages 25-65	8.13

Data Source: 2011-2015 ACS

<b>Table 131 – Occupations by Sector</b>	
Occupations by Sector	Number of People
Management, business and financial	5,330
Farming, fisheries and forestry occupations	1,295
Service	4,440
Sales and office	7,260
Construction, extraction, maintenance and repair	3,420
Production, transportation and material moving	1,475

Data Source: 2011-2015 ACS

## Travel Time

<b>Table 132 – Travel Time</b>		
Travel Time	Number	Percentage
< 30 Minutes	11,240	40%
30-59 Minutes	8,590	31%
60 or More Minutes	8,105	29%
<b>Total</b>	<b>27,935</b>	<b>100%</b>

Data Source: 2011-2015 ACS

**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

<b>Table 133 -Educational Attainment by Employment Status</b>			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,600	480	2,710
High school graduate (includes equivalency)	5,280	925	2,600
Some college or Associate's degree	9,465	1,180	2,450
Bachelor's degree or higher	5,595	325	1,080
Data Source: 2011-2015 ACS			

**Educational Attainment by Age**

<b>Table 134 – Educational Attainment by Age</b>					
	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	4	755	1,415	1,605	1,269
9th to 12th grade, no diploma	985	875	935	1,205	655
High school graduate, GED, or alternative	2,295	2,585	2,055	4,180	1,790
Some college, no degree	3,340	3,005	2,215	4,670	1,475
Associate's degree	610	1,010	590	1,635	559
Bachelor's degree	295	1,430	1,665	2,150	695
Graduate or professional degree	20	440	530	785	389
Data Source: 2011-2015 ACS					

**Educational Attainment – Median Earnings in the Past 12 Months**

<b>Table 135 – Median Earnings in the Past 12 Months</b>	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	52,655
High school graduate (includes equivalency)	73,797
Some college or Associate's degree	89,888
Bachelor's degree	117,256
Graduate or professional degree	120,909
Data Source: 2011-2015 ACS	

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The largest employment sectors in Pittsburg are in the following order: confirm order

1. Education and Health Care services
2. Arts, Entertainment & Accommodations
3. Retail Trade

**Describe the workforce and infrastructure needs of the business community:**

*Workforce* – The 2019 Economic Trends report that the City commissioned to support its General Plan Update presented 11 findings regarding the from the economic, real estate market analysis, and workspace demand projections.

1. Pittsburg’s economic base consists primarily of firms with less than 100 employees, as opposed to large corporate users;
2. The City’s retail trade, government, and manufacturing sectors are generally stronger than the region and State, while the transportation, services, and finance, insurance, and real estate sectors represent fewer employment opportunities in comparison to the region and the State;
3. The employment sector with the lowest concentration within Pittsburg relative to the region is the services sector;
4. Retail spending patterns of Pittsburg households are generally similar in proportion to those of households in the region; however, Pittsburg’s households generally spend a larger percentage of their income in the food and beverage and general merchandise categories than households throughout the region and State.
5. The retail sectors which experience the most retail leakage are the motor vehicle and parts dealers, clothing and clothing accessories stores, and gasoline stations. The retail sectors with the largest retail surplus in the City include food and beverage stores and general merchandise stores;
6. The office and retail real estate markets have generally been experiencing increasing occupancy levels and rising rents for the last several years, indicating strength in the real estate sector. The real estate sector with the highest increase in rents (between 2018 and 2019) was the office market. The industrial real estate market has remained relatively flat in terms of inventory; however, occupancy has decreased slightly and industrial rents have risen;
7. The number of employed residents in the City is projected to increase to 39,380 (an increase of 4,885 employed residents or 14.2%) by 2040 while jobs in Pittsburg will

increase to 15,615 by 2040 (an increase of 17.1%). However, the City is projected to have significantly more employed residents than local jobs;

8. The City is perceived as having constraints to sustaining its existing retailers and attracting new retailers. For example, residents in the City have varying levels of disposable income available to spend in the retail sector. Additionally, much of the City's workforce commutes outside of the City, and many of the City's local employees remain onsite during the rest and lunch breaks;
9. Stakeholders identified constraints associated with the City's zoning code, including requirements for a conditional use permit for uses that are assumed to be allowed in a zone, the need for changes to promote the types of development that the City desires, and the need for flexibility to maximize opportunities;
10. Stakeholders identified that Pittsburg will become increasingly attractive for start-up and e-commerce businesses due to increases in rental rates throughout Silicon Valley, noting there is current demand for smaller industrial and commercial spaces in the 2,000 to 8,000 square-foot range;
11. Stakeholders identified the City's proven track record of thinking creatively around unique opportunities and optimism about working with City staff to resolve technical issues and develop long-term projects.

**Infrastructure** – The City recently formed an Infrastructure and Transportation Subcommittee in early 2020 which consists of two council members and city staff. The goal of this subcommittee is to continually assess and improve the City's infrastructure and transportation systems. In support of the City's General Plan Update, a Transportation report was completed in November 2019. The Transportation report identifies an overview of the existing level of multimodal accessibility, connectivity, safety and provision of complete streets.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

### **Employment Growth Projections**

The employment growth projections produced by the Association of Bay Area Governments (ABAG) form the basis of future commercial space needs to support projected employment growth. The planning timeframe for the General Plan Update is 2020 to 2040, so the employment projections by sector and the resulting commercial space need estimate, shown in the tables below, focus only on the 2020 to 2040 timeframe. ABAG's projections of

employed residents and jobs through 2040 for the City of Pittsburg and Contra Costa County are presented in Table 1.

ABAG's projections for growth in employed residents between 2020 to 2040 are quite strong for both the city and the county, with a projected increase of 14.2% for the city and 12.9% for the county. Total job projections are even stronger for both the city and county, with a projected increase of 17.1% for the city and 20.2% for the county. ABAG projects Pittsburg will see a very minor decrease in employed residents between 2020 and 2030 (0.6% decline by 2025 and 1.8% decline by 2030). However, the number employed residents between 2030 and 2040 is projected to greatly increase. As shown in Figure 8, the number of employed residents and total jobs in the city are projected to increase at similar rates between 2020 and 2040.

Table 1 shows that the number of jobs in the City will increase over the next 20 years. However, it also shows the number of jobs in the City will remain significantly less than the number of employed residents. In 2020, 13,330 jobs are projected in the City compared to 34,495 employed residents. This trend is expected to continue through 2040, when the City is projected to have 15,615 jobs and 39,380 employed residents. These numbers indicate that Pittsburg's workforce (employed residents) will need to leave Pittsburg for work opportunities as local jobs available are not projected to meet the number of employed residents.

### **Public Transportation System**

Pittsburg is well connected to the Bay Area with the regional and local public transportation system. Following the opening of the Pittsburg Center BART Station as part of the Antioch extension (formerly known as "eBART"), there has been an increase in the number of transit riders. Tri-Delta Transit, County Connection and Bay Area Rapid Transit (BART) provides local and regional connectivity from the Pittsburg. In addition, Altamont Corridor Express, Greyhound and Amtrak are also operated in and around Pittsburg.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Education has a substantial impact on employment prospects. In general, people with higher levels of education have better job prospects; the difference is particularly marked between those who have attained upper secondary education and those who have not.

55.92% of the population in Pittsburg have completed some college or higher. 30.18% have an Associate's degree or higher. Pittsburg has a labor force of 38,145 people, with an unemployment rate of 3.8%.



Workforce is the number one concern that is heard from businesses in Pittsburg according to the Pittsburg Chamber of Commerce's (Chamber) existing business support program. The problem stems from the fact that growing economies like Pittsburg are literally going to run out of people to hire. As the baby boomer generation leaves the workforce, there will not be enough people to fill their positions because the working population is shrinking. As unemployment continues to fall, individuals with highly specialized skills will be in high demand. That's why the City in partnership with the Chamber are bringing together stakeholders from business and the education community to address this issue. Higher educational attainment can prepare Pittsburg residents by providing marketable workforce skills.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Chamber hosts educational and or subject specific workshops and seminars designed to impart skills that help attendees adapt to the changing business environment. The Chamber strives to educate and sharpen people's skill sets.

Below are resources offered in partnership with the City.

**Career Pathways Expo** – The Chamber recognizes that today's students are tomorrow's workforce. The Career Pathways program is a collaborative effort lead by the Chamber to create a space where multiple schools and teachers can partner with local employers to help prepare students for purposeful transitions from high school to post-secondary education, training and jobs aligned with local high-wage, high-skill, and high-demand STEM careers. The Chamber in collaboration with Diablo Delta Corridor Project, Pittsburg Unified School District, Antioch Unified School District, Mount Diablo Unified School District, Antioch Chamber, Concord Chamber and the regional business community, is strategically working to develop the talent pipeline that ensures success of students, future workforce, the community and the economic vitality of the region.

**Pittsburg High School (PHS) Annual Career & College Fair** – The Chamber is committed to playing an integral role in developing a strong local workforce by partnering students and families with local businesses to help shape students' understanding and preparedness for life after high school. The annual PHS Career Fair is a collaboration developed as a way for Pittsburg's regional employers, post-secondary institutions and other training providers to assemble and help PHS students understand the available options as they transition into the next chapter of their lives. During the fair, students learn about staffing patterns, job demands, employer requirements, internships and post-secondary programs available from local business owners and vocational training providers.

**Interview Project** – The Chamber Interview Project (IP) affords high school students a realistic experience in presenting themselves on paper and in person. When placed in front of a high-caliber individual in an interview setting, students are given the chance to think on their feet, express themselves verbally, dress professionally, consider future options, and build confidence. Immediate written and verbal feedback allows a student to reflect upon ways to improve during an actual interview. The resume writing portion of the IP furnishes the student with a valuable piece already completed for future use.

The Pittsburg Power Company, a California municipal Joint Powers Authority (JPA) established in 1997 between the City of Pittsburg and the former Redevelopment Agency provides administration and fiscal management services to the Future Build Pre-Apprenticeship Training Program, a 16 week program offered in the spring and summer for low income East Contra Costa County residents ages 18 and older in Solar, Energy, and Construction Trades. Future Build provides a life changing experience for the trainees that leads to re-engagement in the workforce, family, community and post-secondary educational opportunities.

These types of programs will enable our residents to become qualified when competing for employment in these industries. Landing higher paying jobs will not only have positive financial impacts on the households but it will also contribute towards a better economy.

### **Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

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## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The 2020-2025 Contra Costa Analysis of Impediments to Fair Housing Choice, which utilized the data provided by HUD for the Analysis of Fair Housing, presented jurisdiction-specific data relevant to this section which will be included here. Concentration is defined as areas of extreme or high poverty defined by US census as areas with 40% of the tract population living below the federal poverty threshold.

More than half (51.86 percent) of Pittsburg households experience at least one of the four housing problems (see table below). This is the highest rate compared to the County and the

other three CDBG entitlement cities. Native American households make up a very small share of households in Pittsburg and 100 percent of them experience any of the four housing problems. Hispanic households are the next most likely to experience at least one of the four housing problems (60.80 percent) followed by Black households (54.74 percent). About 44 percent of Asian households experience at least one of the four housing problems while non-Hispanic Whites the least likely (41.67 percent) to experience a housing problem. Nearly 64 percent of large family households experience any of the four housing problems compared to about 46 percent of households with fewer than five people.

About 29 percent of all households experience at least one of the four severe housing problems. Hispanic households are the most likely to experience severe housing problems (39.23 percent) followed by Black households (26.48 percent). Asian Americans are the next most likely (22.74 percent) to experience severe housing problems followed by non-Hispanic White households (20.41). Native American households are the least likely to have severe housing problems with about 19 percent of such households experiencing any of the four severe housing problems.

A total of 22 percent of households in Pittsburg are severely cost burdened. Hispanic households have the highest rate of severe cost burden of any ethnic or racial group closely followed by Black households. About 20 percent of Native American households and nearly 19 percent of non-Hispanic White households are severely cost burdened. Asian American households experience the least severe housing cost burden of any racial or ethnic group in Pittsburg at about 15 percent. Large family households are slightly more likely to be severely cost burdened than smaller family households.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

**R/ECAPs:** Racially and Ethnically Concentrated Areas of Poverty. This is a HUD-defined term indicating a census tract that has more than 50 percent Non-White residents, and 40 percent or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area.

Where one lives has a substantial effect on mental and physical health, education, crime levels, and economic opportunity. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. Concentrated poverty is also associated with higher crime rates and worse health outcomes.

In Pittsburg, there are two R/ECAPS which border each other. The northern R/ECAP is bounded by E. 14th Street to the north and Highway 4 to the south. The other R/ECAP, immediately to the south of the first, is similarly bounded by Highway 4 to the north and Buchanan Road to the south. It is bounded by Railroad Avenue to the west.

## What are the characteristics of the market in these areas/neighborhoods?

**R/ECAPs:** Racially and Ethnically Concentrated Areas of Poverty. This is a HUD-defined term indicating a census tract that has more than 50 percent Non-White residents, and 40 percent or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area.

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## Are there any community assets in these areas/neighborhoods?

Community assets typically are facilities such as schools, libraries, community centers, parks, and access/proximity to commercial centers or establishments that include grocery stores, general merchandise stores, and pharmacy retailers. The communities in these census tracts have a combination of community assets that include parks, churches, schools and some have retail accessibility.

## Are there other strategic opportunities in any of these areas?

The Housing Rehabilitation Program has been revived to provide owner-occupied residential rehabilitation financial assistance in the form of low-interest deferred loans. Many of these homes are occupied by low income families including senior citizens. These families own their home, are on a fixed income, and do not have the financial means to keep up with the maintenance of the home. Therefore, maintenance and repairs to their homes are almost impossible.

The program is available to low-income households. All eligible households may apply. This program meets their needs as most of them qualify for the low-interest deferred loan requiring no monthly payment until the home is sold or transferred. This program also assists the first-time homeowners who have purchased a fixer upper, but are financially unable to finance the repairs needed.

Pittsburg strives to create additional opportunities for its low income residents by providing access to resources. It has been approached by GRID Alternatives a nonprofit organization that brings the benefits of solar technology to communities that would not otherwise have access. They lead teams of volunteers and job trainees to install solar electric systems for low-income homeowners, providing needed savings for families struggling to make ends meet.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

As is illustrated on the accompanying table, the Consortium is well covered by a variety of service providers with varying types of accessibility and speed. Broadband internet availability for the County as a whole at over 95% far exceeds the US average of 79%, and is better than the California average of 94%. All areas except Bethel Island, which is 70%, are even higher at 95% - 99%. California is the 12th most connected state in the nation, with 98% of the population having access to broadband speeds of 25 Mbps or more. A search by zip code reveals no major differences in coverage and accessibility in lower income neighborhoods.

Xfinity (Comcast) offers its Internet Essentials program to every unconnected HUD-assisted household and is the primary provider of television and internet throughout the County. All areas have access to the highest speed access to high speed internet, including Bethel Island. Xfinity (Comcast) offers this speed service by cable, and AT&T provides it by fiber (with limited coverage) and by DSL. Satellite services at 25 Mbps are offered by ViaSat and HughesNet, while DSL is provided by Sonic, also at a speed of 25 Mbps.

The need for broadband wiring and connections is viewed to be more than adequate for all households and areas in Pittsburg.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

All areas of the County are served by at least six providers with a wide range of products, speeds and prices, therefore competition is deemed to be adequate.

<b>Table 136 – Broadband Availability</b>									
<b>CDBG Jurisdictions</b>	<b>Broadband Internet Availability &gt; 25 Mbps</b>			<b>Internet Provider Types and Coverage %</b>			<b>Internet Speed Availability in Mbps</b>		
	<b>City</b>	<b>CA</b>	<b>USA</b>	<b>Cable</b>	<b>DSL</b>	<b>Fiber</b>	<b>3</b>	<b>10</b>	<b>25</b>
<b>Antioch</b>	97%	94%	79%	97%	94%	3%	100%	100%	97%
<b>Concord</b>	98%	94%	79%	98%	97%	-	100%	100%	98%
<b>Pittsburg</b>	97%	94%	79%	96%	96%	100%	100%	100%	97%
<b>Walnut Creek</b>	99%	94%	79%	100%	99%	-	100%	100%	99%
<b>Contra Costa County</b>									

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## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### Describe the jurisdiction's increased natural hazard risks associated with climate change.

Contra Costa County and the entitlement jurisdictions of Antioch, Concord, Pittsburg and Walnut Creek have been assessing hazard risk and the impact of hazards on lower income communities and individuals for many years. The Contra Costa County Hazard Mitigation Plan (Vol 2) was prepared September 2017 and includes all CDBG jurisdictions except the City of Pittsburg, which conducted an individual analysis in that year.

In addition, cities, counties and agencies have incorporated such planning in the creation and implementation of Climate Action Plans. These documents have provided suggested actions jurisdictions can take to limit the Greenhouse Gas Emissions. Some jurisdictions have gone beyond GHG reduction-focused Climate Action Plans and have incorporated climate resilience into their climate action programs. These documents outline key adaptation strategies and structural changes that make communities more climate resilient. Among the cities that have incorporated resilience into climate planning are San Francisco, Oakland, and Alameda, and Contra Costa is following in such footsteps.

Below is a basic assessment of hazard risks facing Contra Costa County and consortium cities, followed by a general outline of how climate change may alter these hazards and their effects. The Contra Costa County Consolidated Plan will address current and developing vulnerabilities, and how they will change in the coming years.

By far the greatest natural hazard risk to the entire County is from Earthquake, which is identified as a High risk in all jurisdictions. However, a recent NASA article that there is no correlation between climate change and earthquake (see <https://climate.nasa.gov/news/2926/can-climate-affect-earthquakes-or-are-the-connections-shaky/>).

Severe Weather, which includes extreme heat events to which East County is more susceptible, is a Medium risk but one more associated with climate change. Severe weather includes:

- Drastic increase in severe heat days, heat waves, and associated health events and energy costs
- Increasingly volatile weather, negatively affecting agricultural yields and recreation/tourism
- Increasingly frequent severe storms, which can increase risk of flood, landslide, power outages, and disruption of transportation systems



Flooding is a Medium risk throughout the County but a greater risk in Richmond and areas that are facing the San Francisco Bay, which are more susceptible to sea level rise through climate change. The communities of Concord, Pittsburg and Antioch find that these effects are mitigated by the rivers, delta land, and marshes, and so experience less impact from climate change.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Lower income communities face various environmentally and socially driven cumulative impacts on their health.

- Many of the County's lower income communities in Central and East County live around or north of Highway 4, near hazardous waste disposal sites, and impaired water bodies.
- Rates of outdoor workers are substantially higher in low income communities, further exposing low income residents to environmental conditions.
- Low income communities have limited access to healthy and nutritious food and healthy living conditions inside their homes.
- These communities face negative health impacts from high asthma rates, high rates of cardiovascular disease, and low birth weight as a result of these environmental and social factors.
- While bearing these health impacts, many people in these communities do not have access to quality health insurance to address their health-related needs.

Climate change will exacerbate these public health impacts.

Severe weather:

- Throughout Contra Costa County heat waves and number of excessive heat days are likely to intensify in the coming years.
- Excessive heat can lead to severe health impacts and associated costs. According to the California Department of Public Health, the 2006 summer heat wave in California led to the deaths of over 140 people, many of whom were elderly.
- People with cardiovascular health issues, outdoor workers, people over the age of 65, and those without adequate health insurance are among the most vulnerable populations to severe heat events.
- Because all Contra Costa communities already have high housing burdens, those residents are likely to suffer the greatest consequences, as they have few resources to spend on air conditioning installation or the increased energy bills associated with air conditioning use.



## Flooding:

- Flood mapping from the Adapting to Rising Tides study illustrates that flooding occurring as a result of sea level rise will disproportionately impact lower income communities on the northern side of Highway 4.
- Health impacts related to flooding are associated with releases of hazardous waste and water contamination.
- A number of the County's lower-income communities are located near hazardous waste sites. Flood can spread hazardous material contamination of air, water, and soil to nearby communities.
- Even without the presence of hazardous waste facilities, contaminated water, also known as impaired water, contains toxins that can spread due to flooding.

## Populations likely to be most affected include:

- Unsheltered homeless persons, who are most at risk in times of severe weather, both drought and flooding, with little to no protections from the elements. A substantial portion of the County's unhoused residents camp along the waterways, rivers and creeks which make them particularly susceptible to danger from flooding and contamination.
- Seniors and frail elderly, living on a fixed income, who may have a lesser tolerance to high heat conditions due to medical reasons, adverse reactions to heat due to medications, and less access to air-conditioning to stay cool or ability to pay high electric bills to keep it on if they do have it. Transportation to a cooling center may be more challenging for those who cannot drive.
- Persons with disabilities have similar challenges as seniors and frail elderly.
- Families living in overcrowded conditions also face significant challenges in extreme heat events

Furthermore, extreme heat events in California are now exacerbated by the present PG&E policy of cutting power in windy conditions. This policy has already shown adverse effects on vulnerable populations

**Table 137 – Consortium Hazard Risk Ranking**

Hazard Type	County		Antioch		Concord		Pittsburg		Walnut Creek	
	Risk	Category	Risk	Category	Risk	Category	Risk	Category	Risk	Category
Earthquake (1)	54	High	48	High	48	High	48	High	48	High
Severe weather	30	Med.	30	Med.	30	Med.	30	Med.	30	Med.
Landslide	39	High	27	Med.	18	Med.	28	Med	39	High
Flood	18	Med.	18	Med.	18	Med.	18	Med.	18	Med.
Drought (2)	9	Low	9	Low	9	Low	9	Low	14	Low
Dam & levee failure	22	Med.	6	Low	11	Low	2	Low	11	Low
<u>Wildfire</u> (3)	27	Med.	6	Low	6	Low	6	Low	6	Low
<u>Sea level rise</u> (4)	12	Low	6	Low	0	None	12	Low	0	None
<u>Tsunami</u> (5)	12	Low	0	None	0	None	0	None	0	None

Notes: (1) Earthquake risk uses Hayward fault, 7.05 magnitude, to assign probability and impacts; (2) Drought effects rating being updated; (3) Wildfire, no risks except potential impacts to people and the economy from smoke from other areas; (4) Sea Level Rise data from Adapting to Rising Tides, 2 reports, one for Pittsburg and all areas West, one for Antioch and all areas east in Delta. (5) Only effect of tsunami might be for Richmond/San Pablo areas.

# STRATEGIC PLAN

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan establishes the priority of needs, objectives and strategies. The objectives are intended to meet the identified priority needs. The strategies are programs or policies intended to implement the objectives. Each strategy is identified with one or more objectives that it advances.

A priority need is one that has a demonstrated level of need and will have a preference for funding. A higher level of priority can be established as the result of a high absolute level of need or a high level of need in relation to resources available to meet that need.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

#### General Allocation Priorities

#### Describe the basis for allocating investments geographically within the jurisdiction

Receiving CDBG funds from HUD allows Pittsburg to be able to use resources to fund support services and programs citywide that benefit the low to moderate income population. However, it is also concentrating some funding for Code Enforcement and Infrastructure and Accessibility in the low-income census tracts.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 138 – Priority Needs Summary		
1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	AH-1: Increase Affordable Rental Housing Supply AH-2: Increase Affordable Supportive Housing AH-3: Maintain and Preserve Affordable Housing

	Description	The high cost of housing relative to household income continues to indicate a high priority need for affordable housing. The City continues to seek partnerships with developers to create affordable housing opportunities.
	Basis for Relative Priority	Affordable housing is a high priority for the City. This program will: <ul style="list-style-type: none"> <li>- maintain the housing stock in the city and provide suitable and affordable living environment for persons of low and moderate income</li> <li>- eliminate blight and prevent blighting influences caused by the deterioration of property and neighborhoods</li> <li>- eliminate conditions which are detrimental to health, safety and public welfare, by rehabilitation, demolition or removal</li> <li>- provide improvements needed for disabled accessibility</li> <li>- stabilize and enhance older neighborhoods in order to encourage future investment from the private sector and other public funds and programs</li> </ul>
2	<b>Priority Need Name</b>	<b>Reduce/Alleviate Homelessness</b>
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	<b>H-1: Permanent Housing for the Homeless</b> <b>H-2: Homeless Prevention</b>
	Description	Homelessness is a result from a combination of factors related to the socioeconomic systems and personal and family issues. In response to the urgent need for services to help homeless individuals and families and to prevent further incidents of homelessness, the City is committed to working with the County Continuum of Care to reduce homelessness by supporting homeless prevention services.
	Basis for Relative Priority	Housing and services for the homeless population is a high priority for the City of Pittsburgh.

3	<b>Priority Need Name</b>	<b>Non-Housing Community Development</b>
	Priority Level	<b>High</b>
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	<b>CD-1: General Public Services</b> <b>CD-2: Non-Homeless Special Needs</b> <b>CD-3: Youth</b> <b>CD-4: Fair Housing</b> <b>CD-5: Tenant/Landlord Counseling</b> <b>CD-6: Economic Development</b> <b>CD-7: Infrastructure and Accessibility</b>
	Description	Non-housing community development needs are those public service, infrastructure, economic development, and other development needs in the community that have an important impact on the living conditions of Pittsburgh residents.
	Basis for Relative Priority	The purpose of addressing a community's non-housing needs, in addition to its housing needs, is to help create more livable, better functioning, and more attractive communities by integrating economic, physical, environmental, community, and human development programs in a comprehensive and coordinated fashion so that families and communities can thrive while working together.
4	<b>Priority Need Name</b>	<b>Program Administration</b>
	Priority Level	<b>High</b>
	Population	Other
	Geographic Areas Affected	
	Associated Goals	<b>CD-8: Administration</b>
	Description	Program and Planning Administration.
	Basis for Relative Priority	Having budget to assist with administering of the CDBG program is essential to the City.

### Narrative

With the “Needs Assessment” information and the survey information, the Consortium has identified four main priorities for the next five-year period. The use of federal funds for the next five-year period will be for the following priorities:

- 1) Affordable Housing** (New unit Development and Rehabilitation of existing units)
- 2) Homelessness** (Providing Housing and Services)

**3) Non-Housing Community Development** (Public Services, Infrastructure/Public Facilities, Economic Development)

**4) Administration** (Program administration)

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

Pittsburg's 2020 entitlement grant amount is \$609,112. The City will continue to use its grant funds to serve the community by funding various agencies, programs and projects.

**Anticipated Resources**

<b>Table 139 – Anticipated Resources</b>								
Pro-gram	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	609,112	4,217	35,000	648,329	2,400,000	Annual allocation was confirmed in mid February 2020. Expected amount available for remainder of Consolidated Plan to be \$600,000 per year.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City leverages Federal, State, and local resources to the greatest extent feasible. Moreover, the City continues to encourage non-profit organizations to seek other federal, state, and local funding for both housing and non-housing community development activities.

The City's Police Department received the following grants which enabled the City to provide the support the community needed in various areas, such as Code Enforcement.

- OTS – DUI Grant FY2019/2020 - \$80,000 awarded
- Tobacco Grant (2 years ) - \$141,034 FY2018/2019 and \$141,034 FY2019/2020
- Every 15 Minutes - \$8,500

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

The Successor Agency started with over 60 properties to sell upon its dissolution in 2012 and currently only has 4 properties left for sale. Several of the properties that were sold are going to be developed into housing projects. Since affordable housing is a high priority, the City supports the development of these housing projects.

Veterans Square – Two (2) Successor Agency owned properties were sold to a developer for the Veterans Square housing project which consists of twenty-nine (29) units of much needed affordable housing for lower income households. Nineteen (19) of the 29 units will be dedicated to veterans and will also serve special needs households. Ten (10) of the units will be set aside for homeless residents with serious mental illness through the Department of Housing and Community Development’s (HCD) No Place Like Home Program.

Beacon Villas – Three (3) Successor Agency owned properties were sold to a developer for the Beacon Villas housing project which consist of fifty-three (53) units with rents ranging from 50%-70% of AMI.

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**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Table 140 – Institutional Delivery System</b>			
<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
City of Pittsburg	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Pittsburg Housing Authority	PHA	Rental	Jurisdiction
Contra Costa Continuum of Care	Government	Homelessness	Region



## **Assess of Strengths and Gaps in the Institutional Delivery System**

Contra Costa County, Department of Conservation and Development (DCD) is the lead agency for the Contra Costa HOME Consortium. It is responsible for the administration duties of the HOME, ESG, and Housing Opportunities for Persons with AIDS (HOPWA) programs as well as its own CDBG program. Although Contra Costa County is the lead agency of the Contra Costa County Consortium, all the Consortium jurisdictions take a highly collaborative approach in administering and implementing goals and objectives in their respective programs, and coordinate consolidated planning efforts.

The Consortium developed a streamlined process for applying for program funds that allows applicants to complete one application for multiple jurisdictions and, once funded, complete one periodic performance report for all funding jurisdictions. This joint effort has eased the administrative burden for subrecipients and allows jurisdictions to easily share information.

The Consortium also developed a joint monitoring process, eliminating duplicative and repetitive monitoring efforts for many CDBG/HOME funded programs within Contra Costa County. Furthermore, the Consortium established a 2-year funding cycle for the first two years of the five-year Plan period, and a 3-year funding cycle to complete the last three years of the five-year Plan period. Multiple-year funding cycles have greatly reduced the time spent on completing and reviewing applications for both subrecipient and CDBG/HOME program staff.

Pittsburg is responsible for administering its CDBG program and completes its own annual planning and allocation process; including preparation of the Annual Action Plan and CAPER. The Action Plan and CAPER are subsidiary documents to the Consolidated Plan. However, all of these processes have a high degree of collaboration with the Consortium members, and the County as lead agency.

Pittsburg has created a homeless team which consist of various staff members from different departments including the Police Department to address homelessness in the city. The homeless team meets once a month and creates realistic goals and discusses the steps necessary to achieve these goals. Current topics of discussion includes homeless encampment cleanups, mobile showers, RV parking, and a pilot job program.

Services listed below are available to residents in the entire City which makes the resources more readily available and easier to access by the community.

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Table 141 – Homeless Prevention Services Summary</b>			
<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X	X	
Transportation		X	
<b>Other</b>			

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Contra Costa County’s Countywide Health Care for the Homeless program utilizes its mobile healthcare van to provide direct medical care, testing and immunization services, as well as outreach. There is a bilingual Healthcare for the Homeless team that assess client needs, provide social support, and connects clients to programs and services, including mental health and substance abuse programs, Medi-Cal, the Contra Costa County’s Basic Adult Care program, and the Covered California Healthcare program. The County provides four Dental Clinics in various areas of Contra Costa County that provide free or low-cost dental services to eligible families and will soon be adding a Homeless Dental Van to provide much-needed and difficult-to-access services for homeless persons.

In cooperation with the local Veterans Affairs office, Contra Costa's CoC has worked to increase its capacity to house and serve homeless veterans, including the distribution of

HUD's Veterans Affairs Supportive Housing (VASH) vouchers and rental assistance for permanent housing units provided to homeless veterans and their families under the Supportive Services for Veteran Families (SSVF) program. The Pittsburg Housing Authority has 142 VASH vouchers which may be used towards rental assistance for veterans.

The County also operates an award-winning Homeless Medical Respite Center, which is a joint effort between the Homeless Program and Health Care for the Homeless. The Philip Dorn Respite Center, located in Central Contra Costa County, is a respite care program for homeless adults who are discharged from local hospitals and require medical stabilization services. Respite care refers to recuperative services for those homeless persons who may not meet medical criteria for hospitalization but who are too sick or medically vulnerable to reside in an emergency shelter and cannot be returned to the streets. The primary goal of this program and all emergency housing programs is to get homeless persons off of the street and help them achieve their highest level of self-sufficiency.

When foster youth age out of the foster care system, they are linked to the Independent Living Skills Program (ILSP). ILSP includes workshops that prepare youth for emancipation (money management, education, computer skills, home management, and social skills), employment assistance, non-McKinney-Vento housing and retention services, and an individualized transition plan out of foster care. In addition, foster youth can elect to remain in foster care or return to care after emancipation (but before turning 21) to receive a two-year housing subsidy, which can be used in a market-rate unit, student housing, or congregate living. This is a State program that all foster youth and former foster youth are able to access. In addition, Pittsburg provides CDBG funds to Court Appointed Special Advocates (CASA). CASA provides advocacy, mentoring and representation services to abused and neglected children who are wards of the County Juvenile Dependency Court to improve access to social services, health care, therapeutic services, and a safe permanent living situation.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Many of the services provided to special needs populations are provided by various highly committed nonprofit agencies that provide services to all of Contra Costa County to specific special needs populations, including those experiencing homelessness. Many of these agencies provide "in-home" services to better serve their clients, especially those who have physical disabilities. In addition to the nonprofit service providers, the County provides various services to special needs populations as well. In addition to providing shelter and shelter related service to the homeless, Contra Costa County's Health Services Department provides treatment and counseling services to those who are suffering with alcohol/other drug addictions and those who are HIV positive or who are living with AIDS.

The system is currently developing resources and integrating services for special needs populations, such as persons exiting jails and prisons, and persons who are high utilizers of multiple systems. The multiple agencies tasked with supporting these populations are working with CCHS's H3 to integrate both funding and services, to ensure housing placement and stability upon identification of these individuals. These key agency partners are working with H3 to learn the homelessness system of care, including the federally mandated Coordinated Entry process, and various best practices and standards used by the County to ensure quality, low barrier, client centered and trauma informed approaches to housing persons at risk of and experiencing homelessness. These collaborations are a strength that the system is building upon to better address the lack of services previously unavailable to these high and special need populations.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

In the Summer of 2019 the County developed a system map with a Technical Assistance provider, which was designed to identify system gaps and strengths and develop strategies and benchmarks for addressing those issues in the institutional structure and service delivery system. The system map was a great success and is now used as a "living" tool by which the community creates an annual priority plan to identify and strategically address priority needs. The system map outlined long-term and short-term goals and strategies, which guide the priority planning process and allow the Council on Homelessness and CCHS's H3 to make data driven and evidence-based policy, funding, and operational decisions to grow and improve the system.

Additionally, as mentioned above, there is ongoing concern about the long-term capacity of the non-profit community to provide services in Contra Costa County, particularly during severe budgetary times, and their ability to comply with often complex federal regulations and requirements to implement federally funded programs. Factors that contribute include the relatively low pay scale associated with non-profits leading to high staff turnover and a severe lack of resources for ongoing training and professional development. In an effort to address this issue, the County Consortium jurisdictions provide technical assistance to non-profit organizations that receive County CDBG and HOME funds, to build capacity and assist in the development of programs/projects designed to meet the Consortium's Consolidated Plan goals and objectives.

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### **SP-45 Goals - 91.415, 91.215(a)(4)**

## Goals Summary Information

Table 142 – Goals Summary								
Sort Order	Goal Name	Start Year	End Year	Category	Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-1: Increase Affordable Rental Housing Supply	2020	2025	Affordable Housing		Affordable Housing		
2	AH-2: Increase Affordable Supportive Housing	2020	2025	Affordable Housing		Affordable Housing		
3	AH-3: Maintain and Preserve Affordable Housing	2020	2025	Affordable Housing		Affordable Housing		Homeowner Housing Rehabilitated: 15 Household Housing Unit
4	H-1: Permanent Housing for the Homeless	2020	2025	Homeless		Reduce/Alleviate Homelessness		
5	H-2: Homeless Prevention	2020	2025	Homeless		Reduce/Alleviate Homelessness		
6	CD-1: General Public Services	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
7	CD-2: Non-Homeless Special Needs	2020	2025	Non-Homeless Special Needs		Non-Housing Community Development		
8	CD-3: Youth	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
9	CD-4: Fair Housing	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
10	CD-5: Tenant/Landlord Counseling	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
11	CD-6: Economic Development	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
12	CD-7: Infrastructure and Accessibility	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
13	CD-8: Administration	2020	2025	Non-Housing Community Development		Program Administration		

## Goal Descriptions

<b>Table 143 – Goal Descriptions</b>		
1	<b>Goal Name</b>	<b>AH-1: Increase Affordable Rental Housing Supply</b>
	Description	Expand housing opportunities for extremely low-income, very low-income, low-income by increasing the supply of decent, safe and affordable rental housing.
2	<b>Goal Name</b>	<b>AH-2: Increase Affordable Supportive Housing</b>
	Description	Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, and persons with HIV/AIDS.
3	<b>Goal Name</b>	<b>AH-3: Maintain and Preserve Affordable Housing</b>
	Description	Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households and housing in deteriorating lower income neighborhoods.
4	<b>Goal Name</b>	<b>H-1: Permanent Housing for the Homeless</b>
	Description	Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.
5	<b>Goal Name</b>	<b>H-2: Homeless Prevention</b>
	Description	Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.
6	<b>Goal Name</b>	<b>CD-1: General Public Services</b>
	Description	Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.
7	<b>Goal Name</b>	<b>CD-2: Non-Homeless Special Needs</b>
	Goal Description	Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.
8	<b>Goal Name</b>	<b>CD-3: Youth</b>
	Description	Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.
9	<b>Goal Name</b>	<b>CD-4: Fair Housing</b>
	Description	<u>CD-4: Fair Housing</u> . Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in Pittsburgh.
10	<b>Goal Name</b>	<b>CD-5: Tenant/Landlord Counseling</b>
	Description	<u>CD-5: Tenant/Landlord Counseling</u> . Support the investigation and resolution of disagreements between tenants and landlords and to educate both as their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.

11	Goal Name	CD-6: Economic Development
	Description	CD-6: Economic Development. Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low- income residents, and increase the viability of neighborhood commercial areas.
12	Goal Name	CD-7: Infrastructure and Accessibility
	Description	CD-7: Infrastructure and Accessibility. Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.
13	Goal Name	CD-8: Administration
	Description	CD-8: Administration. Support development of viable urban communities through extending and administer federal grant programs in a fiscally prudent manner.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

See the Consortium HOME estimates, as administrator of Pittsburg's allocation of HOME funds.

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## SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

### Actions to address LBP hazards and increase access to housing without LBP hazards

Reports for Contra Costa County continue to find LBP poisoning to be an almost negligible issue in the County. In 2015 (the latest date for which data is available), there were 48 children (0.59% of the 8,154 tested) with blood lead levels between 4.5 and 9.5, and 13 (0.16%) with levels greater than 9.5. Investigation by the Contra Costa Health Department shows that most new cases of elevated blood lead levels are not due to paint, but to toys, candies and certain ethnic remedies which are high in lead.

Nevertheless, the County and Consortium members will continue to protect young children from lead-based paint hazards in housing funded with CDBG, HOME, ESG, and HOPWA resources through the implementation of 24 CFR Part 35.

Adherence to the County's Lead-based Paint Plan allows for both new construction and rehabilitated properties to be free of lead-based paint. In addition, the County Health Department has a website with information on lead hazards, including common sources of lead in homes. <http://cchealth.org/lead-poison/>.

### How are the actions listed above integrated into housing policies and procedures?



All applicants for housing rehabilitation loans are informed of the City's Lead-based Paint Plan during the application stage. The applicant must submit its plan on how it will comply with the City requirements. If applicable, prior to rehabilitation activities, paint is tested for lead. If lead is found, it must be remediated pursuant to the Lead-based Paint Plan. Following remediation activities, the unit is tested again to ensure all work was completed correctly.

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## SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

One of the most significant efforts taken by Pittsburg to reduce persons living below the poverty level is funding economic development programs and several agencies that provide services for persons within the community who are extremely- or very low- income. In particular, Pittsburg believes by funding economic development programs that provide microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family child care providers; funding agencies that provide small business development training and consulting to assist qualifying clients in starting or expanding microbusiness; and funding organizations that provide job training and placement plays a role in reducing the number of persons below the poverty line. These funded programs impact client's lives and businesses in a variety of ways, including increasing social and human capital and household income, decreasing reliance on public assistance, and generating jobs in the community.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Housing cost burden occurs when households pay more than 30 percent of their monthly income for housing expenses (rent or mortgage, utilities, homeowner or renter insurance, and property taxes for homeowners only). In many parts of California, particularly urban areas, it is not uncommon for households to experience a housing cost burden. However, to the extent that cost burden is often disproportionately concentrated among the most vulnerable members of a community, maintaining a reasonable level of housing cost burden is an important goal.

Housing cost burden is a significant problem throughout the Bay Area. In Pittsburg, approximately 50 percent of households are cost burdened with a much higher proportion of very low- and low- income households—35 percent combined—experiencing the problem.

Pittsburg promotes the expansion of our affordable housing stock by:

- Providing incentives to developers who assist the City in meeting affordable housing needs, including units to accommodate special needs households: female-headed

households, seniors, disabled, developmentally disabled, large families, emancipated youth, seasonal and temporary workers, and the homeless

- Utilizing public funds to increase the supply of housing affordable to extremely low-, very low-, low-, and moderate-income large family households
- Prioritizing public funds for the development of housing affordable to extremely low income households for identified special needs groups
- Providing fee waivers and allow fee deferrals until issuance of a Certificate of Occupancy for developers constructing affordable housing developments and/or developers providing housing and programming serving identified special needs populations
- Assisting non-profit developers in seeking utility fee credits when redeveloping sites for affordable housing and/or housing developments serving an identified special needs population
- Giving priority in processing to project applications with an affordable housing component and/or serving an identified special needs population

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## SP-80 Monitoring - 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

### **HOME funds administered by the County:**

County process for housing projects- All applications are reviewed to ensure consistency with federal regulations, the Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, and County's Housing Element. In addition, the County Board of Supervisors adopted a MBE/WBE outreach program as a component of the Consortium HOME Program and the County's Affordable Housing Program.

Project sponsors are required to meet with County staff to discuss the project funding, applicable federal regulations, and County restrictions including the County's MBE/WBE policies. The County and project sponsor then enter into project agreements which specify project objectives, scope of work, eligible activities, performance targets, project budget, implementation time frame, federal regulatory requirements, and monitoring and reporting requirements. All housing development funds are provided to projects in the form of a loan or grant with regulations, use restrictions, and term incorporated into the legal documents. Requirements concerning MBE/WBE participation have been incorporated into all HOME project agreement and loan documents. The County has developed a Performance Outcome

Measurement System. Each project will be monitored and evaluated on meeting the performance measurement outcome indicator.

During project implementation, project sponsors are required to submit periodic progress reports detailing project progress, significant development problems, project funding and expenditures, outreach to women and minority-owned businesses, Section 3 Plan progress and affirmative marketing activity. Projects are monitored for compliance with federal accounting and procurement standards, labor and construction standards, relocation, affirmative marketing, equal opportunity, fair housing, and other federal requirements.

At project completion, project sponsors submit project completion reports identifying project accomplishments; population served, data on household characteristics (e.g., size, income, and ethnicity); rent and/or housing affordability; and total sources and uses of funds.

Affordable housing development projects submit annual compliance, regulations, affordability and use restrictions, and other requirements as specified in project loan documents. HOME and CDBG-assisted rental projects will be subject to periodic onsite inspections. Financial reports and tenant rosters are reviewed on an annual basis. Projects that show financial or physical weaknesses are monitored annually until the properties show significant improvement.

Consortium process for non-housing projects and programs: Review of applications for consistency with federal regulations, the Consolidated Plan, and local policies. New Subrecipients attend a mandatory meeting to learn program standards, Consortium requirements, and federal regulations. Subrecipients are required to enter into agreements that specify objectives, scope of work, applicable timelines and performance targets, budget, federal, state and local regulatory requirements, and monitoring and reporting requirements.

The Consortium has developed a Performance Outcome Measurement System. Applicants are required to develop a work plan including program components, outcomes, and performance measurements.

Subrecipients submit quarterly progress reports, with one being a Close-Out report, detailing progress toward objectives, problems and/or resolution to meeting goals, quantitative participation data by ethnicity, income, and household status. Subrecipients provide sources and uses budgets with each quarterly payment demand. Projects are subject to an onsite performance and financial audit review.

# 2020-2025 DRAFT CONSOLIDATED PLAN



CITY OF  
WALNUT  
CREEK

March 20, 2020

# CITY OF WALNUT CREEK

## EXECUTIVE SUMMARY

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### ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

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#### 1. Introduction

The Consolidated Plan fulfills the requirement that recipients of certain funds administered by the federal Department of Housing and Urban Development (HUD) create a plan describing how these funds will be expended over a five-year period. These funds are Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing for Persons With AIDS (HOPWA). This Consolidated Plan is for the period of July 1, 2020, to June 30, 2025.

The City of Walnut Creek (City) is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in the community. Walnut Creek's Community and Economic Development Department implements its programs, primarily through the Housing Division. Walnut Creek along with the cities of Antioch, Concord, Pittsburg, and Contra Costa County have formed the Contra Costa HOME Consortium to cooperatively plan for housing and community development needs of the County.

The HUD funding Walnut Creek receives is provided under the Community Development Block Grant Program (CDBG). All funds must assist low- to moderate-income (LMI) individuals and families.

The Consortium has developed a new Regional Analysis of Impediments (AI) to Fair Housing Choice for 2020-25, in partnership with the Housing Authorities of Contra Costa, Pittsburg and Richmond. The AI goals and strategies, with Consortium actions for 2020-21, is included as Attachment A of this Consolidated Plan.

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#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Below is a brief summary of the overall goals identified within the Consolidated Plan.

### **Affordable Housing**

AH-1: Expand housing opportunities for extremely low-income, very low- income, low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.

AH-2: Increase homeownership opportunities for Low-to-Moderate Income households.

AH-3: Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by Low-to-Moderate Income households.

AH-4: Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, Low-to-Moderate Income veterans, the homeless, and extremely low-income residents.

### **Assisting the Homeless**

H-1: Assist the homeless and those at risk of becoming homeless by providing funding to organizations that provide emergency shelter, and transitional and permanent affordable housing with appropriate supportive services.

H-2: Reduce the incidence and risk of homelessness and assist in alleviating the needs of the homeless.

### **Non-Housing Community Development**

CD-1 General Public Services: Assist in providing opportunities and services to improve the quality of life for lower-income persons.

CD-2 Senior Services: Enhance the quality of life of senior citizens and frail elderly, and enable them to maintain independence.

CD-3 Youth Services: Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

CD-4 Non-Homeless Special Needs: Assist in providing opportunities and services to improve the quality of life and independence for person with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, and low-income veterans.

CD-5 Fair Housing: Promote fair housing activities and affirmatively further fair housing.

CD-6 Economic Development: Reduce the number of persons with incomes below the poverty level, and expand economic opportunities for very low- and low-income residents.

CD-7 Public Facility, Infrastructure and Accessibility: Maintain quality public facilities and adequate infrastructure, and provide access for lower-income persons and persons with special needs.

### **Administration**

CD-8 Administration: Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

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### 3. Evaluation of past performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG program. The City's past Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs) provided many details about the innovations, projects and programs completed by the City over the past five years. The City recognizes that the evaluation of past performance is critical to ensuring the City and its subrecipients are implementing activities effectively and that those activities align with the City's overall strategies and goals.

In general, the community development and affordable housing activities that were implemented during the current Consolidated Plan time period served the identified needs. The five-year performance measures matrix and the one-year annual performance measures matrix in each of the City's CAPERs show how the City performed against the goals that were set in the five-year strategic plan and the one-year action plan. The comparison of accomplishment data to goals indicate that the Consolidated Plan activities made a positive impact on the identified needs.

In the previous 2015-2020 Consolidated Plan, the City made significant progress on many of its short- and long-term housing, public service and economic development goals.

#### **Housing**

The City proactively partnered with non-profit housing developers to develop affordable rental and homeownership projects, which include providing acquisition and predevelopment funds for three affordable housing projects; two of which were completed at fully occupied by the end of 2020. The City leveraged funding through its progressive housing policies, in particular the Inclusionary Housing and Commercial Linkage Fee ordinances. Because of the desirability of Walnut Creek for market rate housing development, significant fees were generated during the 2015-2020 planning period, which were used to acquire land for the development of 100% affordable housing projects. Nevertheless, the City faced challenges in providing for the affordable housing needs, primarily as a result of the following factors: 1) the high need for affordable housing (locally and state wide), 2) the high price of land in Walnut Creek, 3) the limited available public funding and City revenue, and 4) the continued increases in market rent prices. Further, the City made significant strides towards streamlining and improving its development review process.

#### **Public Service**



For each of the five years, the City continued to fund public services that support the city's lowest income residents. In 2017, the City created a new grant program to fund homeless services, with a \$200,000 annual allocation. CDBG and local funds were allocated for a variety of supportive services, including assistance to victims of abuse, services to help the homeless and those at risk of becoming homeless, housing counseling, crisis interventions services, food provision services, crisis line services, and services for seniors and other special needs populations. In 2015-2020, the City (and County) faced continuous challenges of the high cost of living in the San Francisco Bay Area and a significant increase in the need for public services to alleviate various obligatory expenses. The City worked diligently to leverage funding, establish partnerships and to work collaboratively with neighboring jurisdictions to address the highest needs as they emerged.

## **Economic Development**

The City supported non-profit workforce development providers that provided assistance and training to lower income residents starting their own businesses. The City also improved access for people with disabilities at two city facilities through ADA Improvement projects.

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## **4. Summary of citizen participation process and consultation process**

As part of the strategic planning process for the 2020-2025 Consolidated Plan, the County Department of Conservation & Development conducted a thorough needs assessment, collecting data from a variety of city stakeholders.

### **Public Meetings**

The Consortium held three public meetings and invited the public to give input on their community's highest priority housing and community development needs. All public meetings were advertised in the Contra Costa Times:

- March 25, 2019 (evening) – Pittsburg, Council Chambers
- March 27, 2019 (evening) – Richmond, Council Chamber
- March 28, 2019 (evening) – Concord, Council Chamber

### **Focus Groups**

Six focus groups were held throughout the Contra Costa County, including one hosted in Walnut Creek, for a variety of population or topic-specific groups with Executive Directors and top program staff on the needs of: 1) Seniors and Disabled; 2) Youth; 3) Families and General; 4) Economic Development; 5) Persons who are Homeless (conducted in conjunction with Continuum of Care); and 4) Affordable Housing.

## **Community Needs Survey**

To assist in obtaining specific and targeted feedback on the needs of the city's lowest income residents, the Consortium developed and widely distributed a comprehensive needs survey. Hard copies of the surveys were available at all of the public meetings, at City Hall, and the Senior Center. The survey was also available online, and links to the survey were advertised on the City's website and the City Manager's e-newsletter listserv. The survey and a link to the online survey was sent to all parties on the Consortium's interested parties list, as well as all current subrecipients. Over 1,400 responses in English and Spanish were received Consortium wide with 173 respondents from Walnut Creek.

## **Consultations**

The Consortium consulted with a wide range of service providers and stakeholders. These involved both the public sector and private non-profit sector. These personal contacts asked those who help to meet the housing and social services needs of the residents of Contra Costa County to describe level of needs in the community, the relative priority of needs and what they believe could be done to better meet the needs of the County's residents.

## **Public Review**

A draft of the Consolidated Plan was made available for public review and comment from March 20, 2020, to May 4, 2020. The draft the Annual Action Plan was available from April 3, 2020, to May 4, 2020.

## **Public Hearing**

The Housing and Community Development (HCD) Committee held a special meeting on March 13, 2020 to consider FY 2020-2022 applications for CDBG funds, Community Services Grant (CSG), and Homeless Services Fund (HSF); and approved staff's funding recommendation. On May 5, 2020, the Consolidated Plan and Annual Action Plan were considered and accepted at a public hearing.

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### **5. Summary of public comments**

The Consortium received over 1,400 Community Surveys with 173 respondents from Walnut Creek.

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### **6. Summary of comments or views not accepted and the reasons for not accepting them**

Some of the comments on the Survey were not relevant to the Consolidated Planning process and were not accepted.

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## 7. Summary

The needs assessment information summarized here offers useful insights into how residents, service providers, and public sector staff understand Walnut Creek's needs. Synthesizing this information will inform the objectives, priority needs, goals and activities for the Consolidated Plan.

## THE PROCESS

### PR-05 Lead & Responsible Agencies - 91.200(b)

#### Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 143 – Responsible Agencies		
Agency Role	Name	Department/Agency
CDBG Administrator	Walnut Creek	Community & Economic Development Department

#### Narrative

##### Lead and Responsible Agencies

The City of Walnut Creek is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City's HUD Programs Administrator in the Housing Division in the Community & Economic Development Department is responsible for the administration of Housing and Urban Development (HUD) Entitlement grants, which include the Community Development Block Grant Program (CDBG).

#### Consolidated Plan Public Contact Information

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### PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

#### Introduction

The City launched an in-depth and collaborative effort to consult with elected officials, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan.

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The Contra Costa Consortium (including Walnut Creek) conducted a Community Needs Survey to solicit input from residents and workers in Contra Costa County. Respondents were informed that the Consortium was updating the Consolidated Plan for federal funds that primarily serve low and moderate (LMI) income residents and special needs populations. CDBG Low Income is defined as 50% or less of the Area Median Income (AMI). Moderate Income is 80% or less of AMI. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds.

The City’s outreach and consultation strategies included the formation of community outreach partnerships with affordable housing, social service, and mental health providers; workforce developers; community advocates; and others. Subrecipients alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries. The Citizen Participation process is described in greater detail in “PR-15 Citizen Participation.”

The City currently does not contain public or assisted housing and therefore does not coordinate with public or assisted housing providers. The City coordinates with Contra Costa Health Services for mental health services.

**Community Forums** - Three Consolidated Plan Community Forums were conducted throughout Contra Costa County to provide an introduction to the Consortium’s Five Year Consolidated Plan Process and to solicit input from residents and workers throughout the County on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan.

- March 25, 2019 (evening) – Pittsburg, Council Chambers
- March 27, 2019 (evening – Richmond, Council Chamber
- March 28, 2019 (evening) –Concord, Council Chamber

**Outreach** - Over six hundred entities, organizations, and persons were directly contacted via outreach efforts and requested to share materials with their beneficiaries, partners, and contacts; encourage attendance at the forums; and to respond to the Community Needs Survey. The County solicited participation via their County-wide mailing list. City staff engaged via emails and subrecipients of CDBG, Community Service Grant (CSG), and Homeless

Services Fund (HSF). The City Manager's monthly update with over 5,503 subscribers included information on how to participate in the survey and attend the forums. City staff provided information to City Council through written updates and an in-person meeting to the Housing and Community Development Committee on the Consolidated Plan process and timeline.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

In 2007, Homeless Inter-Jurisdictional Inter-Departmental Work Group (HIJIDWG) and the Homeless Continuum of Care Board (CoCB) merged into one group, now called the Council on Homelessness. The Council on Homelessness is charged with providing advice and input on the operations of homeless services, program operations, and program development efforts in Contra Costa County

To help homeless individuals and families, and to prevent further incidents of homelessness, the City of Walnut Creek partners with homeless service providers, and has historically committed CDBG and CSG funds to activities addressing these issues. In 2017 the City initiated a Homeless Services Fund (HSF) with \$200,000 specifically available to address homelessness and has maintained it since. Partners for the federal and local programs include homeless shelters, daytime drop in centers, crisis lines, housing counseling agencies and homeless prevention service providers.

The Walnut Creek Police Department and Housing Division staff are active participants in a local homeless task force, which includes City staff, homeless service providers, the business community, homeless persons, and residents. The purpose of the task force is to address homeless related issues as they arise in the community, and to collaborate efforts to addressing the needs of the homeless.

On June 24, 2019, the City Police Department launched a four-month pilot project called the Homeless Outreach Program (HOP), and has now made the program permanent. Police officers work closely with the Walnut Creek Homeless Taskforce, Trinity Center, Public Works, CORE, other county agencies and their Mental Health Evaluation Team. Their objectives will be to build relationships with our homeless community; create innovative ways to connect homeless persons with services; develop long term solutions; work with residents and businesses to address issues, lower calls for service, prevent unsafe and illegal homeless encampments in our creeks and other locations; enforce laws in a compassionate but firm approach; prevent illegal alcohol sales; and work with other agencies to have a bigger impact within our community.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Walnut Creek does not receive ESG funds.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

<b>Table 144 – Agencies, Groups, Organizations That Participated</b>		
1	<b>Agency/Group/Organization</b>	<b>Contra Costa County Department of Conservation &amp; Development</b>
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Link to the Needs Assessment Survey was sent to sub-recipients, and the County's non-profit interested party list.
2	<b>Agency/Group/Organization</b>	<b>Resources for Community Development</b>
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation in focus group on affordable housing, obtaining feedback on institutional and other barriers to affordable housing in Contra Costa and ideas for improvement. RCD is the developer for St. Paul's Common, a 45-unit affordable unit development in Walnut Creek.
3	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity East Bay/ Silicon Valley</b>
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment



	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation in focus group on affordable housing, obtaining feedback on institutional and other barriers to affordable housing in Contra Costa and ideas for improvement. Habitat for Humanity East Bay/Silicon Valley is the developer for the upcoming Las Juntas project, a 42-unit affordable ownership housing development for low/mod income households.
4	<b>Agency/Group/Organization</b>	<b>Contra Costa Child Care Council</b>
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation in focus group on Economic Development, gain more knowledge of need for childcare in Contra Costa County and challenges of developing and retaining childcare microenterprises. Developed new modes of outreach together to inform residents of this opportunity and encourage more childcare businesses especially Spanish-speaking businesses.
5	<b>Agency/Group/Organization</b>	<b>Court Appointed Special Advocates</b>
	Agency/Group/Organization Type	Services-Children Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations with Executive Ann Wrixon about needs of foster children in Walnut Creek, particularly around statistics about incidence of homelessness, outcomes.
6	<b>Agency/Group/Organization</b>	<b>STAND! For Families Free of Violence</b>
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Focus group participation from STAND Executive Director and Program Manager about needs of victims of domestic violence, emergency shelter, incidence of DV in Walnut Creek residents, and in data gathering for this section of the ConPlan.

7	<b>Agency/Group/Organization</b>	<b>Lions Blind Center of Diablo Valley</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided letter on the needs for low vision individuals.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not Applicable

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Table 145 – Other Local / Regional / Federal Planning Efforts		
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
North Downtown and West Downtown Specific Plan	City of Walnut Creek	Both of these adopted plans will bring both jobs and housing to the area, presumably resulting in a positive economic impact.

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City is an active member of the Contra Costa CDBG Consortium (includes the cities of Antioch, Concord, Pittsburg, the Urban County and Walnut Creek), and regularly attends consortium meetings attended by all of the entitlement jurisdictions in Contra Costa County, as well as the HUD representatives for each jurisdictions. The City is also a member of the HOME Consortium, and participates in funding discussions/decisions for the County HOME Funds.

The City works closely with the State to implement the programs and policies outlined in the Housing Element, and to administer the BEGIN funds awarded to the City for First Time Homebuyer Down Payment Assistance.

The City is a member of the Association of Bay Area Governments, the East Bay Housing Organizations, the Non Profit Housing Association of Northern California, and City staff regularly attend meetings and events.

## Summary of citizen participation process/Efforts made to broaden citizen participation

### Summarize citizen participation process and how it impacted goal-setting

The Consortium held three public meetings and invited the public to give input on their community's highest priority housing and community development needs. All public meetings were advertised in the Contra Costa Times:

- March 25, 2019 (evening) – Pittsburg, Council Chambers
- March 27, 2019 (evening) – Richmond, Council Chamber
- March 28, 2019 (evening) – Concord, Council Chamber

### Outreach

As part of the process for setting priority needs and establishing goals for the Consolidated Plan, the Contra Costa Consortium actively sought input from members of the community, service providers and service consumers. Outreach efforts included focus group and community meetings, service provider consultations, and an online survey. Over 600 entities, organizations and persons were directly contacted via outreach efforts. The City of Walnut Creek hosted one of the six focus group meetings conducted to discuss the county's housing and community development needs. The public meetings and online survey were advertised in the Contra Costa Times, and the City of Walnut Creek posted invitations to the focus group on its website. All current grantees were emailed invitations to the focus groups, encouraged to outreach to their consumers, and reminded of the upcoming focus groups.

The County solicited participation via their County-wide mailing list. City staff engaged via emails and direct phone calls to subrecipients of CDBG, CSG, and HSF funds. The City Manager's monthly update with over 5,053 subscribers included information on how to participate in the survey and attend the forums. These publications were mailed to every Walnut Creek resident including libraries, community meetings, and organizations benefiting low-to-moderate-income residents. These flyers were available online and at City Hall.

### Outreach to minorities and non-English speaking persons

Many of the service providers and organizations funded through the City of Walnut Creek provide services that are targeted to the City's minority and non-English speaking population. These organizations have bilingual capabilities and offer services in multiple languages.

The online survey developed for the Consolidated Plan process was available to the public in both English and Spanish; and through the service providers, non-English speaking persons were encouraged to provide feedback. The Consortium’s mailing list for the distribution of information concerning CDBG programs and potential contracting opportunities includes representatives of minority and other disadvantaged groups in Contra Costa County as well as representatives of minority and women-owned businesses.

**Community Needs Survey**

To assist in obtaining specific and targeted feedback on the needs of the city’s lowest income residents, the Consortium developed and widely distributed a comprehensive Community Needs Survey. Hard copies of the surveys were available at all of the public meetings, at City Hall, and the Senior Center. The survey was also available online, and links to the survey were advertised on the City’s website and the City Manager’s monthly update newsletters. Over 1,400 surveys were returned and tallied.

**Public Hearings**

The Housing and Community Development (HCD) Committee held a special meeting on March 13, 2020 to consider FY2020-2022 applications for CDBG funds, Community Services Grant (CSG), and Homeless Services Fund (HSF); and approved staff’s funding recommendation. On May 5, 2020, the Consolidated Plan and Annual Action Plan were considered and accepted at a public hearing.

**Citizen Participation Outreach**

<b>Table 146 – Citizen Participation Outreach</b>					
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted & reasons
2	Newspaper Ad	Non-targeted/broad community	Joint newspaper notice announcing public workshops	None received	None
3	Internet Outreach	Non-targeted/broad community	The consortium received over 1,400 surveys ranking various community needs throughout the County.	Comments can be found in Attachment A in the Contra Costa County section to this Plan.	There were various comments not accepted from completed surveys that were not applicable to the Consolidated Plan.

**Table 146 – Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted & reasons
4	County Mailing List	Service Providers	The survey was emailed to over 600 service providers, stakeholders, and interested parties through the Consortium's Interested Parties list.		
5	Public Hearing	Non-targeted/broad community			

# NEEDS ASSESSMENT

## NA-05 Overview

### Needs Assessment Overview

According to the ACS, Walnut Creek continues to grow stably with a population growth rate of 2.5 percent from 2015 to 2017, similarly across the County or region. Walnut Creek households generally make more than the County average; the 2018 ACS estimated Walnut Creek's median income at about \$96,851 compared to Contra Costa's median income of \$93,712. The median age in Walnut Creek is 48.4 year of age, which is older than the median age in the USA of 37.9 years and the County median of 39.4. Of Walnut Creek's population, 4.7% are under 5 years of age compared to the County median of 5.8%; 83.4% are between 18 and 64 (County is 76.9%), and 29.1% are 65 and older (County is 15%).

### Population Change

Walnut Creek has seen a slight increase in population and jobs in recent years. The ACS 2013-2017 Survey estimated there were 62,952 jobs in the City. The State Department of Finance 2019 Population and Housing Estimates projected Walnut Creek's population to be about 70,121 (Table 151). Household growth, an approximation of the demand for housing, indicates a need for new units.

### Housing Needs

Housing needs were determined by analyzing housing problems by income level and household type. The Consolidated Plan uses the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) and analyzes households with one or more housing problems (those experiencing severe overcrowding, lacking adequate kitchen or plumbing facilities), and those experiencing cost burden. For reference, there are 9,985 renter households and 19,995 owner households totaling to 29,850 households.

Around 47% (4,660) of renter households and 35% (6,955) of owners have one or more severe housing problems, including lacking kitchen or complete plumbing, severe overcrowding, or severe cost burden (Table 148). Renters in the 0-80% AMI range households, especially extremely low income households (0-30% AMI), were more likely to have housing problems than those above the 80% AMI range. Renters and owners above the 100% AMI range were less likely to have *one or more* housing problems.

### Cost Burden

Since the need for low cost housing far exceeds its availability, many households are cost burdened (defined by HUD as paying more than 30 percent of household income for housing

costs) and extremely cost burdened (spending over 50 percent of household income for housing costs).

A high level of housing overpayment is verified by the 2009-2013 CHAS, which identifies 38 percent of Walnut Creek renters and owners as spending greater than 30 percent of their incomes on housing (Table 149).

There are 1,605 renter and 1,615 owner households who earn between 0-30% AMI. About 82 percent of extremely low-income households in Walnut Creek are cost burdened. The most recent data indicates that nearly 73% of households who earn less than 30 percent of area median income are severely cost burdened (paying more than 50 percent of their income on rent). This data underscores the affordable housing crisis for Walnut Creek’s lowest income households, most especially the elderly whose incomes typically do not increase significantly every year. In order to make production of rental housing for the lowest income levels economically feasible, the City will continue to subsidize housing development chiefly for extremely low, low- and moderate-income renters.

<b>Table 146 – Income Distribution</b>			
<b>Income Distribution Overview</b>	<b>Renter</b>	<b>Owner</b>	<b>Total</b>
Household Income 0-30% AMI	1,605	1,615	3,220
Household Income 30-50% AMI	1,425	1,630	3,055
Household Income 50-80% AMI	1,460	1,835	3,295
Household Income 80-100% AMI	1,085	1,655	2,740
Household Income >100% AMI	4,325	13,220	17,545
<b>Total</b>	<b>9,895</b>	<b>19,955</b>	<b>29,850</b>



**Table 147 – Needs in Walnut Creek**

Walnut Creek	Renter					Owner				
	0-30%	>30-50%	>50-80%	>80-100%	Total	0-30%	>30-50%	>50-80%	>80-100%	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	25	110	120	295	0	10	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	35	15	0	65	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	100	10	0	25	135	0	0	0	20	20
Housing cost burden greater than 50%of income (and none of the above problems)	1,035	655	210	15	1,915	685	345	205	665	1,900
Housing cost burden greater than 30%of income (and none of the above problems)	145	470	815	435	1865	110	425	480	390	1405
Zero/negative Income (and none of the above problems)	110	0	0	0	110	95	0	0	0	95

**Table 148 – Severe Housing Problems, Walnut Creek**

NA-10 Housing Problems (Households with one or more SEVERE Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)												
Walnut Creek	Renter						Owner					
	0-30% AMI	>30-50	>50-80	>80-100	>100	Total	0-30	>30-50	>50-80	>80-100	>100	Total
Having 1 or more of four housing problems	1,335	1,195	1,155	595	380	4,660	1,330	1,115	825	615	3070	6,955
Having none of four housing problems	160	235	305	490	3940	5,125	190	515	1,010	1,040	10,150	12,905
Household has negative income, but none of the other housing problems	110	0	0	0	0	110	95	0	0	0	0	95

**Table 149 – Cost Burden, Walnut Creek**

Walnut Creek	Renter						Owner					
	0-30%	>30-50%	>50-80%	>80-100%	>100%	Total	0-30%	>30-50%	>50-80%	>80-100%	>100%	Total
Cost Burden >30%	1310	1190	1085	550	295	4430	1330	1115	825	615	2925	6810
Cost Burden >50%	1125	680	250	15	15	2085	1220	690	345	205	665	3125

**NA-10 Cost Burden > 30%**

Walnut Creek	Renter				Owner			
	0-30	30-50	50-80	Total	0-30	30-50	50-80	Total
Small Related	55	130	250	435	0	30	75	105
Large Related	0	4	0	4	0	0	20	20
Elderly	60	75	180	315	20	245	200	465
Other	10	230	385	625	0	35	70	105
Total need by income	125	439	815	1379	20	310	365	695

Data Source: 2009-2013 CHAS

**NA-10 Cost Burden > 50%**

Walnut Creek	Renter				Owner			
	0-30	30-50	50-80	Total	0-30	30-50	50-80	Total
Small Related	270	75	105	450	150	20	85	255
Large Related	15	4	15	34	0	25	20	45
Elderly	385	170	75	630	730	465	75	1,270
Other	395	350	40	785	210	35	0	245
Total need by income	1,065	599	235	1,899	1,090	545	180	1,815

Data Source: 2009-2013 CHAS

**NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)**

**Describe the jurisdiction’s need for Public Facilities:**

The City has identified public facilities as a priority need in the 2020-2025 Consolidated Plan, either government property for accessibility upgrades or in the community, particularly those facilities owned and/or operated by non-profit service providers, who serve the community's lowest income residents. These facilities are often older and in need of maintenance and repairs. In the Consortium-wide Community Survey, Walnut Creek respondents rated Parks and Recreation Facilities, Child Care Centers/Preschool Daycare, Library, and Community Center as either high or medium need. The City analyzes public facilities including recreational facilities and community centers need through the Capital Investment Program (CIP). These projects are not funded through CDBG funds, but would be competitive if applications were for ADA improvements and not yet identified as a project in the CIP.

## How were these needs determined?

The City's Capital Investment Program (CIP) needs are developed by the Engineering Division of the Public Works Department based upon input from the various City Departments, City Council, the Commissions, and the public. The CIP is a dynamic document that will be updated every two years, by adding two program years, identifying new projects, and prioritizing all projects to make the best use of the City's limited resources.

## Describe the jurisdiction's need for Public Improvements:

Walnut Creek respondents in the Community Survey rated street improvements and sidewalk improvements as a high priority, and medium priority for street lighting and accessibility/safety for disabled.

Public improvement projects are managed under the City's Ten-Year Capital Investment Program (CIP), which is a planning tool used to prioritize capital project needs beyond the City's two-year budget cycle. The capital assets within the City's span of responsibility includes: roads and bridges; storm water systems; public buildings; parks and open spaces. Because these require a significant commitment of public resources, planning for capital investments is a matter of prudent financial management and sound stewardship of the community's infrastructure.

The CIP strives to promote the City's vision by enhancing the quality of community living, providing asset management and discretionary capital projects that support the following goals: A safe, attractive community; Protected natural resources and quality neighborhoods; Safe streets and efficient transportation systems; Reliable and effective infrastructure.

## How were these needs determined?

The CIP needs are developed by the Engineering Division of the Public Works Department based upon input from the various City Departments, City Council, the Commissions, and the public. The CIP is a dynamic document that will be updated every two years, by adding two program years, identifying new projects, and prioritizing all projects to make the best use of the City's limited resources. The CIP identifies projects that are in need however the highest needs among capital improvement projects are not identified.

## Describe the jurisdiction's need for Public Services:

The City's special needs populations, as well as low and moderate-income households have a variety of public service needs. Through the ConPlan planning process, the City has determined that its public services priorities for Community Development Block Grant dollars should be focused on the following:

- Emergency shelters
- Homeless and homeless prevention services
- Mental health services

- Crisis Intervention
- Housing counseling
- Food Provision
- Employment training
- Childcare services and after-school enrichment programs for low-income families
- Services for battered/abused spouses
- Foster youth/wards of the court services
- Senior services, including case management and advocacy
- AIDS/HIV support programs
- Handicapped services
- Veteran services
- Fair Housing
- Substance Abuse Intervention
- Youth Services

#### **How were these needs determined?**

City staff's collaboration with local providers who serve the residents in need has also helped to identify priority services. For the 2020-2025 ConPlan process, the County administered a survey to County residents and service providers to learn which service areas deserve the most attention.

Over 1,400 respondents participated in the survey, and 173 respondents identified as Walnut Creek residents. The survey revealed the above services were in most demand. Based on this information, the City will continue to make public services for at-risk populations a high priority and allocate entitlement grant funding to public service activities in these areas.

**Riviera Family Apartments, Resources for Community Development, developer.**

An affordable, 58-unit scattered site, multi-family housing development in downtown Walnut Creek, close to BART and shopping, completed in 2019.



**St. Paul's Commons, Resources for Community Development, developer.**

An affordable, 44-unit mixed use development with community-serving spaces operated by St. Paul's Episcopal Church and Trinity Center, close to shopping, schools and BART in Walnut Creek, completed in 2020.



# HOUSING MARKET ANALYSIS

## MA-05 Overview

### Housing Market Analysis Overview:

Walnut Creek lies approximately 23 miles east of San Francisco at the foot of Mt. Diablo. The city's growth throughout the 1960s and 1970s was predominately residential. A commercial development boom followed in the 1980s and 1990s. The Association of Bay Area Governments (ABAG) estimated Walnut Creek's 2020 population at 69,010 and project a 2025 population of 71,170 and a 2030 population of 73,915.

According to the 2018 ACS 5-Year Estimates, seniors (65 and older) make up about 29 percent of Walnut Creek's population (around 20,000 persons). The percent of seniors living in Walnut Creek (29 percent) is higher than Countywide (15 percent). Persons with disabilities with one or more disability account for about 12.9 percent of the population. The need for specialized senior housing will increase with the continued growth of the city's senior and "frail elderly" population (age 75 and older).

Of those who are cost burdened, 23% of senior renters and 67% of senior owners spent greater than 30 percent of their incomes on housing costs, considered "housing overpayment." Overpayment is particularly prevalent among senior owner, with over half overpaying. The vast majority (70 percent) of the senior households in Walnut Creek own their own home (ACS 2013-2017). Senior homeowners may require assistance in performing regular home maintenance or repair activities due to physical limitations.

### Housing Stock

Walnut Creek has a current (2019) housing stock of 33,920 units, representing an increase of 1,239 new units since 2010 (Table 151). From 2000 to 2010, Walnut Creek added 1,256 units to its housing stock.

The housing stock composition differs from a typical suburban city. Single-family detached units make up 37% (12,541) of the housing supply and multi-family units make up 63% (21,379). With the exception of mobile homes, all types of housing increased over the past years; in particular, the number of multi-family units increased by ten percent since 2010. The current vacancy rate is 7.4 percent in 2019. This vacancy rate is somewhat higher than the ideal vacancy rate of 5 percent.

### Housing Age Conditions

According to the 2013-2017 American Community Survey, 73 percent of the total 31,008 housing units in Walnut Creek are over 38 years old. Most of the housing stock (79 percent) was built between 1960 and 1979. A general rule in the housing industry is that structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain



their quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order.

**Housing Costs and Affordability**

Walnut Creek has higher housing prices than many other areas of Contra Costa County. According to the ACS 2013-2017, the median home price was \$704,900 in Walnut Creek, compared to \$522,300 countywide (Table 150).

The average rents for apartment units in 2019 were \$2,510 for a one-bedroom apartment and \$3,210 for a two-bedroom apartment (Rent Jungle). A household would need to make at least \$100,404 to afford the one-bedroom without paying more than 30% of their income, and an income of \$128,656.80 to afford the 2-bedroom apartment.

According to the 2009-2013 CHAS Reports, 45 percent of renters and 34 percent of homeowners in Walnut Creek were overpaying for housing (Table 148). Severe overpayment impacts 21 percent of the city’s renters. In terms of lower income (less than 80 percent of AMI) households overpaying, 3,585 lower-income renters and 3,270 lower-income homeowners were faced with overpayment in Walnut Creek. Of these lower-income households facing overpayment, 1,310 renters (30 percent) and 1,330 owners (20 percent) earned extremely low incomes (less than 30 percent of AMI).

<b>Table 150 – Median Home Value, Walnut Creek</b>			
	Base Year: 2014	Most Recent Year: 2017	% Change
Median Home Value	591,700	704,900	19%
Median Contract Rent	1,422	1,731	22%
<i>Data Source: 2013-2017 ACS 5-Year Estimates</i>			

<b>Table 151 - State Department of Finance E-5 City/County Population and Housing Estimates, 1/1/19</b>												
City/County	Population			Housing Units							Vacancy	Persons per HH
	Total	Household	Group Quarters	Total	Single Detached	Single Attached	2-4	5 +	Mobile Homes	Occu-pied	Rate	
Walnut Creek	70,121	69,119	1,002	33,920	12,541	5,041	4,392	11,946	0	3,424	7.4%	2.20
County	1,155,879	1,145,404	10,475	416,062	277,588	32,009	26,626	70,556	7,283	389,644	6.3%	2.94



<b>Table 152 – Year Housing Built</b>				
	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
2000 or later	1,025	5.2%	979	8.7%
1980-1999	3,436	17.4%	2,895	25.8%
1950-1979	14,299	72.2%	6,882	61.4%
Before 1950	1,034	5.2%	458	4.1%
Total	19,784	100%	11,214	100%
<i>Data Source: 2013-2017 American Community Survey 5-Year Estimates</i>				

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

Walnut Creek serves as an important employment center for Contra Costa County and the San Francisco Bay Area. According to the ACS 2011-2015 Census, Walnut Creek has a concentration of health care and professional service jobs. The top employers in Walnut Creek are: John Muir Medical Center, Central Garden and Pet, AAA Northern California, ARC Document Solution, Heald College, Brown and Caldwell, Amerit Fleet Solutions, Carollo Engineers, SpencerPI, Valent USA, Stead Motors, Heffernan Group Foundation, Fehr & Peers, and City of Walnut Creek (Zippia).

Major sectors leading the way in Walnut Creek are retail, education, health care and other professional services. According to the Bureau of Labor Statistics, as of December 2019, the San Francisco-Oakland-Hayward Metropolitan Statistical Area (which Walnut Creek is considered under) unemployment rate was 2.2 percent compared to 3.9 percent for the state. ABAG projects the City will have 57,885 jobs by 2025, which would be an increase of 9,920 positions over ABAG’s projected 2010 employment (47,965) level on which regional planning initiatives are based.

Despite the strength of Walnut Creek’s professional and health care sector, many of the workers who make up the diversity of Walnut Creek’s workforce earn limited incomes and are priced out of the local housing market. Because of high housing prices in Walnut Creek and surrounding areas, many of these professionals must live farther away where homes are less costly and with longer commute distances to their place of work.

According to the 2017 Longitudinal Employer-Household Dynamics Census, 35 percent of all primary jobs in Walnut Creek pay less than \$40,000 gross per year irrespective of the employee’s place of residence (Table 160). This means about one third of workforce are priced-out of the housing market and the City is reliant on workers who live outside the jurisdiction. Walnut Creek’s ratio of number of jobs to number of housing units is 1.58 with 53,721 jobs compared to 33,920 housing units. Wages earned and cost of housing are important considerations in addressing the needs of the local workforce.

## Economic Development Market Analysis

### Business Activity

<b>Table 153 – Business Activity</b>					
<b>Business by Sector</b>	<b># of Workers</b>	<b># of Jobs</b>	<b>Share of Workers %</b>	<b>Share of Jobs %</b>	<b>Jobs less workers %</b>
Agriculture, Mining, Oil & Gas Extraction	315	12	1	0	-1
Arts, Entertainment, Accommodations	2,625	5,122	11	10	-1
Construction	1,099	772	5	1	-4
Education and Health Care Services	4,682	19,254	20	37	17
Finance, Insurance, and Real Estate	2,497	7,500	10	14	4
Information	1,190	1,346	5	3	-2
Manufacturing	1,335	758	6	1	-5
Other Services	934	1,581	4	3	-1
Professional, Scientific, Management Services	5,055	7,653	21	15	-6
Public Administration	0	0	0	0	0
Retail Trade	2,451	6,543	10	13	3
Transportation and Warehousing	583	584	2	1	-1
Wholesale Trade	1,071	745	4	1	-3
Total	23,837	51,870	--	--	--

*Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)*

### Labor Force

<b>Table 154 – Labor Force</b>	
Total Population in the Civilian Labor Force	32,755
Civilian Employed Population 16 years and over	30,580
Unemployment Rate	6.65
Unemployment Rate for Ages 16-24	16.90
Unemployment Rate for Ages 25-65	4.84

*Data Source: 2011-2015 ACS*

<b>Table 155 – Occupations by Sector</b>	
<b>Occupations by Sector</b>	<b># of People</b>
Management, business and financial	13,165
Farming, fisheries and forestry occupations	880
Service	2,095
Sales and office	6,455
Construction, extraction, maintenance and repair	1,055
Production, transportation and material moving	560

*Data Source: 2011-2015 ACS*

## Travel Time

<b>Table 156 – Travel Time</b>		
Travel Time	Number	Percentage
< 30 Minutes	13,615	50%
30-59 Minutes	9,235	34%
60 or More Minutes	4,605	17%
<b>Total:</b>	<b>27,455</b>	<b>100%</b>
<i>Data Source: 2011-2015 ACS</i>		

## Education:

<b>Table 157 – Educational Attainment by Employment Status</b>			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	505	35	215
High school graduate (includes equivalency)	1,690	165	695
Some college or Associate's degree	5,460	545	1,815
Bachelor's degree or higher	17,935	850	3,100
<i>Data Source: 2011-2015 ACS</i>			

<b>Table 158 – Educational Attainment by Age</b>					
	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	14	100	65	65	180
9th to 12th grade, no diploma	93	115	145	270	450
High school graduate, GED, or alternative	860	465	450	1,635	2,840
Some college, no degree	1,850	1,270	1,160	3,290	3,380
Associate's degree	135	395	510	1,210	1,405
Bachelor's degree	1,025	3,930	3,090	6,290	5,465
Graduate or professional degree	120	1,360	2,365	4,865	4,685
<i>Data Source: 2011-2015 ACS</i>					

<b>Table 159 – Median Earnings in the Past 12 Months</b>	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,966
High school graduate (includes equivalency)	32,357
Some college or Associate's degree	39,672
Bachelor's degree	67,542
Graduate or professional degree	91,067
<i>Data Source: 2011-2015 ACS</i>	

**Table 160 – 2017 Longitudinal Employer-Household Dynamics Census, Walnut Creek**

Total Primary Jobs		
	2017	
	Count	Share
Total Primary Jobs	53,721	100.0%
<u>Worker Age</u>		
	2017	
	Count	Share
Age 29 or younger	10,238	19.1%
Age 30 to 54	30,632	57.0%
Age 55 or older	12,851	23.9%
<u>Earnings</u>		
	2017	
	Count	Share
\$1,250 per month or less	6,234	11.6%
\$1,251 to \$3,333 per month	12,513	23.3%
More than \$3,333 per month	34,974	65.1%

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Walnut Creek serves as a major employment center for Contra Costa County and the San Francisco Bay Area. According to the LEHD 2015, there are about 51,870 jobs in Walnut Creek. Financial and Professional Service jobs along with Health, Education industries comprise 66 percent of the City’s jobs, followed by Retail (13 percent), and Arts/Entertainment/Accommodations (10 percent).

Table 153 (above) shows that Education and Health Services sector provides the most jobs within the City, about 37 percent. Additionally, the table indicates that there are more jobs than workers, reflecting an undersupply of labor, and the need to import workers. The Professional, Scientific, Management Services sector contains the next largest share of jobs (15 percent) and third goes to Finance, Insurance, and Real Estate sector (14 percent).

**Describe the workforce and infrastructure needs of the business community:**

**Workforce** - The County Workforce Development Board of Contra Costa County (WDBCCC) has utilized a sector approach to address workforce and business needs in the region since 2004. As part of its sector engagement process, the WDB bundled quantitative analysis with anecdotal information gathered through business engagement efforts (e.g. interviews, surveys, and conversations), in order to better ascertain business needs, validate labor market projections, and identify skills gaps in the workforce.

In the WDB Local Plan for 2017-2020, the board found that the post-secondary educational attainment levels of young people are lower than what is required to meet the needs of the local economy. Industry trends show that future economic growth will be driven largely by the following industries:

- professional, scientific, and technical services,
- advanced manufacturing,
- clean energy and biotechnology,
- construction,
- health care and educational services, and
- leisure and hospitality industries.

The Board then prioritized and will target investments in the following five industry sectors:

1. Advanced Manufacturing;
2. Health and Life Sciences;
3. Energy;
4. Information Communication Technology (ICT) and Digital Media and
5. Construction

Many of the new jobs created by these industries will require post-secondary education, specifically scientific and technical skills knowledge. Therefore, the WDB of Contra Costa County will continue to develop educational and career pathways in STEM (Science, Technology, Engineering, Math) fields. Collaboration with regional industry and education partners. It will continue to foster relationships with the East Bay Economic Development Alliance, University of California at Berkeley, Laney College (construction & woodworking), and Los Medanos College. Other key relationships are with the Corporation for Manufacturing Excellence, and the Northern California Small Business Development Center through federally funded programs, such as the Advanced Manufacturing Jobs and Innovation Accelerator Challenge.

The WDB will work with these and other key partners on the development of an East Bay workforce intermediary network to effectively link, align, and leverage funding and resources through increasing the training and advising capacity of the Small Business Development Center (SBDC).

## **Infrastructure**

The infrastructure needs of Walnut Creek's overall business community is largely met due to the City's location within the San Francisco Bay Area. The City has one major interstate highways and is served by the Bay Area Rapid Transit (BART) passenger light rail system, which connects City residents and workers to east, central, and west Contra Costa County, in addition to the greater Bay Area.

Reference to the WBD Workplan:

<https://static1.squarespace.com/static/5821053c725e25b3040c9c1f/t/5cad13ab859ab200011543e2/1554846642703/2019.01.30+-+CCEP.pdf>

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Several major plans and projects are planned to take hold during the Consolidated Plan years 2020-2025. The following are major projects planned or in progress:

### **BART Transit Village Project**

- This project includes construction of 596 (596 gross and net new) residential units and would bring about 1,275 new residents to the City. The project also includes 22,000 sf of commercial/retail space, an 851 space parking structure and 15 bay bus terminal center in a transit village setting with public and private amenities. Project construction will occur in 3 phases with Phase 1 for the parking structure and bus terminal center already completed.
- Infrastructure needs created by the project include minor re-alignment of surrounding streets and utilities with a complete construction of onsite utilities.
- The project-specific fiscal impact study conducted in 2008 concluded that the project was fiscally net neutral. The project will be subject to development fees of approximately \$12 million to offset permit review costs and to provide affordable housing, transportation improvements, and public art. Long-term fiscal impacts associated with the development include increased property tax revenues and sales tax revenue. To date, the project paid \$4,078,545 and another estimated \$2,000,000 is forthcoming.
- The project's commercial, flex, and office components would generate approximately 142 jobs by 2025. Construction of the project will generate a substantial amount of short-term jobs; construction could take 5 to 8 years. The long-term employment opportunities are possible in retail, maintenance, management, and other services required to maintain a transit village.

### **North Downtown Specific Plan**

- Adopted on October 15, 2019, the Plan will bring both housing and mixed-use development, presumably resulting in a positive economic impact. There are areas

where there are proposed density and height increases and the opportunity for the creation of new jobs.

- Regarding infrastructure needs excluding streetscape improvement, about \$3.8 million of improvements are necessary under the plan to meet the potential increase demand.

### **West Downtown Specific Plan**

- The adopted Plan will bring both jobs and housing to the area, presumably resulting in a positive economic impact. There are areas where there are proposed density and height increases; however, there is no direct impact to jobs.
- Regarding infrastructure needs, about \$38 million of improvements are necessary under the plan, which do not count operations, maintenance, or replacement reserves.

### **Active Transportation Plan**

- The City adopted a Bicycle Master Plan in 2011 and a Pedestrian Master Plan in 2016; however, since then the transportation space has evolved, such that Cities are now updating these plans as a single comprehensive effort. Staff anticipates following current best practices and plans to update these two documents as a single Plan within the 2020-2025 timeframe.
- The Plan intent is to guide and influence policies, programs, and development standards to make walking, bicycling, and other active modes such as scooters, more safe, comfortable, convenient, and enjoyable. It does this by proposing a system of bikeways and pedestrian facilities that connect neighborhoods to key destinations and centers throughout the city, developing essential support facilities, such as bike parking, suggesting education & enforcement and other programs, and make recommendations for improving safety for walkers, cyclists, and all active users.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Educational attainment in Walnut Creek is notably higher than other areas in the County and state. According to the Census Bureau 2018 ACS 5-Year Estimates, about 65.5 percent of adult residents have a Bachelor's degree or higher as compared to 41.7 percent in the County.

Table 153 Business Activity describes the types of occupations held by Walnut Creek residents. Approximately 81 percent of residents are employed in either managerial/professional occupations (54 percent) or sales and office occupations (27 percent). Relatively higher paying jobs are in both categories, except for certain sales positions, translating into higher incomes for the residents engaged in these activities. The number of residents employed in services increased by 2 percent from 2011 to 2015. In



contrast, there was a 3% decline in the number of residents engaged in the sales and office occupational category.

Overall, about 24.6 percent of residents age 18 and above do not have a college degree. This means that approximately 1/4 of the workforce is without an advanced professional degree, making it more difficult to compete for jobs requiring higher education and technical skills.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The City previously partnered and collaborated with the Small Business Development Centers, particularly the Contra Costa County Workforce Development Board. The Small Business Development Center delivered no-cost group trainings and individualized advising to current and aspiring entrepreneurs. This included all types of self-employment from independent contracting to micro-enterprises and small business operations. These efforts support the Strategic Plan's goal to help lower income residents start and retain their own small business. However, due to staff turnover, the Contra Costa County Workforce Development Board no longer houses the Small Business Development Centers, but could potentially return to CDBG in future years.

The City provides continued funding for the Contra Costa Childcare Council's Road to Success Program, which offers technical assistance, training and general support leading to the State licensing of Walnut Creek family child care providers. The City also continues to support the Contra Costa Small Business Development Center's Small Business Management Assistance program whose goal is to create and retain jobs for low- to moderate-income people through self-employment and micro-enterprise business expansion.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?** No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Not applicable

**Discussion**

Not applicable



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## MA-50 Needs and Market Analysis Discussion

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

CDBG law authorizes an exception for grantees with no or very few areas in which 51 percent of residents are low and moderate income. The City contains very few areas of concentration of low/moderate income resident, for example the Rossmoor community, a senior-only housing area. For the purposes of understanding areas where housing problems are concentrated, the City uses the following definition for an area of concentration as 35.56 percent or more.

There are areas within Walnut Creek that have a significantly higher senior (65+) population than that of the surrounding county (29 percent versus 15 percent). A senior-only housing area, Rossmoor, accounts for 20 percent of the total housing stock in the City where the average age of Rossmoor residents is 77 years old. About 11% of the total population in Walnut Creek live in Rossmoor. The average income for the households in that area is \$59,597 (2017 data adjusted for inflation) – less than 80% of area median income. The lower income senior residents in Rossmoor often have multiple housing issues and needs including high housing cost burden, safety and accessibility repairs, and assistance to remain independent.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The City contains no areas of concentration of ethnic minorities. However, there are some census tracts with a higher concentration of low/moderate income resident (refer to Table 166 Low/Mod Map), like the Rossmoor community, a senior-only housing area. For the purposes of understanding areas where housing problems are concentrated, the City uses the following definition for an area of concentration as 51 percent or more.

### **What are the characteristics of the market in these areas/neighborhoods?**

The Rossmoor community is restricted to seniors 55 and older. Co-ops, condos, single-family homes and congregate living are spread out over 1,800 acres.

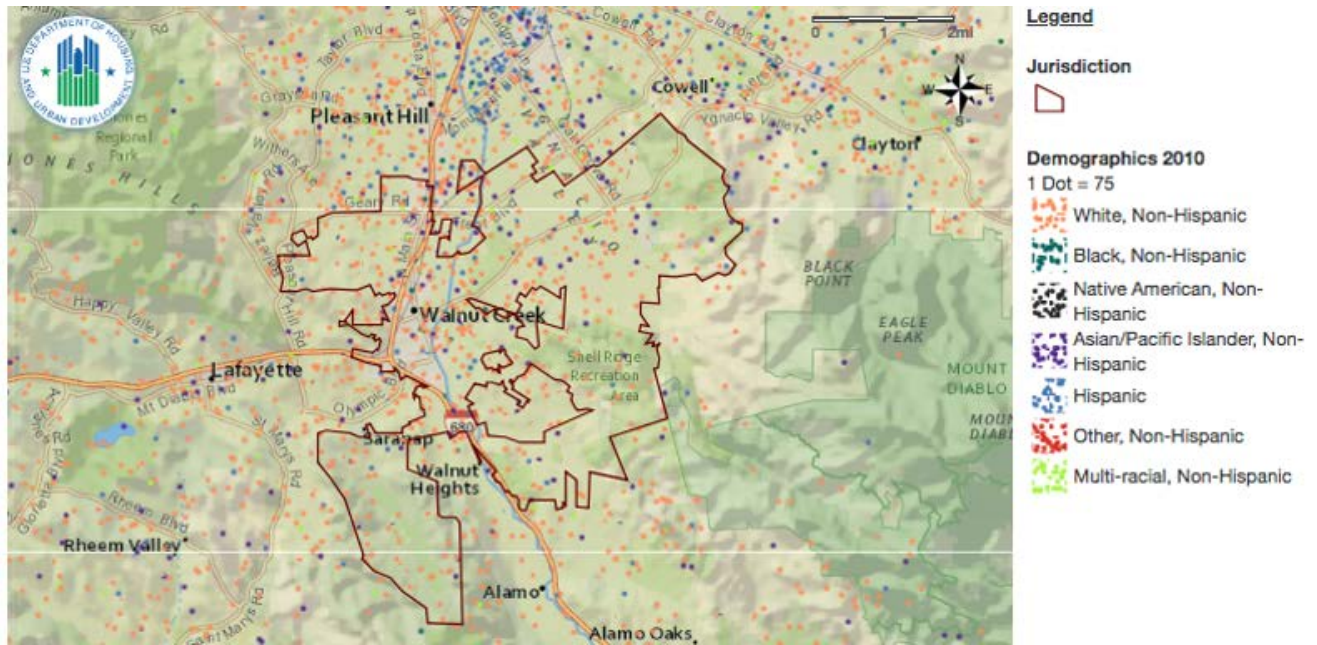
### **Are there any community assets in these areas/neighborhoods?**

The Rossmoor community has amenities and services for the targeted population including a library, bus transportation, counseling services, adult education, and the farmers' market. Community members also frequent the public Senior Center in downtown Walnut Creek.

### **Are there other strategic opportunities in any of these areas?**

Not Applicable

**Figure 3 – Race Distribution, Walnut Creek**



**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to the 2017 ACS 5-year estimates, almost 94% of Walnut Creek households have a computer, and 95% have a broadband internet subscription.

As is illustrated on the accompanying table, the Consortium is well covered by a variety of service providers with varying types of accessibility and speed. Broadband internet availability for the County as a whole at over 95% far exceeds the US average of 79%, and is better than the California average of 94%.

Coverage for the City of Walnut Creek is rated at 99-100%.

Xfinity (Comcast) offers its Internet Essentials program to every unconnected HUD-assisted household and is the primary provider of television and internet throughout the County. All areas have access to the highest speed access to high-speed internet. Xfinity (Comcast) offers this speed service by cable, and AT&T provides it by fiber (with limited coverage) and by DSL.

Satellite services at 25 Mbps are offered by ViaSat and HughesNet, while DSL is provided by Sonic, also at a speed of 25 Mbps.

The need for broadband wiring and connections is viewed to be good for lower income Walnut Creek residents.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The City of Walnut Creek is served by five providers with a wide range of products, speeds and prices, therefore competition is deemed to be adequate

<b>Table 162 – Consortium Broadband Availability, Walnut Creek</b>									
<b>CDBG Jurisdictions</b>	<b>Broadband Internet Availability &gt; 25 Mbps</b>			<b>Internet Provider Types and Coverage %</b>			<b>Internet Speed Availability in Mbps</b>		
	<b>City</b>	<b>CA</b>	<b>USA</b>	<b>Cable</b>	<b>DSL</b>	<b>Fiber</b>	<b>3</b>	<b>10</b>	<b>25</b>
<b>Antioch</b>	97%	94%	79%	97%	94%	3%	100%	100%	97%
<b>Concord</b>	98%	94%	79%	98%	97%	-	100%	100%	98%
<b>Pittsburg</b>	97%	94%	79%	96%	96%	100%	100%	100%	97%
<b>Walnut Creek</b>	99%	94%	79%	100%	99%	-	100%	100%	99%

**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

Contra Costa County and the entitlement jurisdictions of Antioch, Concord, Pittsburg, and Walnut Creek have been assessing hazard risk and the impact of hazards on lower income communities and individuals for many years. The County and partner agencies prepared the Contra Costa County Hazard Mitigation Plan and released the final version in 2018. Volume 1 provides the planning area analysis and elements and Volume 2 provides annexes for each participating agency, including the cities of Walnut Creek, Antioch, and Concord. The City of Pittsburg prepared its own local hazard mitigation plan in 2017.

Walnut Creek is currently preparing a Sustainability Action Plan. This plan will assess the community’s current and forecasted GHG emissions and develop strategies to reduce emissions for all sources, including existing and new housing developments. It will also include efforts to enhance community-wide resilience to climate change-related hazards. This

plan includes a climate vulnerability assessment that will assess the impacts and adaptive capacity of community assets and populations to climate related natural hazards. This assessment will then inform the development of adaptation strategies to help Walnut Creek prepare for, respond to, and recover from natural hazards. Below is a basic assessment of hazard risks facing Contra Costa County and Consortium cities, followed by a general outline of how climate change may alter these hazards and their effects. The Contra Costa Consortium's Consolidated Plan will address current and developing vulnerabilities, and how they will change in the coming years.

By far the greatest natural hazard risk to Walnut Creek is from earthquakes, which are identified as a high risk in all jurisdictions in Contra Costa County. However, recent studies have shown that there is no meaningful and identifiable direct link between climate change and earthquakes (see <https://climate.nasa.gov/news/2926/can-climate-affect-earthquakes-or-are-the-connections-shaky/>).

Severe Weather includes extreme heat events, to which Walnut Creek and other communities in the consortium are prone to, is designated as Medium risk. However, severe weather is more associated with climate change. Severe weather includes:

- Drastic increase in severe heat days, heat waves, and associated health events and energy costs
- Increasingly volatile weather, negatively affecting agricultural yields and recreation/tourism
- Increasingly frequent severe storms, including high winds, hail, and lightning, which can increase risk of flood, landslide, power outages, and disruption of transportation systems

Landslides are designated as high risk and can occur when any slope becomes unstable, causing soil and rocks to slide down the slope. There is potential for landslides to worsen in Walnut Creek and surrounding areas, with wildfires and flooding reducing vegetation and increasing erosion on hillsides within the city, respectively.

Flooding is a medium risk in Walnut Creek and in the other consortium communities, especially along Tice Creek, San Ramon Creek, Walnut Creek, Ygnacio Canal, and Contra Costa Canal. Flooding is projected to increase as winter storms are expected to become more intense with climate change.

Although the Contra Costa County Hazard Mitigation Plan designated wildfire as low risk for Walnut Creek, the city is within the Wildland-Urban Interface. Wildfires can spread between wildland areas and urbanized areas, threatening people and property. Warmer temperatures, an increase in drought conditions, and potentially increasing forestry pests and disease

activities are likely to create more fuel for fires on County and State wildlands. Climate change is also expected to extend the fire season throughout much of the year.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

**Walnut Creek Hazard Risk Ranking**

Based on the Contra Costa County Hazard Mitigation Plan, the hazard risk rankings for Walnut Creek are as follows:

1. Earthquake
2. Landslide
3. Severe weather
4. Flood (including dam failure)
5. Drought
6. Wildfire

Sea level rise or tsunamis won't impact Walnut Creek due to its inland location.

Low income communities face various environmentally and socially driven cumulative impacts on their health. Climate change is projected to exacerbate these public health impacts.

- Many of the County's low income communities in Central and East County live around or Interstate 680, State Route 24, State Route 4, and industrial areas.
- Low income communities have limited access to healthy living conditions inside their homes.
- These communities face negative health impacts from high asthma rates, high rates of cardiovascular disease, and low birth weight as a result of these environmental and social factors.

Severe weather:

- Heat waves and number of excessive heat days are likely to intensify in the coming years.
- Excessive heat can lead to severe health impacts and associated costs. According to the California Department of Public Health, the 2006 summer heat wave in California led to the deaths of over 140 people, many of whom were elderly.
- Because many neighborhoods in Walnut Creek and other consortium communities have high housing burdens, residents are left with few resources to spend on air



conditioning installation or the increased energy bills associated with air conditioning use.

#### Flooding:

- Health impacts related to flooding are associated with releases of hazardous waste and water contamination.
- Flood can spread hazardous material contamination of air, water, and soil to nearby communities.
- Even without the presence of hazardous waste facilities, contaminated water, also known as impaired water, contains toxins that can spread due to flooding.

#### Landslides and wildfires:

- Low-income communities may not have the ability to retrofit their homes to withstand or protect the structures from damage due to landslides or wildfires.
- Persons without access to lifelines, such as those who do not have a car, may be unable to evacuate in the event of a wildfire or landslide warning.
- Low-income individuals may not be able to afford home insurance to cover the lost due to landslides or wildfires.
- Extreme heat and wind events in California are now causing PG&E to shut off power to reduce the likelihood of a sparks from powerlines starting wildfires. This policy has already shown adverse effects on vulnerable populations that rely on electricity.

#### Populations likely to be most affected include:

- Unsheltered homeless persons, who are most at risk in times of severe weather, both drought and flooding, with little to no protections from the elements. Unhoused residents can camp along the waterways, rivers and creeks in the city, which make them particularly susceptible to danger from flooding and contamination.
- Seniors and frail elderly, living on a fixed income, who may have a lesser tolerance to high heat conditions due to medical reasons, adverse reactions to heat due to medications, and less access to air-conditioned spaces to stay cool or ability to pay high electric bills to keep it on if they do have it. Transportation to a cooling center may be more challenging for those who cannot drive.
- Persons with disabilities have similar challenges as seniors and frail elderly.
- Families living in overcrowded conditions also face significant challenges in extreme heat events

**Table 163 – Hazard Risk Ranking, Walnut Creek**

Table 15-11. Hazard Risk Ranking

Rank	Hazard Type	Risk Rating Score (Probability x Impact)	Category
1	Earthquake <sup>b</sup>	48	High
2	Landslide <sup>e</sup>	39	High
3	Severe weather	30	Medium
4	Flood <sup>c</sup>	18	Medium
5	Dam and levee failure <sup>a</sup>	11	Low
6	Drought	9	Low
7	Wildfire <sup>f</sup>	6	Low
8	Sea level rise <sup>d</sup>	0	None
8	Tsunami	0	None

- a. Based on the level of detail conducted in the risk assessment, the risk ranking for this hazard is focused solely on dam failure impacts. See Chapter 6.4 of Volume 1 for combined dam inundation list on which this assessment is based.
- b. Haywired M7.05 event was used to assign probability and impacts
- c. 1-percent annual chance event was used to assign probability and impacts
- d. 2100 upper range estimates and extreme tide are used to assign probability and impacts
- e. Very High and High severity zones were used to assign probability and impacts
- f. There is no mapped risk in the city, but a score was given due to potential smoke impacts on people and the economy

# STRATEGIC PLAN

## SP-05 Overview

### Strategic Plan Overview

Priority needs have been determined as the result of the needs assessment process. Assessment consisted of an analysis of the community setting including housing and population characteristics, consultations, public workshops, and a needs assessment survey. Priority needs have been grouped into four major categories: Housing, Homeless, Non-housing Community Development, and Administration. Housing needs are further divided into affordable housing and special needs housing. Non-housing Community Development is divided into public services, economic development, infrastructure/public facilities. Administration is purely the general administration of the housing and community development programs assisting the City's lowest income residents.

The Consolidated Plan Goals represent high priority needs for the City of Walnut Creek and serve as the basis for the Strategic Actions to meet these needs.

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 164 – Geographic Priority Areas		
1	Area Name:	City Wide
	Area Type:	City Wide
	Other Target Area Description:	The funds are targeted City Wide
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

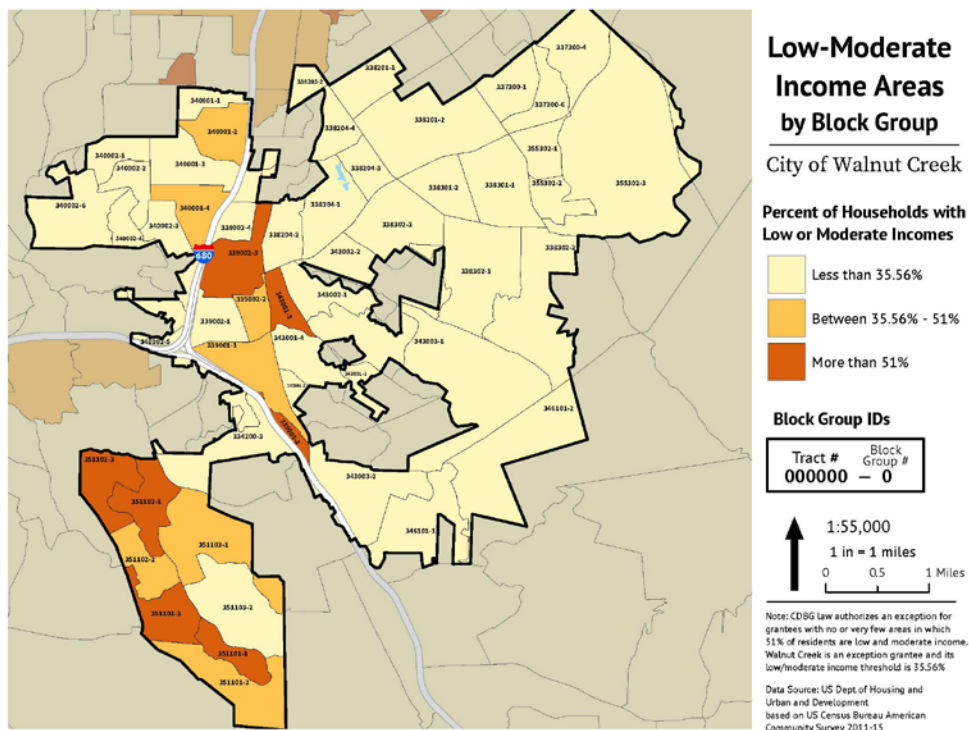
## General Allocation Priorities

### Describe the basis for allocating investments geographically within the state

The City of Walnut Creek will be providing support for services and projects throughout the entire City. However, the City recognizes that there are low/mod neighborhoods greater than 51% within 3390.01, 3390.02, 3430.01, 3511.01, and 3511.02. The census tract 3511.01 and 3511.02 are part of the Rossmoor community, a senior-only community.

The CDBG, CSG, and HSF funds are awarded to projects and programs on a competitive allocation basis. The Contra Costa Consortium operates on a two and three-year funding cycle, and A Notice of Funding Availability (NOFA) is sent to over 600 public agencies, affordable housing developers, community-based organizations and interest groups active in the Consortium area and that serve primarily lower income or special needs persons. Applicants are required to describe the community need(s) met by their activities and to specify their target population(s). Applications are reviewed and projects are funded based on several criteria including the project’s ability to reach and serve its target population. All CDBG, CSG, and HSF funded activities are available and easily accessible to lower income Walnut Creek residents throughout the City. Projects that target their resources to the underserved and high-need areas of the City are prioritized for funding.

Affordable housing projects in the City of Walnut Creek are targeted to areas suitable for multi-family developments and transportation-accessible living.



SP-25 Priority Needs – 91.415, 91.215(a)(2)

Priority Needs

Table 167 – Priority Needs Summary																							
Priority Need Name	Affordable Housing																						
Priority Level	High																						
Population	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Extremely Low</td> <td style="width: 50%;">Persons with HIV/AIDS</td> </tr> <tr> <td>Low</td> <td>Victims of Domestic Violence</td> </tr> <tr> <td>Moderate</td> <td>Unaccompanied Youth</td> </tr> <tr> <td>Large Families</td> <td>Elderly and Frail Elderly</td> </tr> <tr> <td>Families with Children</td> <td>Persons with Mental Disabilities</td> </tr> <tr> <td>Elderly</td> <td>Persons with Physical Disabilities</td> </tr> <tr> <td>Chronic Homelessness</td> <td>Persons with Developmental Disabilities</td> </tr> <tr> <td>Individuals</td> <td>Persons with Alcohol or Other Addictions</td> </tr> <tr> <td>Families with Children</td> <td>Persons with HIV/AIDS and their Families</td> </tr> <tr> <td>Mentally Ill</td> <td>Victims of Domestic Violence</td> </tr> <tr> <td>Chronic Substance Abuse veterans</td> <td>Non-housing Community Development</td> </tr> </table>	Extremely Low	Persons with HIV/AIDS	Low	Victims of Domestic Violence	Moderate	Unaccompanied Youth	Large Families	Elderly and Frail Elderly	Families with Children	Persons with Mental Disabilities	Elderly	Persons with Physical Disabilities	Chronic Homelessness	Persons with Developmental Disabilities	Individuals	Persons with Alcohol or Other Addictions	Families with Children	Persons with HIV/AIDS and their Families	Mentally Ill	Victims of Domestic Violence	Chronic Substance Abuse veterans	Non-housing Community Development
Extremely Low	Persons with HIV/AIDS																						
Low	Victims of Domestic Violence																						
Moderate	Unaccompanied Youth																						
Large Families	Elderly and Frail Elderly																						
Families with Children	Persons with Mental Disabilities																						
Elderly	Persons with Physical Disabilities																						
Chronic Homelessness	Persons with Developmental Disabilities																						
Individuals	Persons with Alcohol or Other Addictions																						
Families with Children	Persons with HIV/AIDS and their Families																						
Mentally Ill	Victims of Domestic Violence																						
Chronic Substance Abuse veterans	Non-housing Community Development																						
Geographic Areas																							
Associated Goals	AH-1: New Construction of Affordable Housing AH-2: Homeownership Opportunities AH-3: Maintain and Preserve Affordable Housing AH-4: New Supportive Housing - Special Needs																						
Description	The Affordable Housing Priority Need addresses the need to preserve existing affordable housing units and the development of new units of affordable housing for low- and moderate- income families and individuals, including "Special Needs" populations in Walnut Creek. This priority is further divided into various objectives to address this priority, which are found in the "Goals" section of the Strategic Plan.																						
Basis for Relative Priority	The City's current State Certified Housing Element provided the needs assessment and background for this priority.																						

1

2	<b>Priority Need Name</b>	<b>Homelessness Prevention</b>	
	Priority Level	<b>High</b>	
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans	Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly and Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas	The funds are targeted City Wide	
	Associated Goals	H-1: Shelter for Homeless Population H-2: Services for Homeless (Non-Shelter Related)	
	Description	The Homelessness Priority is to address the need of expanding and preserving shelter and housing for the homeless or those at imminent risk of becoming homeless, and to expand and preserve services to assist the homeless and those that are at imminent risk of becoming homeless.	
	Basis for Relative Priority		
3	<b>Priority Need Name</b>	<b>Non-Housing Community Development</b>	
	Priority Level	<b>High</b>	
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans	Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly and Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas	The funds are targeted City Wide	
	Associated Goals	CD-1: General Public Services CD-2: Senior Services CD-3: Youth Services CD-4: Non-Homeless Special Needs CD-5: Fair Housing CD-6: Economic Development CD-7: Public Facility, Infrastructure & Access	

	Description	The Non-Housing Priority is to address the need of providing various public services, infrastructure/public facilities, and economic development opportunities to extremely low-, low-, and moderate-income persons, including non-homeless special needs populations of the County.
4	Priority Need Name	Administration
	Priority Level	High
	Population	Other
	Geographic Areas	
	Associated Goals	CD-8: Administration
	Description	General Administration of the Community Development Block Grant (CDBG).
	Basis for Relative Priority	

### Narrative

The Needs Assessment and Market Analysis, in concert with the qualitative data collected through surveys, forums and meetings, highlight Walnut Creek’s clear and detailed need for investment in affordable housing, appropriate assistance for the homeless, new and increased access to services for vulnerable populations, and services for low-income families.

### Priority Needs

The priority needs, objectives and strategies detailed in the Consolidated Plan, and developed through a process of conducting focus group meetings, soliciting public input, researching census data, and reviewing housing and community development analyses include priorities related to affordable housing, including special needs housing and housing for the homeless; and community development needs, including public services, economic development, and infrastructure and public facility improvements. The Priority Needs table summarizes Walnut Creek’s highest priority needs meaning that a jurisdiction anticipates expending some federal funding to address the need within the five-year planning period.

Walnut Creek identified four objectives for meeting priority needs relating to affordable housing programs and projects, two objectives for meeting priority needs related to homelessness, and seen objectives for meeting priority needs relating to non-housing community development activities and projects.



## Introduction

### To Meet Affordable Housing and Community Development Needs

For the Consolidated Plan period (2020-2025), the City anticipates that approximately \$24.1 million will be available for local affordable housing programs, community services, and economic development, including \$1.8 million of federal resources. The City will have an estimated \$16 million in the Local Housing Trust Fund, comprised of housing in lieu fees and commercial linkage fees along with an anticipated matching grant through the State of CA. A total of \$3.3 million in general fund is anticipated to fund program administration and three local grant programs (Community Services Grant, Homeless Services, and School Crisis Counselor grant programs). Additional resources will be available through the Housing Successor Agency, and additional state grants, such as the Permanent Local Housing Allocation.

In 2020-2021, CDBG entitlement allocation is \$342,317. For prior years between 2015 through 2020, the City received between \$248,006 and \$300,264. In general, funds allocations are the following:

- 20% Admin (and an additional 20% of current year's program income)
- 15% Public Services (and an additional 15% of the previous year's program income)
- 65% IPF/Housing/ED

The City supplements the public service portion of the CDBG program with \$100,000 from the General Fund, and an additional \$200,000 for homeless service activities. If additional CDBG funds become available, either through an increase in the entitlement allocation or through program income, those funds will be allocated to the City's affordable housing program and/or public facilities improvements.

## Anticipated Resources

**Table 168 – Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	342,317	0	31,733	374,050	1,429,268	CDBG annual allocation + 15K annual program income
General Fund	public - local	Admin and Planning Housing Public Services	661,400	0	0	661,400	2,645,600	Crisis Counselor Program (\$80,000), Community Services Grant (\$100,000), and Homeless Services Fund (\$200,000-\$220,000), Program Administration/Personnel (\$281,400)
Housing Trust Fund	public - local	Acquisition Housing	11,000,000	0	0	11,000,000	5,000,000	This includes Housing In lieu Fees and Commercial Linkage Fees, as well as an anticipated successful application for the State Local Housing Trust Fund Matching Program. The first year is much higher than the rest of the ConPlan period because it includes current fund balance plus anticipated grant award from the state.
Other	public - state	Acquisition Admin and Planning Housing Public Services	130,000	0	0	130,000	520,000	Through the State SB2 Bond - the Permanent Local Housing Allocation
Other	public - local	Admin and Planning Housing	381,800	0	0	381,800	1,527,200	Housing In Lieu Fees (less than 10% set aside for administration), and FTHB Loan
Other	public - local	Admin and Planning Housing Public Services	100,000	0	0	100,000	400,000	Loan Repayments to the Housing Successor Agency through the First Time Homebuyer Downpayment Assistance Program and Residual Rent Receipts. (\$20,000 for program admin per year)

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Although CDBG regulations do not require matching funding, the City prefers to see federal dollars leveraged with other sources of funds.

For the development of Affordable Housing, the City is usually the first funder, providing acquisition financing for the development of affordable housing. The Cities Acquisition funding is leveraged on an average ratio of 1/4. For every dollar we commit, an additional 4 dollars is leveraged. Leveraged funds include private lending institutions, tax credits, sweat equity, federal HOME and HOPWA funds, as well as other federal programs; and state funds such as the Mental Health Service Act (MHSA) and BEGIN funds. All of the public service and economic development activities funded through the competitive process require additional funding from other sources. Often, CDBG and CSG funds account for only a small percentage of the overall program funding. In the case of the school crisis counselor program, the City requires a minimum of 100% of matching funds from the school districts to fund the program.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

Not Applicable

**Discussion**

If additional or less program income or carry forward funds are received than anticipated any increase or decrease in available funding will be handled in the following ways:

**Additional Program Income or Higher Carry Forward.** \$31,732.87 of carry forward is estimated in FY20-21. If more program income or carry forward is received than expected, staff recommends it be used for the following priorities:

- **Tenant/Landlord Services.** Pay the additional \$6,080 of Tenant/Landlord Services under public services cap rather than admin.
- **Public Services.** Fund Meals on Wheel and CORE Countywide the same amount in FY19-20.
- **Home Rehabilitation Loan and Emergency Grant Program.** Based on spending so far, staff recommends that the Home Rehab Program be allocated \$120,000 for the next fiscal year, with the ability to increase funding up to \$150,000 if the program develops a significant pipeline of projects in FY20-21.
- **Senior Center ADA Work.** Staff proposes flexibility to fund \$15,000 for admin cost in FY20-21 and the remaining amount of \$223,900 in FY21-22.

- **First Time Homebuyer Program.** The program provides the lesser of \$65,000 or 17% for down payment assistance to first time homebuyers at 120% or less of Area Median Income (AMI). CDBG funds can be used for the program if the applicant is at 80% AMI or less. At the time, the program is being underutilized due to the widening affordability gap in ownership housing, but staff would like the option to use up to \$65,000 in CDBG funds if there is an eligible applicant.

Less Program Income or Carry Forward

- Reduce administration funds according to the cap formula
- Any additional decreases in funding would then be taken out of the Home Rehabilitation program

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### SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 169 – Institutional Delivery Structure			
Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Walnut Creek Community Development Department	Government	Ownership Rental	Jurisdiction

### Assess of Strengths and Gaps in the Institutional Delivery System

Walnut Creek's Community Development Department implements its programs, primarily through the Housing division.

Strengths: Interjurisdictional Coordination, Private – nonprofit and government partnerships, interdepartmental coordination

Gaps: Funding and resources

The biggest strength is the collaboration between the nonprofit service community and public agencies. Creating a coordinated information and referral network is essential for effective service delivery. There is also strong inter-jurisdictional coordination between the City, County and other members of the Contra Costa Consortium.

The primary service gap for special needs populations is funding. The nonprofit organizations and affordable housing developers are doing more with less, and the needs are continually

increasing. The high increases in the rental market have put extraordinary pressures on lower income individuals and families, and on those special needs populations that are presumed to be low income, such as the disabled, frail elderly, abused children, etc. Increased cost of living creates pressures and crisis for households whose income is not sufficient to meet their basic needs. Additional funding in all areas is required to sufficiently meet these needs.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Table 170 – Homeless Prevention Services Summary</b>			
<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance		X	
<b>Street Outreach Services</b>			
Law Enforcement		X	
Mobile Clinics			
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training	X	X	
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
<b>Other</b>			
	X		

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City participates in the Contra Costa Interagency Council on Homeless as well as a local Homeless Task force to coordinate efforts to meet the needs of the homeless, particularly the

chronically homeless. As a result, City staff (primarily housing and police staff) are well connected with homeless service providers throughout the County and can coordinate when issues arise, and to address on the ongoing critical needs of the homeless. The local multiservice drop-in center (Trinity Center), located only blocks from downtown and City Hall, provides extensive day time services to the homeless, including meals, showers, mail services, clothing provision, housing and employment counseling and training opportunities. Trinity Center also works closely the homeless outreach teams and neighboring emergency shelters. Trinity Center is actively working the find a location for a temporary (4 months a year) overnight winter shelter. The Walnut Creek faith community is actively involved in the provision of services to the homeless through fundraising, direct donations, and by participating the County's Winter Nights shelter for homeless families.

On June 17, 2019, the police department debuted the Homeless Outreach program as a two officer pilot program and has now made the program permanent. The officers will work closely with the Walnut Creek Homeless Taskforce, the Trinity Center, CORE, and other agencies. Their objectives will be to build relationships with our homeless community, connect homeless persons with services, develop long term solutions to recurring problems, work with residents and businesses to address homeless related issues, lower calls for service, enforce laws with a compassionate but firm approach, prevent illegal alcohol sales and work with other agencies to have a bigger impact within our community.

The City has updated its local zoning ordinance to allow for some zones where homeless shelters are permitted by right, and to allow transitional and supportive housing in the same manner as all other residential development of the same type.

The City's affordable housing projects include the availability of permanent housing affordable to people with extremely low incomes, defined as being at 0-30% of the area median income. Typically people at this income level are those who are living on public benefits, are homeless and have no source of income, or are employed earning only minimum wage.

Because the homeless services countywide are well integrated (including an homeless management database), people and information to move easily between programs, thus maximizing the likelihood of successful outcomes, facilitating people's transition from homeless services to community-based services once housing is regained, and allowing evaluation of outcomes and resource use from a system-wide perspective.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The primary service gap for special needs populations is funding. The nonprofit organizations and affordable housing developers are doing more with less, and the needs are continually

increasing. The high increases in the rental market have put extraordinary pressures on lower income individuals and families, and on those special needs populations that are presumed to be low income, such as the disabled, frail elderly, abused children, etc. Increased cost of living creates pressures and crisis for households whose income is not sufficient to meet their basic needs. Additional funding in all areas is required to sufficiently meet these needs.

The biggest strength is the collaboration between the nonprofit service community and public agencies. Creating a coordinated information and referral network is essential for effective service delivery. There is also strong inter-jurisdictional coordination between the City, County and other members of the Contra Costa Consortium.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

In the Summer of 2019 the County developed a system map with a Technical Assistance provider, which was designed to identify system gaps and strengths and develop strategies and benchmarks for addressing those issues in the institutional structure and service delivery system. The system map was a great success and is now used as a “living” tool by which the community creates an annual priority plan to identify and strategically address priority needs. The system map outlined long-term and short-term goals and strategies, which guide the priority planning process and allow the Council on Homelessness and CCHS’s H3 to make data driven and evidence-based policy, funding, and operational decisions to grow and improve the system.

Additionally, as mentioned above, there is ongoing concern about the long-term capacity of the non-profit community to provide services in Contra Costa County, particularly during severe budgetary times, and their ability to comply with often complex federal regulations and requirements to implement federally funded programs. Factors that contribute include the relatively low pay scale associated with non-profits leading to high staff turnover and a severe lack of resources for ongoing training and professional development. In an effort to address this issue, the County Consortium jurisdictions provide technical assistance to non-profit organizations that receive County CDBG and HOME funds, to build capacity and assist in the development of programs/projects designed to meet the Consortium’s Consolidated Plan goals and objectives.

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## **SP-45 Goals - 91.415, 91.215(a)(4)**

### **Goals Summary Information**



Table 171 – Goals Summary								
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-1: New Construction of Affordable Housing	2020	2025	Affordable Housing	City Wide	Affordable Housing	Housing Trust Fund: \$12,600,000	Rental units constructed: 83 Household Housing Unit
2	AH-2: Homeownership Opportunities	2020	2025	Affordable Housing	City Wide	Affordable Housing	Housing Trust Fund: \$2,000,000 Housing In Lieu Fees: \$900,000	Homeowner Housing Added: 42 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	AH-3: Maintain and Preserve Affordable Housing	2020	2025	Affordable Housing	City Wide	Affordable Housing	CDBG: \$600,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit
4	AH-4: New Supportive Housing - Special Needs	2020	2025	Affordable Housing	City Wide	Affordable Housing	Housing Trust Fund: \$1,400,000	Rental units constructed: 8 Household Housing Unit
5	H-1: Shelter for Homeless Population	2020	2025	Homeless	City Wide	Homelessness Prevention	General Fund: \$550,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
6	H-2: Services for Homeless (Non-Shelter Related)	2020	2025	Homeless	City Wide	Homelessness Prevention	CDBG: \$129,587 General Fund: \$494,985	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	CD-1: General Public Services	2020	2025	Non-Homeless Special Needs	City Wide	Non-Housing Community Development	CDBG: \$80,400 General Fund: \$202,500	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

**Table 171 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	CD-2: Senior Services	2020	2025	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$62,500 General Fund: \$142,500	Public service activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
9	CD-3: Youth Services	2020	2025	Non-Housing Community Development	City Wide	Non-Housing Community Development	General Fund: \$425,000	Public service activities other than Low/Moderate Income Housing Benefit: 3500 Persons Assisted Homelessness Prevention: 50 Persons Assisted
10	CD-4: Non-Homeless Special Needs	2020	2025	Non-Homeless Special Needs	City Wide	Non-Housing Community Development	General Fund: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
11	CD-5: Fair Housing	2020	2025	Non-Homeless Special Needs	City Wide	Non-Housing Community Development	CDBG: \$30,400	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
12	CD-6: Economic Development	2020	2025	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$125,000	Jobs created/retained: 10 Jobs Businesses assisted: 75 Businesses Assisted

**Table 171 – Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	CD-7: Public Facility, Infrastructure & Access	2020	2025	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$421,115	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
14	CD-8: Administration	2020	2025	Administration		Administration	CDBG: \$354,316 General Fund: \$1,407,000 Housing In Lieu Fees: \$1,009,000 Housing Successor Agency Loan Repayments: \$100,000	

## Goal Descriptions

<b>Table 172 – Goal Descriptions</b>		
1	<b>Goal Name</b>	<b>AH-1: New Construction of Affordable Housing</b>
	Description	Expand housing opportunities for extremely low-income, very low- income, low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
2	<b>Goal Name</b>	<b>AH-2: Homeownership Opportunities</b>
	Description	Increase homeownership opportunities for lower-income households.
3	<b>Goal Name</b>	<b>AH-3: Maintain and Preserve Affordable Housing</b>
	Description	Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households.
4	<b>Goal Name</b>	<b>AH-4: New Supportive Housing - Special Needs</b>
	Description	Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, low-income veterans, the homeless, and extremely low-income residents.
5	<b>Goal Name</b>	<b>H-1: Shelter for Homeless Population</b>
	Description	Assist the homeless and those at risk of becoming homeless by providing funding to organizations that provide emergency shelter; and transitional and permanent affordable housing with appropriate supportive services.
6	<b>Goal Name</b>	<b>H-2: Services for Homeless (Non-Shelter Related)</b>
	Description	Reduce the incidence and risk of homelessness and assist in alleviating the needs of the homeless.
7	<b>Goal Name</b>	<b>CD-1: General Public Services</b>
	Description	Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons.
8	<b>Goal Name</b>	<b>CD-2: Senior Services</b>
	Description	Enhance the quality of life of senior citizens and frail elderly, and enable them to maintain independence.
9	<b>Goal Name</b>	<b>CD-3: Youth Services</b>
	Description	Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.
10	<b>Goal Name</b>	<b>CD-4: Non-Homeless Special Needs</b>
	Description	Ensure that opportunities and services are provided to improve the quality of life and independence for person with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, and low-income veterans.
11	<b>Goal Name</b>	<b>CD-5: Fair Housing</b>
	Description	Fair Housing: Promote fair housing activities and affirmatively further fair housing.

12	Goal Name	CD-6: Economic Development
	Description	Reduce the number of persons with incomes below the poverty level, and expand economic opportunities for very low- and low-income residents.
13	Goal Name	CD-7: Public Facility, Infrastructure & Access
	Description	Maintain quality public facilities and adequate infrastructure, and ensure access for lower-income persons and persons with special needs.
14	Goal Name	CD-8: Administration
	Description	Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

See the Consortium HOME estimates, as administrator of Walnut Creek's allocation of HOME funds.

**SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

**Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Walnut Creek developed a Lead Based Paint Implementation Plan (LBP Plan) that describes the actions to be taken, and the responsibility for compliance with lead based paint abatement regulations (24 CFR 35 and Title X of the Housing and Community Development Act of 1992) under each of its existing affordable housing programs. In particular, any homes constructed prior to 1978 that are assisted through the City's Home Owner Rehabilitation Grant Program or the City's New Construction/Substantial Rehabilitation Program must be in compliance with lead-based paint abatement requirements.

**How are the actions listed above integrated into housing policies and procedures?**

In an effort to address LBP hazards and increase access to housing without LBP hazards the City's 2015-2023 Housing Element integrates through Code Enforcement the goal to encourage the rehabilitation of substandard residential properties by homeowners and landlords and improve overall housing quality and conditions in the city including structures with lead-based paint hazards. The City's activities comply with the Compliance

with Lead-Based Paint Procedures part 35, subparts A, B, J, K and R, of title 24 of the Municipal Code.

All applicants for housing rehabilitation loans are informed of the City's LBP Plan during the application stage. The applicant must submit its plan on how it will comply with the requirements. Prior to rehabilitation activities, paint is tested for lead. If lead is found, it must be remediated pursuant to the LBP Plan. Following remediation activities, the unit is tested again to ensure all work was completed.

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## SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The 2013-2017 ACS Data estimates that there are 1,008 persons with a disability living below the poverty line in Walnut Creek. Such households are particularly vulnerable to increasing housing costs and can easily become homeless without the necessary support services in place.

The City, through its various departments, provides services and supports programs that promote personal responsibility, independence and self-sufficiency. The City of Walnut Creek will continue its efforts to reduce the number of families and individuals living in poverty. The City will focus primarily on supporting programs that raise household incomes through economic development activities, job training and job readiness skills, and increased access to employment opportunities for persons living below the poverty line.

Public service activities that help improve household income by alleviating various obligatory expenses include collaborative food distribution, meals on wheels, legal services for the elderly; homeless prevention activities and one-time financial assistance services.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City's poverty anti-poverty goals and policies coordinate with this affordable housing plan through several housing goals. Expanding housing opportunities for extremely-low income households will reduce cost burden and maintenance, which will allow these households to spend additional funds on other necessities such as food, transportation, and medical care.

Funding requirements for tax credit and other State funds encourage urban infill with affordable housing located near jobs and transit. Most affordable housing developers offer on-site services, and access to service providers. Together, these efforts support low income tenants in obtaining job skills. Locations proximate to jobs and transit ease commute burden and cost.

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## SP-80 Monitoring - 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

**Meeting Action Plan and Consolidated Plan Goals:** The City of Walnut Creek conducts quarterly assessments of its progress towards meeting the goals set forth in the One-Year Action Plan and Five-Year Consolidated Plan. Housing Division staff who administer the CDBG program meet weekly and discuss all aspects of CDBG administration including progress towards meeting the goals.

The County and the other entitlement jurisdictions within the County have developed a Performance Outcome Measurement System. Each project will be monitored and evaluated on meeting the performance measurement outcome indicator.

The City monitors projects as follows:

Housing: All applications are reviewed to ensure consistency with federal regulations, the Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, and the Housing Element.

All housing development funds are provided to projects in the form of a loan or grant with regulations, use restrictions, and term incorporated into the legal documents.

During project implementation, project sponsors are required to submit periodic progress reports detailing project progress, significant development problems, project funding and expenditures, outreach to women and minority-owned businesses, Section 3 Plan progress and affirmative marketing activity. Projects are monitored for compliance with federal accounting and procurement standards, labor and construction standards, relocation, affirmative marketing, equal opportunity, fair housing, and other federal requirements.



Projects are also subject to an onsite performance and/or financial audit review on a selective basis.

At project completion, the City submits project completion reports identifying: project accomplishments; population served, data on household characteristics (e.g., size, income, and ethnicity); rent and/or housing affordability; and total sources and uses of funds.

Affordable housing development projects submit annual compliance, including financial, reports throughout the period of required affordability. These reports ensure continued compliance with federal regulations, affordability and use restrictions, and other requirements as specified in project loan documents. CDBG-assisted rental projects will be subject to periodic onsite inspections. Financial reports and tenant rosters are reviewed on an annual basis. Projects that show financial or physical weaknesses are monitored annually until the properties show significant improvement.

Non-Housing Community Development Projects and Programs: Review of applications for consistency with federal regulations and the Consolidated Plan. New Subrecipients attend a mandatory meeting to learn program standards, County requirements, and federal regulations. Subrecipients are required to enter into agreements that specify objectives, scope of work, applicable timelines and performance targets, budget, federal, state and local regulatory requirements, and monitoring and reporting requirements.

Subrecipients are required to submit quarterly progress and reports, with one being a Close-Out report, detailing progress toward objectives, problems and/or resolution to meeting goals, quantitative participation data by ethnicity, income, and household status. Projects are subject to an on-site performance and financial audit review.