

Amended to include additional CDBG funds to programs over the 15% public services cap/addressing COVID-19 to the 2020-2025 Consolidated Plan/2020-2021 Annual Action Plan.

Executive Summary

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

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.

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.

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 and fully occupied by the end of 2019. 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. In March, 2020, shelter-in-place orders were placed in the County due to COVID-19 and increased the need in public services.

Economic Development and Public Facilities

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.

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 were 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 identifying 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

The public comment period for the Consolidated Plan was from March 20, 2020 to May 4, 2020; and the public comment period for the Annual Action Plan was from April 3, 2020 to May 4, 2020. Both of the public comment periods were for at least 30 days.

A draft of the Substantial Consolidated Plan was made available from July 15, 2020, to July 21, 2020, a 5-day minimum public comment period.

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 proposed funding recommendations to bring to Council. On May 5, 2020, the Consolidated Plan and Annual Action Plan were considered and accepted at the City Council public hearing.

Substantial Amendment

On July 21, 2020, the 2020-2025 Consolidated Plan and 2020-2021 Annual Action Plan Substantial Amendment and amended Citizen Participation Plan were considered and accepted at the City Council public hearing.

5. Summary of public comments

The Consortium received over 1,400 Community Surveys with 173 respondents identifying from Walnut Creek.

No public comments were received for the 2020-2025 Consolidated Plan or the Substantial Amendment to the 2020-2025 Consolidated Plan.

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

All comments on the Survey were accepted.

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)

1. 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.

Agency Role	Name	Department/Agency
CDBG Administrator	WALNUT CREEK	Community & Economic Development Department

Table 1– Responsible Agencies

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(I) and 91.315(I)

1. 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.

Public Meetings

Three Consolidated Plan Public Meetings 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 public meetings.. 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 (HIJDWG) and the Homeless Continuum of Care Board (CoCB) merged into one group, now called the Council on Homelessness. The Council on Homelessness provides 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) that is now 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 are 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.

2. 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 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Contra Costa County Department of Conservation & Development
	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	Agency/Group/Organization	RESOURCES FOR COMMUNITY DEVELOPMENT
	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, in Walnut Creek.
3	Agency/Group/Organization	Habitat for Humanity East Bay/ Silicon Valley
	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	Agency/Group/Organization	CONTRA COSTA CHILD CARE COUNCIL - ROAD TO SUCCESS PROGRAM
	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	Agency/Group/Organization	COURT APPOINTED SPECIAL ADVOCATES
	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	Agency/Group/Organization	STAND! For Families Free of Violence
	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	Agency/Group/Organization	LIONS BLIND CENTER OF DIABLO VALLEY
	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

No agencies or groups 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.

The broadband need is largely described in MA-60, and the City did not specifically consult with any broadband internet service providers and/or organizations. Walnut Creek's broadband wiring and connection for households, including low- and moderate-income households and neighborhood, were sufficient.

The City’s current risks and resiliency efforts are largely described in the Local Hazard Mitigation Plan, and additional resiliency efforts will be developed as part of the City’s Sustainability Action Plan. Section 3-4 of the Local Hazard Mitigation Plan describes the planning process for this document, including coordination with other agencies and notifying them of opportunities for input. Section 3-4 provides a full list of agencies. Some agencies relevant to Walnut Creek include: Association of Bay Area Governments, Resilience Program Coordinator; BART, Emergency Manager; California Department of Water Resources, California State National Flood Insurance Program Coordinator; California Office of Emergency Services, Emergency Services Coordinator; Central Contra Costa Sanitary District; Contra Costa Consolidated FIRE District; East Bay Municipal Utility District, Risk Manager; REMA Regional IX, Lead Community Planner; Pacific Gas and Electric (PG&E), US Geological Survey, Science Advisor; and more.

<https://www.contracosta.ca.gov/DocumentCenter/View/48893/Contra-Costa-County-Draft-Local-Hazard-Mitigation-Plan-Volume-1-January-31-2018?bidId=>

In addition, the City is currently developing a Sustainability Action Plan, which will include a focus on adaptation and resilience to climate change. Some of the agencies the City will notify about opportunities to give input on the plan include: local CERT teams, energy utilities PG&E and MCE, local

hospitals, East Bay Municipal Utility District, Contra Costa Water District, Contra Costa Central Sanitary District, Contra Costa Health, Housing, and Homeless Services, East Bay Regional Parks, and more.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Contra Costa County	Homeless 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.
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.

Table 3– Other local / regional / federal planning efforts

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 the Continuum of Care Council on Homelessness; and City staff regularly attend meetings and events.

Narrative

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

1. 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 (ConPlan), 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 ConPlan 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.

Public Hearings

On March 13, 2020, the Housing and Committee Development (HCD) Committee considered applications for the CDBG, Community Services Grant (CSG), and Homeless Services Fund (HSF) for the Annual Action Plan (AAP) under the ConPlan. The public comment period for the funding plan was from March 6, 2020 to March 13, 2020. On May 5, 2020, City Council held a public meeting to consider and accept the ConPlan and AAP. The public comment period for the ConPlan was from March 20, 2020 to May 4, 2020; and the public comment period for the AAP was from April 3, 2020 to May 4, 2020.

Substantial Amendment

On July 21, 2020, the 2020-2025 Consolidated Plan and 2020-2021 Annual Action Plan Substantial Amendment and amended Citizen Participation Plan were considered and accepted at the City Council public hearing.

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	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	A public meeting was held on March 25, 2019, in Pittsburg; March 27, 2019 in Richmond; and March 28, 2019 in Concord.	All input was collected via completed hard copies of the community needs survey.	All comments were accepted.	
2	Newspaper Ad	Non-targeted/broad community	Joint newspaper notice announcing public workshops	Not Applicable	Not Applicable	
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.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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.	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.	All comments were accepted.	
5	Public Hearing	Non-targeted/broad community	The Housing and Community Development(HCD) Committee held a public hearing on March 13, 2020 to consider applications for the CDBG, CSG, and HSF programs. Walnut Creek City Council adopted the 2020/25 Consolidated Plan on May 5, 2020.	No public comments were received.	Not Applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Non-targeted/broad community	Walnut Creek City Council adopted the 2020/25 Consolidated Plan Substantial Amendment and amended Citizen Participation Plan on July 21, 2020.	No public comments were received.	Not Applicable.	
7	Newspaper Ad	Non-targeted/broad community	Public notice posted on July 15, 2020 to solicit feedback for the 2020/25 Consolidated Plan Substantial Amendment and amended Citizen Participation Plan on July 21, 2020. The public comment period was a minimum of 5 days before the City Council public hearing date.	No public comments were received.	Not Applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Internet Outreach	Non-targeted/broad community	The Substantial Amendment to the 2020-2025 Consolidated Plan and amended Citizen Participation Plan were posted on the Housing Division's website 7/15/20 for public review and feedback.	No comments received.	Not Applicable.	

Table 4– Citizen Participation Outreach

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 179). 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 176). 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 177).

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.

Income Distribution Overview	Renter	Owner	Total
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
Total	9,895	19,955	29,850

Table 146: Income Distribution

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 147: Needs in 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 148: Housing Problems

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								

Table 149: Cost Burden Greater Than 30% and 50%

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.

Based on the needs analysis above, describe the State's needs in Colonias

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; 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 179). 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 percent (12,541) of the housing supply and multi-family units make up 63 percent (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 178).

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 percent 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 177). 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).

Walnut Creek, CA

	Base Year: 2014	Most Recent Year: 2017	% Change
Median Home Value	591,700	704,900	19%
Median Contract Rent	1,422	1,731	22%

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

Table 150: Median Home Value

County / City	POPULATION			HOUSING UNITS								Vacancy Rate	Persons per Household
	Total	Household	Group Quarters	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied			
Walnut Creek	70,121	69,119	1,002	33,920	12,541	5,041	4,392	11,946	0	31,424	7.4%	2.20	
County Total	1,155,879	1,145,404	10,475	416,062	277,588	32,009	28,626	70,556	7,283	389,644	6.3%	2.94	

Table 151: State Department of Finance E-5 City/County Population and Housing Estimates, 1/1/19

Walnut Creek, CA

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
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%

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

Table 152: Years Built

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 188). 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

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
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	--	--	--

Table 5 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

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
----------------------------------	------

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
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

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,615	50%
30-59 Minutes	9,235	34%
60 or More Minutes	4,605	17%
Total	27,455	100%

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	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

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,966

Educational Attainment	Median Earnings in the Past 12 Months
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

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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 181 (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 WDBCC 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 WDBCCC 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 WDBCCC 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 WDBCCC 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 WBDCCC

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 s.f. 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

- Adopted on September 4, 2018, the 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 181 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 percent 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 ¼ 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 (WDBCCC). 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 (COCOKids) 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)?

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

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%

Table 160: 2017 Longitudinal Employer-Household Dynamics Census

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 Figure 2WC - Low/Mod Income 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

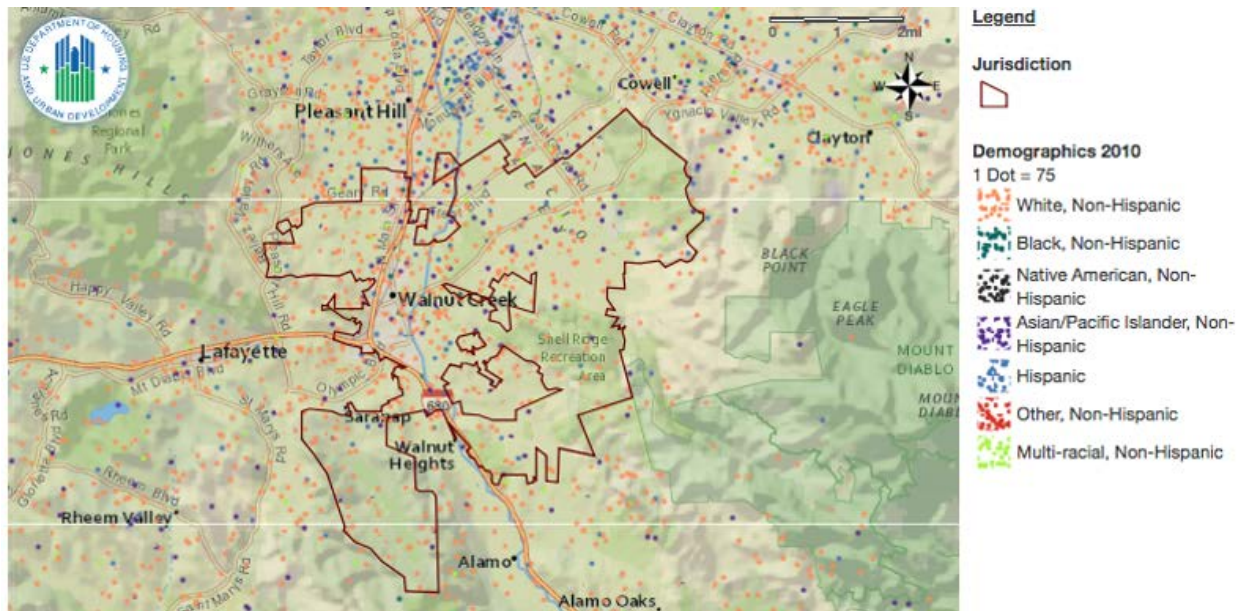


Figure 3: Race Concentration in Walnut Creek

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

CDBG Jurisdictions	Broadband Internet Availability > 25 Mbps			Internet Provider Types and Coverage %			Internet Speed Availability in Mbps			Available Providers, Speed & User Rating (in decending order by Speed)							
	City	CA	USA	Cable	DSL	Fiber	3	10	25	AT&T	Earthlink	Wave Broadband	Xfinity	Viasat	HughesNet	Sonic	Internet Free Planet
										Fiber-1000 Mbps Rating 3.0 / 5	Fiber-1000 Mbps Rating 3.5 / 5	Cable-1000 Mbps Rating 2.5 / 5	Cable-1000 Mbps Rating 2.5 / 5	Satellite-25 Mbps Rating 2.0 / 5	Satellite - 25 Mbps Rating 2.5 / 5	DSL-25 Mbps Rating N/A	Fixed Wireless-10 Mbps Rating N/A
Antioch	97%	94%	79%	97%	94%	3%	100%	100%	97%	Yes	No		Yes	Yes	Yes	Yes	No
Concord	98%	94%	79%	98%	97%	-	100%	100%	98%	Yes	No		Yes	Yes	Yes	Yes	No
Pittsburg	97%	94%	79%	96%	96%	100%	100%	100%	97%	Yes	Yes		Yes	Yes	Yes	No	Yes
Walnut Creek	99%	94%	79%	100%	99%	-	100%	100%	99%	Yes	No		Yes	Yes	Yes	Yes	No
Contra Costa County																	
WEST-Richmond Area	98%	94%	79%	98%	99%	-	100%	100%	98%	Yes	No		Yes	Yes	Yes	Yes	No
CENTRAL-Martinez Area	97%	94%	79%	97%	98%	-	100%	100%	97%	Yes	Yes		Yes	Yes	Yes	Yes	Yes
CENTRAL-LaMorinda Area	99%	94%	79%	90-99%	89-99%	-	100%	100%	99%	Yes	No	No	Yes	Yes	Yes	L&M Yes, O-No	No
FAR EAST-Bethel Island	70%	94%	79%	70%	89%	-	100%	100%	70%	Yes	No	No	Yes	Yes	Yes	No	Yes
FAR EAST-Discovery Bay	95%	94%	79%	95%	92%	8%	100%	100%	95%	Yes	Yes	No	Yes	Yes	Yes	No	Yes
FAR EAST-Brentwood	96%	94%	79%	96%	85%	12%	100%	100%	96%	Yes	Yes	No	Yes	Yes	Yes	No	Yes
FAR EAST-Oakley	99%	94%	79%	99%	87%	11%	100%	100%	99%	Yes	Yes	No	Yes	Yes	Yes	No	Yes
SOUTH-San Ramon	99%	94%	79%	96%	82%	14%	100%	100%	99%	Yes			Yes	Yes	Yes	No	No

Table 162: Consortium Broadband Availability

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 will not 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 loss 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 sparks from power lines 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 15-11. Hazard Risk Ranking

Rank	Hazard Type	Risk Rating Score (Probability x Impact)	Category
1	Earthquake ^b	48	High
2	Landslide ^e	39	High
3	Severe weather	30	Medium
4	Flood ^c	18	Medium
5	Dam and levee failure ^a	11	Low
6	Drought	9	Low
7	Wildfire ^f	6	Low
8	Sea level rise ^d	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

Tale 163: Walnut Creek Hazard Risk Ranking

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 12 - Geographic Priority Areas

1	Area Name:	City Wide
	Area Type:	The funds are targeted 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.

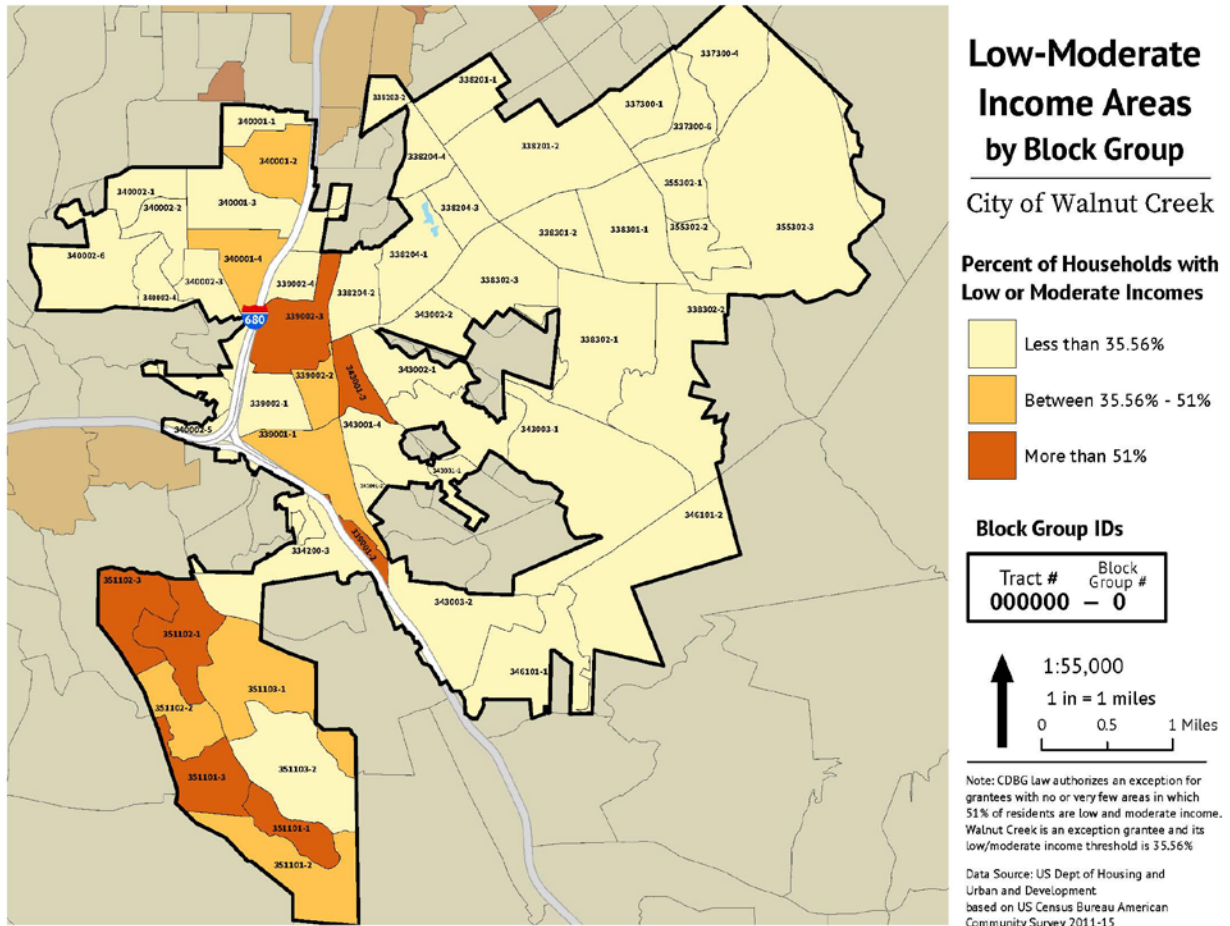


Table 166: Low/Mod Exception Grantee

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

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	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 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	The funds are targeted City Wide
	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.
2	Priority Need Name	Homelessness Prevention
	Priority Level	High
	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 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	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	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 to address homelessness and provide services and housing to the homeless population.
3	Priority Need Name	Non-Housing Community Development
	Priority Level	High
	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 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	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.
	Basis for Relative Priority	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 City. This information is found within the Needs Assessment section of this Consolidated Plan. The 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 City typically have limited access to various public services and economic opportunities. Also, most infrastructure/public facility improvements are generally needed for nonprofits serving lower-income persons. Lastly, the results of the Community Needs survey that was distributed at the public meetings and on the City'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 City is high.
4	Priority Need Name	Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	The funds are targeted City Wide

Associated Goals	CD-8: Administration
Description	General Administration of the Community Development Block Grant (CDBG).
Basis for Relative Priority	General Administration of the Community Development Block Grant (CDBG).

Narrative (Optional)

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.

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

Introduction

To Meet Affordable Housing and Community Development Needs

For the Consolidated Plan period (2020-2025), the City anticipates that approximately \$23.63 million will be available for local affordable housing programs, community services, and economic development, including \$1.85 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 California. A total of \$3.36 million in general and local funds are 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.

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. Generally, funding 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

*In late-May, 2020, the City received an additional \$51,229.23 in program income. Due to COVID-19 and the increased in need for public services, along with the additional program income received in late-May, 2020, a Substantial Amendment to the 2020-2025 Consolidated Plan/2020-2021 Annual Action Plan was submitted to HUD. In 2020, the public services cap was waived for programs addressing COVID-19.

The City supplements the public service portion of the CDBG program with \$86,000 from the General Fund, and an additional \$200,000 for homeless service activities (\$70,000 from General Fund and \$130,000 from the Permanent Local Housing Allocation Program). 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. The exception is made in FY20-21 during the coronavirus pandemics, when additional program income or carryforward funds are allocated to public services programs addressing COVID-19.

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	82,962	425,279	1,429,268	CDBG annual allocation + 15K annual program income
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 - 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

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: \$		
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)
Other	Public - local	Admin and Planning Housing Public Services	644,649	0	0	644,649	2,717,045	Crisis Counselor Program (\$68,800), Community Services Grant (\$86,000), and Homeless Services Fund (\$70,000), Program Administration/Personnel (\$281,400), PLHA (\$830,694 over 5 years)

Table 14 - Anticipated Resources

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 publically 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. \$82,961.87 of carry forward is estimated in FY20-21. If more program income or carry forward is received than expected, the Committee recommends it be used for the following priorities:

- **Tenant/Landlord Services.** Pay \$6,080 of Fair Housing Services under public services cap rather than under admin.
- **Public Services.** Pay for additional public services program addressing COVID-19, such as St. Vincent de Paul up to \$40,000, the Walnut Creek Senior Care Program up to \$15,000, Meals on Wheels up to \$25,000, & etc.
- **Home Rehabilitation Loan and Emergency Grant Program.** The Committee recommends the Home Rehabilitation Program an allocation of \$120,000 for the next fiscal year, with the ability to increase funding up to \$160,000 if the program develops a significant pipeline of projects in FY20-21.

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

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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Walnut Creek Community Development Department	Government	Ownership Rental	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Walnut Creek's Community and Economic 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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance		X	
Street Outreach Services			
Law Enforcement		X	
Mobile Clinics			
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training	X	X	
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			
	X		

Table 16 - Homeless Prevention Services Summary

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 work closely with the Walnut Creek Homeless Taskforce, the Trinity Center, CORE, and other agencies. Their objectives are 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.

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

Goals Summary Information

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 Housing Successor Agency Loan Repayments: \$400,000	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	Local Funds: \$649,152	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	H-2: Services for Homeless (Non-Shelter Related)	2020	2025	Homeless	City Wide	Homelessness Prevention	CDBG: \$129,587 Local Funds: \$469,985	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: \$115,400 Local Funds: \$177,500	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
8	CD-2: Senior Services	2020	2025	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$77,500 Local Funds: \$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	Local Funds: \$369,000	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	Local Funds: \$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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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
13	CD-7: Public Facility, Infrastructure & Access	2020	2025	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$422,344	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
14	CD-8: Administration	2020	2025	Administration	City Wide	Administration	CDBG: \$354,316 Housing In Lieu Fees: \$1,009,000 Housing Successor Agency Loan Repayments: \$100,000 Local Funds: \$1,485,517	Other: 1 Other

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	AH-1: New Construction of Affordable Housing
	Goal 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	Goal Name	AH-2: Homeownership Opportunities
	Goal Description	Increase homeownership opportunities for lower-income households.
3	Goal Name	AH-3: Maintain and Preserve Affordable Housing
	Goal Description	Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households.
4	Goal Name	AH-4: New Supportive Housing - Special Needs
	Goal 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	Goal Name	H-1: Shelter for Homeless Population
	Goal 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	Goal Name	H-2: Services for Homeless (Non-Shelter Related)
	Goal Description	Reduce the incidence and risk of homelessness and assist in alleviating the needs of the homeless.
7	Goal Name	CD-1: General Public Services
	Goal Description	Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons.
8	Goal Name	CD-2: Senior Services
	Goal Description	Enhance the quality of life of senior citizens and frail elderly, and enable them to maintain independence.

9	Goal Name	CD-3: Youth Services
	Goal Description	Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.
10	Goal Name	CD-4: Non-Homeless Special Needs
	Goal 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	Goal Name	CD-5: Fair Housing
	Goal Description	Fair Housing: Promote fair housing activities and affirmatively further fair housing.
12	Goal Name	CD-6: Economic Development
	Goal 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
	Goal 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
	Goal 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.

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 and delivery; 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.

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 onsite performance and financial audit review.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

To Meet Affordable Housing and Community Development Needs

For the Consolidated Plan period (2020-2025), the City anticipates that approximately \$23.63 million will be available for local affordable housing programs, community services, and economic development, including \$1.85 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 California. A total of \$3.36 million in general and local funds are 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.

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. Generally, funding 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

*In late-May, 2020, the City received an additional \$51,229.23 in program income. Due to COVID-19 and the increased in need for public services, along with the additional program income received in late-May, 2020, a Substantial Amendment to the 2020-2025 Consolidated Plan/2020-2021 Annual Action Plan was submitted to HUD. In 2020, the public services cap was waived for programs addressing COVID-19.

The City supplements the public service portion of the CDBG program with \$86,000 from the General Fund, and an additional \$200,000 for homeless service activities (\$70,000 from General Fund and \$130,000 from the Permanent Local Housing Allocation Program). 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. The exception is made in FY20-21 during the coronavirus pandemics, when additional program income or carryforward funds are allocated to public services programs addressing COVID-19.

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	82,961.87	425,278.87	1,429,268	First year: CDBG annual allocation + 83K in prior year resources. Remainder of ConPlan: CDBG annual allocation + 15K annual program income
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.

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: \$		
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 FTTH 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)
Other Local Funds	public - local	Admin and Planning Housing Public Services	644,649	0	0	644,649	2,719,005	Crisis Counselor Program (\$68,800), Community Services Grant (\$86,000), and Homeless Services Fund (\$70,000), Program Administration/Personnel (\$281,400), and SB2 Permanent Local Housing Allocation (\$830,694 over 5 year period)

Table 18 - Expected Resources – Priority Table

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 publically owned land or property located within the jurisdiction 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. \$82,961.87 of carry forward is estimated in FY20-21. If more program income or carry forward is received than expected, the Committee recommends it be used for the following priorities:

- **Tenant/Landlord Services.** Pay \$6,080 of Fair Housing Services under public services cap rather than under admin.
- **Public Services.** Pay for additional public services program addressing COVID-19, such as St. Vincent de Paul up to \$40,000, the Walnut Creek Senior Care Program up to \$15,000, Meals on Wheels up to \$25,000, & etc.
- **Home Rehabilitation Loan and Emergency Grant Program.** The Committee recommends the Home Rehabilitation Program an allocation of \$120,000 for the next fiscal year, with the ability to increase funding up to \$160,000 if the program develops a significant pipeline of projects in FY20-21.

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

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: \$0	Rental units constructed: 11 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: \$180,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	AH-3: Maintain and Preserve Affordable Housing	2020	2025	Affordable Housing	City Wide	Affordable Housing	CDBG: \$120,000	Homeowner Housing Rehabilitated: 4 Household Housing Unit
4	H-1: Shelter for Homeless Population	2020	2025	Homeless	City Wide	Affordable Housing Homelessness Prevention	Local Funds: \$110,000	Homeless Person Overnight Shelter: 88 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	H-2: Services for Homeless (Non-Shelter Related)	2020	2025	Homeless	City Wide	Homelessness Prevention Non-Housing Community Development	CDBG: \$30,917 Local Funds: \$93,997	Public service activities other than Low/Moderate Income Housing Benefit: 460 Persons Assisted
6	CD-1: General Public Services	2020	2025	Non-Homeless Special Needs	City Wide	Non-Housing Community Development	CDBG: \$46,080 Local Funds: \$35,500	Public service activities other than Low/Moderate Income Housing Benefit: 1,240 Persons Assisted Homelessness Prevention: 48 Persons Assisted
7	CD-2: Senior Services	2020	2025	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$34,500 Local Funds: \$28,500	Public service activities other than Low/Moderate Income Housing Benefit: 611 Persons Assisted
8	CD-3: Youth Services	2020	2025	Non-Housing Community Development	City Wide	Non-Housing Community Development	Local Funds: \$73,800	Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
9	CD-4: Non-Homeless Special Needs	2020	2025	Non-Homeless Special Needs	City Wide	Non-Housing Community Development	Local Funds: \$14,000	Public service activities other than Low/Moderate Income Housing Benefit: 108 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	CD-5: Fair Housing	2020	2025	Non-Homeless Special Needs	City Wide	Non-Housing Community Development	CDBG: \$6,080	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
11	CD-6: Economic Development	2020	2025	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$25,000	Jobs created/retained: 2 Jobs Businesses assisted: 15 Businesses Assisted
12	CD-7: Public Facility, Infrastructure & Access	2020	2025	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$95,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 312 Persons Assisted
13	CD-8: Administration	2020	2025	Administration	City Wide	Administration	CDBG: \$62,838	Other: 1 Other

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	AH-1: New Construction of Affordable Housing
	Goal 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 and rental assistance. A total of 11 very-low income units from 1910 NOMA, a market-rate development invoking their density bonus concession/incentives in exchange for the provisions of affordable housing units. No City affordable housing committed.

2	Goal Name	AH-2: Homeownership Opportunities
	Goal Description	The City provides downpayment assistance to low and moderate income households (up to 120% of AMI) through the First Time Homebuyer Assistance program. Household incomes range from 60% of AMI to 120% of AMI. The program provides up to \$65,000 or 17% of the price of the home (whichever is less) towards the downpayment. The loan is a silent second equity share loan that requires owner occupancy for the length of the loan.
3	Goal Name	AH-3: Maintain and Preserve Affordable Housing
	Goal Description	Home Rehabilitation Loans and Emergency Grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% of area median income are eligible for these low interest loans, and emergency grants for home repairs, particularly those related to health, safety, and accessibility.
4	Goal Name	H-1: Shelter for Homeless Population
	Goal Description	Funding for overnight emergency shelters and safe parking for homeless individuals and families.
5	Goal Name	H-2: Services for Homeless (Non-Shelter Related)
	Goal Description	Funding for daytime drop in center, outreach programs and homeless prevention services.
6	Goal Name	CD-1: General Public Services
	Goal Description	Funding for programs providing critical and supportive services to low income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.
7	Goal Name	CD-2: Senior Services
	Goal Description	Funding for organizations that provide critical services to seniors and frail elderly including case management, legal services, and food provision.

8	Goal Name	CD-3: Youth Services
	Goal Description	Fund programs that provide services ensuring the well-being and safety of children and youth.
9	Goal Name	CD-4: Non-Homeless Special Needs
	Goal Description	Funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
10	Goal Name	CD-5: Fair Housing
	Goal Description	Funding for HUD certified fair housing providers.
11	Goal Name	CD-6: Economic Development
	Goal Description	Funding to assist low income individuals and business owners to start a new microenterprise, or expand existing businesses.
12	Goal Name	CD-7: Public Facility, Infrastructure & Access
	Goal Description	Funding to support accessibility upgrades to public facilities.
13	Goal Name	CD-8: Administration
	Goal Description	Funding to support the administration of the CDBG program, including application review, contract administration, preparation of required plans and reports, including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report, monitoring, and NEPA reviews.

AP-35 Projects - 91.420, 91.220(d)

Introduction

In the fall of 2020, the Contra Costa Consortium issued an RFP requesting applications for the 2020-2022 Grant Cycle. Walnut Creek received 27 applications for the CDBG, CSG, and HSF programs and an internal request for program administration funds. On March 13, 2020, the Housing and Community Development Committee (HCD) held a public hearing to consider the applications. Following a minimum of a 30-day public comment period, City Council approved the 2020-2025 Consolidated Plan and 2020-2021 Annual Action Plan on May 5, 2020, pending the General Fund budget approval for CSG and HSF funds.

In late-May of 2020, staff received more FY19-20 CDBG program income of \$51,229.23. The additional CDBG program income will carry into FY202-21. On July 21, 2020, City Council approved the 2020-2021 Annual Action Plan Substantial Amendment to include additional funding recommendations, including public services program over the 15% public services addressing COVID-19.

With a recommended \$86,000 for the CSG program and \$208,449 for the HSF/PLHA program, \$342,317 for the CDBG allocation, \$82,962 estimated in carry forward, there is an estimated \$719,728 in CDBG, CSG, and HSF funds available. This includes allocation of \$197,497 available for public services (CSG and CDBG); \$2 for homeless services (HSF/PLHA); \$75,455 for program administration (CDBG and PLHA); and \$245,318 for Economic Development, Public Facility and Infrastructure, and Housing activities.

Should the City have more or less carry forward or program income than anticipated, the funds will adjust according to the priorities describer earlier in AP-15

#	Project Name
1	Contra Costa Legal Services
2	Senior Outreach Services - Care Management
3	CORE Homeless Outreach
4	Choice in Aging - Adult Day Health Care
5	ECHO Housing - Fair Housing
6	ECHO Housing - Tenant Landlord
7	Monument Crisis Center
8	COCOKids
9	Loaves & Fishes - Culinary Training Program
10	Ygnacio Valley Library - ADA Parking Improvements
11	Home Rehabilitation Loan Program
12	Program Administration
13	Community Violence Solutions
14	Contra Costa Crisis Center - Crisis Line
15	Court Appointed Special Advocates - Serving All Foster Children

#	Project Name
16	STAND! For Families Free of Violence - Crisis Line
17	Senior Outreach Services - Meals on Wheels
18	Ombudsman Services of Contra Costa
19	St. Vincent de Paul - Homeless Prevention Program
20	Trinity Center - General Operating Support
21	Trinity Center - Safe Parking Program
22	Trinity Center - Winter Evening Program
23	Cancer Support Community Walnut Creek
24	Lions Center for the Visually Impaired - Independent Living
25	Loaves & Fishes - Nourishing Lives Dining Room
26	Rainbow Community Center
27	General Fund Public Services and Administration
28	Housing Trust Fund
29	Other Impact Fees
30	Housing/ IPF/ Acquisition

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City prioritized projects and programs that meet the CDBG program primary objective to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities; principally for person of low and moderate incomes. The projects were also weighed against the City's highest priority needs. This year, addressing Tenant/Landlord and Fair Housing services became an increased focus for the City due to the recently passed State legislation AB1482. Additionally, addressing homelessness continues to be a focus for the City. As shown in the above chart, the City is funding a wide array of priority needs including maintaining and preserving affordable housing, services for the homeless, senior services, economic development activities, and fair housing services.

To address the underserved needs, the City contributes \$86,000 in General Funds for the Community Services Grant (CSG) program. The CSG program is specifically designed to augment the public service portion of the CDBG program. Additionally, the City created a Homeless Services Fund to supplement homeless services programs of \$70,000 and \$130,000 in Permanent Local Housing Allocation (PLHA) funds. The local Homeless Task Force has identified a need for a Safe Parking Program for those who are homeless and living in their vehicles, and in FY19-20 the City funded separately on May 21, 2019 \$50,000 of seed money (one time money) from HSF funds to the program. In the FY20-22 funding application round, Trinity Center submitted an application for the Safe Parking Program.

AP-38 Project Summary
Project Summary Information

1	Project Name	Contra Costa Legal Services
	Target Area	City Wide
	Goals Supported	CD-2: Senior Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$7,000
	Description	5A - LMC. Provide free legal counseling, advice, representation and litigation services to low-income seniors in connection with their housing, income maintenance, consumer and individual rights and other elder law issues.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	75 seniors.
	Location Description	
	Planned Activities	Provide on-site food distribution, direct referrals to shelter, referrals and workshops for financial assistance, basic employment workshop, and legal and crisis support services.
2	Project Name	Senior Outreach Services - Care Management
	Target Area	City Wide
	Goals Supported	CD-2: Senior Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$4,000 Local Funds: \$3,000
	Description	05A - LMC. The Care Management Program provides an array of services geared to help older adults and their families meet long-term care needs. Care Managers assist seniors to resolve critical issues affecting their health and wellness while aiming to help them live as independently as possible. Our bilingual care management professionals are trained in gerontology, social work, or counseling, and have decades of experience in the field. One Care Manager is a certified HUD Specialist. Their knowledge and the sensitivity to seniors needs make them uniquely effective advocates for seniors in need.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	100 low-income seniors.
	Location Description	
	Planned Activities	Provide care management services to assist seniors and help them resolve critical issues affecting their health and wellness while aiming to help them maintain their independent living.
3	Project Name	CORE Homeless Outreach
	Target Area	City Wide
	Goals Supported	H-2: Services for Homeless (Non-Shelter Related)
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$25,917 Local Funds: \$83,997
	Description	3T - LMC. CORE teams will serve as an entry point into the coordinated entry system for unsheltered persons and work to identify, engage, stabilize and house chronically homeless individuals and families. CORE teams will conduct homeless outreach, such as street or encampment outreach.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	80 homeless individuals from the County-wide CORE team, with 40 additional homeless individuals served by the second CORE outreach team focusing only on Walnut Creek and Concord, with funding from Concord.
	Location Description	
	Planned Activities	The outreach teams will contact homeless individuals to provide basic needs supplies, counseling, benefits assistance, linkages to healthcare, shelter placement, and referrals and transportation to C.A.R.E. Centers. The County-wide CORE team receives \$9,442 in CDBG and \$12,000 in HSF funds and the Walnut Creek/Concord CORE team receives \$16,475 in CDBG and \$71,997 in General Fund monies from the Homeless Services Fund and Permanent Local Housing Allocation (PLHA) funds.
4	Project Name	Choice in Aging - Adult Day Health Care
	Target Area	City Wide

	Goals Supported	CD-2: Senior Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$8,500
	Description	5A – LMC. Provides day time adult health care services at a skilled nursing level for seniors and the frail elderly.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	31 seniors.
	Location Description	
	Planned Activities	Provide adult day health care services for seniors and frail elders who are severely compromised, dependent on others for daily care, and who have multiple chronic conditions. Essential services are provided by a team of health, psychosocial, and activity coordination professionals that mirrors that of a skilled nursing facility. Program activities are designed to increase socialization, physical and mental engagement, and meet the needs of each individual participant, which includes assistance with medication, feeding, ambulation, and toileting
5	Project Name	ECHO Housing - Fair Housing
	Target Area	City Wide
	Goals Supported	CD-5: Fair Housing
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$6,080
	Description	21D. ECHO Housing is a HUD-approved housing counseling agency, and satisfies HUDs definition of Fair Housing Enforcement Organization and Qualified Fair Housing Enforcement Organization. ECHO affirmatively furthers fair housing by addressing discrimination in Walnut Creek, investigating allegations of discrimination, conducting audits to uncover discrimination, and providing training to housing providers.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	15 low-income persons.
	Location Description	
	Planned Activities	To provide Federal and State Fair Housing Law information, counseling, investigation, mediation and educational training services. This activity will be funded under the admin cap unless more program income is received in FY19-20, then it would be funded out of the public services category.
6	Project Name	ECHO Housing - Tenant Landlord
	Target Area	City Wide
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,580
	Description	5K - LMC. To prevent evictions by educating the public and callers as to their housing rights and responsibilities, to resolve conflicts between residents and their landlords and to help callers get and keep their homes by enabling them to exercise their housing rights.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	90 low-income persons.
	Location Description	
	Planned Activities	ECHO's staff shall provide information and build community awareness with regard to housing rights and responsibilities to both tenants and landlords residing in Walnut Creek. Services shall include telephone counseling regarding housing rights and responsibilities, dispute resolution, development and distribution of flyers and brochures, conducting housing clinics and community presentations.
7	Project Name	Monument Crisis Center
	Target Area	City Wide

	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$19,500 Local Funds: \$9,000
	Description	5- LMC. Additional CDBG fund were provided to address COVID-19/over the 15% public services cap. The Monument Crisis Center offers wrap-around safety net services through on-site food distribution, direct referrals to shelter, referrals and workshops for financial assistance, referrals and access to health care and health care services, basic employment workshops, court mandated community service programs, on site legal and crisis support services. During COVID-19, there has been a 263% increase in food pantry usage from Walnut Creek residents.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	220 low-income persons.
	Location Description	
	Planned Activities	Provide on-site food distribution, direct referrals to shelter, referrals and workshops for financial assistance, basic employment workshop, and legal and crisis support services.
8	Project Name	COCOKids
	Target Area	City Wide
	Goals Supported	CD-6: Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	18C - LMC. The program benefits very low-income, low-income and moderate-income residents through microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family child care providers.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	15 low-income residents starting or maintaining a small business.
	Location Description	
	Planned Activities	Provide microenterprise assistance for those who want to maintain or start stable small businesses licensed home-based family childcare providers. Activities will include outreach, recruiting new and existing childcare providers, assessing training needs, offering technical assistance and support in the application process for licensing, site visits, workshops and classes.
9	Project Name	Loaves & Fishes - Culinary Training Program
	Target Area	City Wide
	Goals Supported	CD-6: Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$10,000
	Description	05H - LMC. A free 12-week introductory culinary program for individuals interested in the culinary industry and experiencing barriers to employments. Upon graduation, there will be opportunities for direct job placement for 2 FTE's.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 full time jobs for low-income persons.
	Location Description	
	Planned Activities	Provide a free 12-week introductory culinary program and assist with at least 2 FTE job placements.
10	Project Name	Ygnacio Valley Library - ADA Parking Improvements
	Target Area	City Wide
	Goals Supported	CD-7: Public Facility, Infrastructure & Access
	Needs Addressed	Non-Housing Community Development

	Funding	CDBG: \$95,000
	Description	03E - LMC. The Ygnacio Valley Library is seeking to bring the parking lot up to ADA compliance in order to be accessible to the elderly and people with disabilities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	312 persons with disability.
	Location Description	
	Planned Activities	Bring the Ygnacio Valley Library parking lot up to ADA compliance in order to be accessible to the elderly and people with disabilities. The ADA work will include two designated ADA compliant parking spots with apron, one that is standard and one that is van accessible. Curb ramps will be replaced and the concrete path that leads to the building entrance will be replaced with an ADA compliant path of travel.
11	Project Name	Home Rehabilitation Loan Program
	Target Area	City Wide
	Goals Supported	AH-3: Maintain and Preserve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$120,000
	Description	14A - LMC. The City of Walnut Creek's Home Rehabilitation Loan and Emergency Grant Program provides low-interest loans and emergency grants to low-income Walnut Creek households in need of home repairs. The program prioritizes health and safety hazards, but also provides loans for energy efficiency upgrades and common repairs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	A maximum of 6 low-income households if only grants are distributed.
	Location Description	

	Planned Activities	Habitat for Humanity will administer the Home Rehabilitation Loan and Emergency Grant program for the City of Walnut Creek. The program gives emergency grants and rehabilitation loans to low-income homeowners for healthy and safety upgrades, energy efficiency, removal of architectural barriers for the disabled, and more.
12	Project Name	Program Administration
	Target Area	City Wide
	Goals Supported	CD-8: Administration
	Needs Addressed	Administration
	Funding	CDBG: \$62,384
	Description	21A. Covers salaries, benefits, training and general administrative costs associated with the management of the CDBG program. Up to 20 percent of the allocation plus 20 percent of current year program income will be used for Program Administration.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Administration benefits all programs.
	Location Description	
	Planned Activities	Due to the recently passed legislation AB1482, staff anticipates an increase in Fair Housing and Tenant/Landlord Services. Staff proposes to fund Fair Housing Services under the admin cap, unless more program income is received in FY19-20 increasing the public services allocation for FY20-21.
13	Project Name	Community Violence Solutions
	Target Area	City Wide
	Goals Supported	CD-1: General Public Services CD-3: Youth Services
	Needs Addressed	Non-Housing Community Development
	Funding	Local Funds: \$5,000

	Description	Not funded through CDBG. The Children's Interview Center program of Community Violence Solutions serves child sexual assault victims aged 2-17 years and their non-offending family members who are involved in criminal and/or child protective services investigations--primarily child sexual abuse, but, increasingly, including physical abuse, domestic violence as well. Services are also provided to developmentally disabled individuals of any age.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 children that are victims of abuse.
	Location Description	
	Planned Activities	Services include forensic interview, advocacy, case management, and mental health services. Participants are referred from all areas and cities of the county and only by law enforcement and social services.
14	Project Name	Contra Costa Crisis Center - Crisis Line
	Target Area	City Wide
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Homelessness Prevention
	Funding	Local Funds: \$9,500
	Description	Not funded through CDBG. Contra Costa Crisis Center's call center is comprised of a 24-hour crisis intervention service and a 211 information and referral service. Both programs utilize a robust social service database of local homeless, health and social services programs. Full-time professional staff and highly trained volunteers provide immediate crisis support service as well as immediate information and referrals 24 hours per day - to emergency shelters, emergency food programs, job training, health care and other services. These programs work on both the mental health as well as the basic needs of people in crisis - to enable those in need to access resources in their community quickly and easily, and allowing residents in need a single point of entry for a variety of resources.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	600 low-income persons.
	Location Description	
	Planned Activities	Provide 24-hour crisis line services through two crisis line programs: Crisis Intervention Service and 211 Information and Referral Service.
15	Project Name	Court Appointed Special Advocates - Serving All Foster Children
	Target Area	City Wide
	Goals Supported	CD-3: Youth Services
	Needs Addressed	Non-Housing Community Development
	Funding	Local Funds: \$5,000
	Description	Not funded through CDBG. CASA secures, trains, and supports court-appointed volunteers to advocate for abused, neglected and abandoned children and youth during their uncertain journey in the foster care system. CASA advocates provide a consistent voice to provide these youth with safe and healthy environments in permanent homes, thereby reducing future homelessness, and increasing health, educational attainment, and long-term success.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 abused children who are wards of the court and foster children.
	Location Description	
	Planned Activities	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.
16	Project Name	STAND! For Families Free of Violence - Crisis Line
	Target Area	City Wide
	Goals Supported	CD-4: Non-Homeless Special Needs
	Needs Addressed	Non-Housing Community Development

	Funding	Local Funds: \$6,500
	Description	Not funded through CDBG. STAND!'s Crisis Line provides 24-hour phone-based response for domestic violence victims, families, and the community. Crisis Line services include immediate crisis response, safety planning and assessment, crisis counseling, screening for the Emergency Shelter, information, and referrals for both in-house and community services, such as counseling, support groups, legal advocacy, and others. The Crisis Line is the primary point of entry for STAND!'s comprehensive services.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	80 low-income persons, such as victims of domestic violence.
	Location Description	
	Planned Activities	Provide 24-hour crisis line services.
17	Project Name	Senior Outreach Services - Meals on Wheels
	Target Area	City Wide
	Goals Supported	CD-2: Senior Services
	Needs Addressed	Non-Housing Community Development
	Funding	Local Funds: \$17,000 CDBG Funds: \$15,000
	Description	05A - LMC. Additional CDBG fund were provided to address COVID-19/over the 15% public services cap. Meals on Wheels delivers nutritious meals to all frail, home bound seniors living in Contra Costa County and to help them to live at home in safety, in comfort, and with dignity for as long as they can. Clients are over 60, home bound, and are unable to shop and/or prepare meals for themselves. Seniors benefit from daily health and wellness checks from volunteer drivers and ongoing client monitoring through in-home visits by outreach workers. During COVID-19, there has been a 17% increase to senior food delivery services.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	230 low-income seniors.
	Location Description	
	Planned Activities	Deliver nutritious meals to home bound seniors.
18	Project Name	Ombudsman Services of Contra Costa
	Target Area	City Wide
	Goals Supported	CD-2: Senior Services
	Needs Addressed	Non-Housing Community Development
	Funding	Local Funds: \$8,500
	Description	Not funded through CDBG. Dependent adults and elderly residing in long-term care facilities will have access to safe and secure environments through the advocacy of trained and certified Ombudsmen who investigate abuse and ensure compliance of facilities with Title 22 California Code of Regulations for the purpose of creating a suitable living environment.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	175 low-income seniors.
	Location Description	
	Planned Activities	Investigate abuse and ensure that long-term care facilities are in compliance with Title 22 California Code of Regulations.
19	Project Name	St. Vincent de Paul - Homeless Prevention Program
	Target Area	City Wide
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Homelessness Prevention
	Funding	CDBG Funds: \$15,000

	Description	05Q - LMC. Additional CDBG fund were provided to address COVID-19/over the 15% public services cap. St. Vincent de Paul provides homeless prevention services to low-income residents of Contra Costa County via the SVdP Family Resource Center. Services include rental assistance, utility assistance, food, medical, employment and transportation support and wrap around services to ensure individuals and families are sheltered.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	48 low-income persons.
	Location Description	
	Planned Activities	Funds will primarily be used for emergency rental/utility assistance to assist low-income families and individuals impacted by COVID-19, e.g. furloughs, reduction in in hours, unemployment & etc.
20	Project Name	Trinity Center - General Operating Support
	Target Area	City Wide
	Goals Supported	H-2: Services for Homeless (Non-Shelter Related)
	Needs Addressed	Non-Housing Community Development
	Funding	Local Funds: \$10,000
	Description	Not funded through CDBG. Trinity Center is a dynamic, non-residential program that serves people who are homeless or at risk of homelessness. Clients receive resource and referral services, two meals a day, use of laundry and showers, distribution of clothing and food, and access to telephone and mail. The Center is an opportunity for community and safe place off the street.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 homeless persons.
	Location Description	

	Planned Activities	Provide onsite services to the homeless at a daytime multiservice center open 5 days a week. Services include case management, resource and referral, employment assistance, laundry and showers, distribution of clothing and food, and access to telephone and mail.
21	Project Name	Trinity Center - Safe Parking Program
	Target Area	City Wide
	Goals Supported	H-2: Services for Homeless (Non-Shelter Related)
	Needs Addressed	Non-Housing Community Development
	Funding	Local Funds: \$10,000
	Description	Not funded through CDBG. Trinity Center will administer the safe parking program as well as provide supportive services for people who are living in their vehicles. A vehicle allows people to access resources, look for employment, perform their job duties, and/or get to and from school. The loss of a vehicle can be one of the final steps to chronic homelessness. The Safe Parking Program prevents the downward spiral of homelessness by bringing stability to individuals who are living in their vehicles.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	50 homeless persons.
	Location Description	
Planned Activities	Register participants in Trinity Center's day time services and have cars properly registered to participate in the safe parking program. There are up to 10 parking spots per night.	
22	Project Name	Trinity Center - Winter Evening Program
	Target Area	City Wide
	Goals Supported	H-1: Shelter for Homeless Population
	Needs Addressed	Non-Housing Community Development
	Funding	Local Funds: \$100,000
	Description	Not funded through CDBG. Trinity Center will administer a temporary evening shelter in the Walnut Creek Armory for a 4-month period during the winter months.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	38 homeless persons.
	Location Description	
	Planned Activities	The shelter will be a service-rich program to provide overnight shelter services to up to 50 homeless persons. The program will work to find transitional or permanent housing and employment for participants
23	Project Name	Cancer Support Community Walnut Creek
	Target Area	City Wide
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	Local Funds: \$5,000
	Description	Not funded through CDBG. Cancer Support Community (CSC) provides comprehensive, evidence-based programs and services to cancer patients and their families and caregivers. They include therapeutic and decisional counseling, exercise, nutrition, and patient education programs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	300 cancer patients.
	Location Description	
	Planned Activities	Provide therapeutic and decisional counseling, exercise, nutrition, and patient education programs.
24	Project Name	Lions Center for the Visually Impaired - Independent Living
	Target Area	City Wide
	Goals Supported	CD-4: Non-Homeless Special Needs
	Needs Addressed	Non-Housing Community Development
	Funding	Local Funds: \$7,500

	Description	Not funded through CDBG. The program provides in-home independent living skills instruction and training to visually impaired adults so they will maintain their independence and avoid institutionalization.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	28 visually impaired persons.
	Location Description	
	Planned Activities	Provide in-home independent living skills instruction and training.
25	Project Name	Loaves & Fishes - Nourishing Lives Dining Room
	Target Area	City Wide
	Goals Supported	H-2: Services for Homeless (Non-Shelter Related)
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG Funds: \$5,000
	Description	05Z - LMC. Loaves and Fishes Nourishing Lives Dining Room hot meal program addresses food insecurity and access to healthy nutritious food among the homelessness and very low to low income persons.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	200 homeless persons.
	Location Description	
	Planned Activities	Provide hot meals and food pantry.
26	Project Name	Rainbow Community Center
	Target Area	City Wide
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	Local Funds: \$7,000

	Description	Not funded through CDBG. The Rainbow Community Center is one of the only agencies in Contra Costa County dedicated to serving the needs of the Lesbian, Gay, Bisexual and Transgender (LGBT) community. The Kind Hearts Program provides congregate meals, food pantry services, wellness calls and home visits to LGBT seniors and persons with HIV/AIDS to promote resilience, reduce isolation and rebuild our community members frayed and broken social networks.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	30 LGBT persons or persons with HIV/AIDS.
	Location Description	
	Planned Activities	The Kind Hearts Program provides congregate meals, food pantry services, wellness calls and home visits to LGBT seniors and persons with HIV/AIDS to promote resilience, reduce isolation and rebuild our community members' frayed and broken social networks.
27	Project Name	General Fund Public Services and Administration
	Target Area	City Wide
	Goals Supported	CD-3: Youth Services
	Needs Addressed	Non-Housing Community Development
	Funding	Housing In Lieu Fees: \$201,800 Housing Successor Agency Loan Repayments: \$20,000 Local Funds: \$350,200
	Description	Not funded through CDBG. General Fund provides Crisis Counselors (\$68,800) and program administration by providing salary and benefits for 1.30 FTE staff.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	600 youth at local schools benefit from the crisis counselors. Administration supports the crisis counselors, CSG, and HSF grant programs, and all of the affordable housing programs.
	Location Description	

	Planned Activities	Administrating grants for public services, including crisis counselors at schools (\$80,000). Administration of all of the affordable housing programs. Administration costs help to support salary and benefits for 1.30 FTE staff positions.
28	Project Name	Housing Trust Fund
	Target Area	City Wide
	Goals Supported	AH-1: New Construction of Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	Housing Trust Fund: \$11,000,000
	Description	Not funded through CDBG. The City's Affordable Housing Program uses Housing Impact Fees and Commercial Linkage Fees to assist in the development of new affordable housing, such as acquisition financing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	This funding will go to construction of a new affordable housing project. No project has been identified yet, but IDIS requires a goal so 1 Rental Unit was entered for AP-15, and nothing was entered as an outcome for AP-20.
	Location Description	
	Planned Activities	The Housing Trust Fund is funded primarily with Housing Impact Fees.
29	Project Name	Other Impact Fees
	Target Area	City Wide
	Goals Supported	AH-2: Homeownership Opportunities
	Needs Addressed	Affordable Housing
	Funding	Housing In Lieu Fees: \$180,000 Housing Successor Agency Loan Repayments: \$80,000
	Description	05R - Housing Impact Fees: Administration and Planning, Housing. Impact fees also fund the City's First Time Homebuyer's Assistance program for down payment assistance.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Down payment assistance for moderate income homebuyers. We anticipate completing 3 loans in the program year.
	Location Description	
	Planned Activities	The majority of the housing impact fees are set aside in a Housing Trust Fund for new construction/acquisition, but a small percentage is set aside to support other affordable housing programs. Currently, those fees are used to support the City's First Time Homebuyer Downpayment Assistance Program, which provides deferred second mortgages to low- and moderate- income homebuyers up to 120% AMI. If there is program income and an eligible buyer at or below 80% AMI, CDBG funds may be used. The City anticipates funding 3-6 loans during the program year.
30	Project Name	Housing/ IPF/ Acquisition
	Target Area	City Wide
	Goals Supported	AH-1: New Construction of Affordable Housing AH-3: Maintain and Preserve Affordable Housing CD-7: Public Facility, Infrastructure & Access
	Needs Addressed	Affordable Housing Non-Housing Community Development
	Funding	CDBG: \$5,318
	Description	Funding will support activities in the Housing category, such as Acquisition, Affordable Rental Housing Rehabilitation, or Home Rehabilitation. Funds may also support activities in the Infrastructure and Public Facilities category.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	These funds are currently unallocated, but IDIS requires a goal and outcome so 1 has been entered next to Other.
	Location Description	
	Planned Activities	These funds are currently unallocated, but there are backup scenarios in SP-35 describing which programs to fund if program income increases.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

There are not geographic areas of entitlement and the CDBG funds will be distributed to low-income residents throughout the City. Many of the senior services will be utilized by residents living in Rossmoor, a senior-only housing area on the southwest side of Walnut Creek. The median age of Rossmoor residents is 77 years old, and the average income is less than 80% of Area Median Income.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

N/A

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Action Plan outlines activities planned to take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The biggest obstacle to meeting the underserved needs are funding. To address this, the City continues to provide \$86,000 in General Funds for the Community Service Grant program (CSG) and \$200,000 in Homeless Services Fund (HSF) (\$70,000 in General Fund and \$138,000 in Permanent Local Housing Allocation Fund). The CSG program is specifically designed to augment the public services portion of the CDBG program and will help to bring critical services to Walnut Creek's lowest income residents; and the HSF program is to supplement homeless service activities.

The City has a certified 2015-2023 Housing Element which describes obstacles to affordable housing development, and actions to address those obstacles. Two primary tools are the City's housing policies, including the Commercial Linkage Fee ordinance and the Inclusionary Housing ordinance, both of which require housing impact fee payments on a square foot basis. The ordinances and fees were recently updated (early 2018) to increase fees and expand the applicability in order to generate more units and/or fees. Effective January 2020, the in-lieu fee increased to \$18.68/ square foot, which is tied to the California Construction Cost Index (CCCI).

Actions planned to foster and maintain affordable housing

The City has a strong commitment to foster and maintain affordable housing. In 2014, the City received State Certification for its 2015-2023 Housing Element, which outlines the City's goals, policies, and programs to meet the housing needs over the next decade. Affordable Housing, Special Needs Housing, Fair Housing, and Housing Preservation are among the 8 Primary Goals in the Housing Element. Activities planned to foster and maintain affordable housing include:

- Completing the density bonus update process.

- Continuing to fund the Home Rehabilitation Loan and Emergency Grant Program.
- Issue an RFP to subsidize a new affordable housing development.
 - Advocate for regional, state, and federal programs that assist in meeting the needs of the lowest income residents and workers.
 - The City will be exploring alternate funding sources for affordable housing, both local and regional.
 - The City is reviewing permit streamlining and prioritization for affordable housing as part of an initiative to improve the City's development services. An expedited permitting process for 100% affordable housing has been developed and is being piloted.

Actions planned to reduce lead-based paint 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.

Actions planned to reduce the number of poverty-level families

In FY20-21, the City of Walnut Creek will continue its efforts to reduce the number of families and individuals living in poverty. The City focuses 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.

To meet this goal, the City used CDBG funds to support a variety of economic development activities. Funded activities include programs to assist low-income individuals in establishing new businesses, and programs designed to teach job skills to under-employed low-income residents.

The City will provide continued funding for the COCOKid's Road to Success Program that offers technical assistance, training and general support

leading to the State licensing of Walnut Creek family child care providers. Loaves and Fishes Culinary Training Program, a new applicant, submitted an application for the 2020-2022 funding cycle. The program's goal is to provide very low-income individuals the opportunity to learn culinary skills to re-enter into the workforce.

Additionally, the City funds a variety of public service activities that help improve household income by alleviating various obligatory expenses. Such activities include collaborative food distribution, meals on wheels, legal services for the elderly; homeless prevention activities and one-time financial assistance services. Additionally, the City uses CSG funds to support services to prevent and alleviate domestic violence, which often renders women and children impoverished or homeless.

Actions planned to develop institutional structure

The Community and Economic Development Department's Housing Division administers federally funded housing and community development activities. The Housing Division has overall responsibility for the development of the City's housing plans and policies and plays a lead role in pursuing resources and strategies to implement housing programs including CDBG and redevelopment programs.

Housing Division staff administers the City's First-Time Homebuyer Assistance Program, the New Construction and Rehabilitation Programs for affordable housing, and implement the Homeowner Rehabilitation Loan and Grant Program. Staff also implements the Inclusionary Housing and Commercial Linkage Fee Ordinances for the development of new workforce housing. The Housing Division staff administers the CDBG, CSG, HSF, and School Crisis Counselor Grant programs.

As part of the same department, the Housing Division staff work closely with the City Planners. Due to the Inclusionary Housing and Linkage Fee Ordinances, collaboration between Housing Programs and City Planning has increased significantly.

Developers and Lenders: Nonprofit developers have received City subsidies to construct new rental housing affordable to very-low-income households. These projects leverage other lending institutions and banks at a ratio of up to 7 dollars for every city dollar. Private for-profit developers provide 10% of new units for either moderate or low-income households.

The City collaborates and trains local lenders to administer the City's First-Time Homebuyer Assistance Program. City staff review and approve buyers who have been pre-approved by the program lenders.

Public Service Providers: The Assistant Housing Planner monitors the progress and performance of CDBG funded programs, and provides technical assistance as needed. In 2013, the City Council (along with other consortium members) implemented an alternating 2-year/3-year funding cycle, streamlining funding recommendations to be consistent with the consolidated plan, with each new plan coinciding with a new funding cycle.

The Contra Costa Consortium is working closely with service providers to encourage and facilitate collaboration and coordination in service delivery, thereby decreasing duplication.

Database: In 2008, the Contra Costa Consortium contracted with City Data Services (www.citydataservices.net) to set up an online data reporting and application process for the consortium's CDBG program. All applications for the following grant cycle were submitted through the database, as well as all corresponding reporting and invoicing. The Consortium works with City Data Services to continually update/improve/and streamline reporting and grant administrative activities.

Responding to the Public: The City collaborates with Eden Council for Hope and Opportunity (ECHO Housing) to respond to tenant concerns throughout the City. City building inspectors and code enforcement officers are available to respond to housing issues that stem from code violations or structural integrity concerns. In 2016, the Housing Division partnered with Language Line, a new language translation service, to provide services by phone for members of the public that have limited English proficiency, written document translation, and has added translated outreach materials to its website. The City has a central housing email to efficiently respond to questions.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Walnut Creek does not have any public housing.

Discussion

N/A

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Annual Action Plan
2020

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Discussion

At least 70% of CDBG funds will be used to benefit persons of low and moderate income in the years 2020-2022 (two-year period). Up to 20% of funds will be used for program administration per the cap formula and the remainder are used to benefit LMI residents of Walnut Creek.