

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This report covers activities conducted during the 2023 program year (FY 23-24) that began July 1, 2023 and ended June 30, 2024. During this period, the City used federal Community Development Block Grant (CDBG) funds, local, and state funds to implement a number of housing and community development programs and projects. Each activity supported one or more of the priorities presented in the Contra Costa Consortium's Five-Year (2020-2025) Consolidated Plan document. The following are key highlights from the program year:

- A total of seven public service programs, one fair housing program, two economic development program, one housing rehabilitation program, and one permanent supportive housing project were funded through CDBG.
- To address the underserved needs, the City allocated \$100,000 from the General Fund for the Community Services Grant (CSG) program. The CSG program is specifically designed to augment the public service portion of the CDBG program.
- The City continued funding the Homeless Services Grant (HSG) of \$70,000 from the General Fund, and received about \$116,737 from the State Permanent Local Housing Allocation (PLHA) to address homelessness.
- The City worked collaboratively with the Trinity Center, a local non-profit, as it implemented an evening Winter Shelter program for the homeless that sheltered 42 clients.
- The City continued implementing the Commercial Linkage Fee, Density Bonus, and Inclusionary Housing Ordinances generating affordable units as well as funds for the affordable housing program.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AH-1: New Construction of Affordable Housing	Affordable Housing	CDBG: \$169000 / Housing Trust Fund: \$	Rental units constructed	Household Housing Unit	83	0	0.00%	108	0	0.00%
AH-1: New Construction of Affordable Housing	Affordable Housing	CDBG: \$169000 / Housing Trust Fund: \$	Housing for Homeless added	Household Housing Unit	0	0		6	0	0.00%
AH-2: Homeownership Opportunities	Affordable Housing	Housing Trust Fund: \$ / Housing In Lieu Fees: \$ / Housing Successor Agency Loan Repayments: \$	Homeowner Housing Added	Household Housing Unit	42	0	0.00%	42	0	0.00%
AH-2: Homeownership Opportunities	Affordable Housing	Housing Trust Fund: \$ / Housing In Lieu Fees: \$ / Housing Successor Agency Loan Repayments: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	2	20.00%	2	0	0.00%

AH-3: Maintain and Preserve Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	7	35.00%	4	3	75.00%
AH-4: New Supportive Housing - Special Needs	Affordable Housing	Housing Trust Fund: \$	Rental units constructed	Household Housing Unit	8	0	0.00%			
CD-1: General Public Services	Non-Homeless Special Needs	CDBG: \$ / Local Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	7492	149.84%	1662	537	32.31%
CD-1: General Public Services	Non-Homeless Special Needs	CDBG: \$ / Local Funds: \$	Other	Other	0	0		1	1	100.00%
CD-2: Senior Services	Non-Housing Community Development	CDBG: \$ / Local Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	2283	91.32%	556	719	129.32%
CD-3: Youth Services	Non-Housing Community Development	Local Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	1634	54.47%	1510	3	0.20%

CD-3: Youth Services	Non-Housing Community Development	Local Funds: \$	Homelessness Prevention	Persons Assisted	50	9	18.00%			
CD-4: Non-Homeless Special Needs	Non-Homeless Special Needs	CDBG: \$5000 / Local Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	624	124.80%	114	220	192.98%
CD-5: Fair Housing	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75	88	117.33%	15	18	120.00%
CD-6: Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	10	6	60.00%	1	5	500.00%
CD-6: Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	75	99	132.00%	15	16	106.67%
CD-7: Public Facility, Infrastructure & Access	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	545	18.17%	6700	0	0.00%

CD-8: Administration	Administration	CDBG: \$ / Housing In Lieu Fees: \$ / Housing Successor Agency Loan Repayments: \$ / Local Funds: \$	Other	Other	1	1	100.00%	1	1	100.00%
H-1: Shelter for Homeless Population	Homeless	Local Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	179	59.67%	42	44	104.76%
H-2: Services for Homeless (Non- Shelter Related)	Homeless	CDBG: \$ / Local Funds: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	4132	206.60%	147	375	255.10%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The table above shows Goals and Outcomes for both the CDBG and locally funded grant programs. The City prioritized projects and programs that met the CDBG program’s primary objective to develop viable urban communities by providing decent housing, a suitable living

environment, and expanding economic opportunities; principally for person of low and moderate incomes. The projects were also weighed against the City's highest priority needs. The City used CDBG grant funding and local funds to ensure funding for homeless services, and Housing Impact Fees to fund affordable housing projects.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,466
Black or African American	325
Asian	249
American Indian or American Native	61
Native Hawaiian or Other Pacific Islander	39
Total	2,140
Hispanic	249
Not Hispanic	1,891

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

In PY2023, CDBG funded activities assisted 3,408 families including: 1,466 White families with 394 identifying as Hispanic; 325 Black families with 10 identifying as Hispanic; 249 Asian families with 4 identifying as Hispanic, 61 American Indian families with 38 identifying as Hispanic; 39 Native Hawaiian/Pacific Islander families with 6 identifying as Hispanic; and 1,268 families identifying as one than one race with 145 also identifying as Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	451,029	183,485
Housing Trust Fund	public - local	2,500,000	
Other	public - local	438,154	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Wide	100	100	The funds are targeted City Wide

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG Resources made available includes the 2023 entitlement allocation (\$357,695) and previous program year entitlements (\$93,334). Amount of CDBG funds expended during program year is \$200,457. Other local and state funding includes Housing Trust Fund (\$2,500,000), loan repayments to the Housing Successor Agency through the First Time Homebuyer Downpayment Assistance Program, and residential rent receipts as well as Housing In-Lieu fees CSG, PLHA, HOME-ARP funds (\$477,192). Some of the revenues through the housing successor agency are made available for affordable housing acquisition and development as well as administrative costs related to monitoring and compliance of the housing successor assets. The expenses of this category included program administration and acquisition/predevelopment funding for affordable housing.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

A combined \$9.5 million of City CDBG, Housing Successor Agency, and City Revolving Bond funds, Impact Fees, and State Grants were expended or committed in 2021-2022 to support affordable housing activities. These funds, along with funding previously allocated to affordable housing projects, leveraged additional funding sources on an average of 1/6. Major sources of funding for these activities include HOME funds, State Tax Credits, Affordable Housing Program (AHP) funds, other CDBG funds, private lender bank loans and owner equity.

The School Crisis Counselor Grants are provided at a 1 for 1 match and therefore leverage a minimum of 100%.

The CDBG and CSG funding that supports public services and economic development is a strong leverage. The funding contribution from the City of Walnut Creek generally makes up less than 10% of the program budget, but even some government funding provides a very strong endorsement as it can be used to leverage other public and private grants and contracts.

Publicly Owned Land or Property Located within the Jurisdiction

In FY17-18, there were two public facilities projects on City-owned property at the Civic Park Community Center, which hosts the Senior Center, and the Center for Community Arts. Both projects increased accessibility for disabled adults, and the facilities continue to be heavily used today.

The Senior Center partners with nonprofit and government agencies to host a variety of events ranging from educational workshops on nutrition, elder abuse, financial abuse, and healthcare/Medicare.

In FY20-21, Walnut Creek awarded funds to the County's public library located in Walnut Creek. The Ygnacio Valley Library project increases the parking lot's accessibility and was completed in February 2022.

Since 2015, the City has partnered with Trinity Center, a nonprofit homeless service provider, to provide a temporary Winter Evening Shelter at the Armory. In order to secure the public facility, the City enters into a license agreement with the State Military Department; and separately, also provides local funding to supplement the program's budget.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	6	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	6	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	6	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	6	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

No progress made during program year.

Discuss how these outcomes will impact future annual action plans.

No impact on future action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

The City will continue to support the preservation of affordable housing by funding needed home repairs for low-income homeowners, providing funds for financial assistance to help prevent homelessness or to quickly rehouse the homeless, and by supporting economic development to promote self-sufficiency. Special needs groups such as elderly/frail elderly, persons with disabilities, persons who suffer from alcohol and other drug addictions, persons who are victims of domestic violence and persons living with HIV/AIDS are at an especially high risk of homelessness. Due to their special needs and/or circumstances, they may have difficulty accessing affordable housing and face obstacles created by lack of income. The City of Walnut Creek will continue to provide CDBG and local funds to programs that improve the quality of life for residents with special needs. Additionally, the City will continue to fund affordable housing projects, ranging from 30% to 120% AMI, through its new construction/acquisition program.

The City maintains an affordable housing list and provides referrals to affordable housing properties, as well as the Housing Authority.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Contra Costa Continuum of Care uses a number of strategies to reach out to unsheltered persons experiencing homelessness and assess their individual needs, including direct outreach and marketing, the use of phone-based services including the 211 line, marketing in other languages (e.g. Spanish), making physical and virtual locations accessible to those with disabilities, and collaborating with local law enforcement.

Contra Costa County conducts point-in-time surveys of families and individuals facing homelessness every year, as required by the U.S. Department of Housing and Urban Development (HUD) in each of its Continuum of Care areas. The latest report concludes that the Contra Costa County homeless population has increased by 25.8% since 2019 (2,295 persons in 2019 to 3,093 persons in 2022). In 2021, HUD pr waived the point-in-time count due to COVID-19 pandemic.

The 2024 PIT Count for Walnut was 64 unsheltered persons, an increase from the 2023 PIT Count of 40. Contra Costa Health conducted the county wide count. County data shows 1,959 individuals were living unsheltered (1,653 in 2023), and 884 were sheltered (719 in 2023) for a total of 2,843 persons experiencing homelessness in the County. 56% were between the ages of 25 and 54, 61% were male, and 39% were White, 33% Black, 15% Hispanic, and 9% were multi-racial. Sleep settings for 2024 PIT Count had 31% in emergency/transitional housing; 39% outdoors/tents; 11% in recreational vehicle; 14% in cars; and 4% in vans.

95% were adult only households; 57% were defined as chronically homeless, 5% were veterans, 15% had been in foster care, and 45% of adults had spent at least one night in jail/prison in the last year. 83% of households reported at least one member with a disabling condition. 75% reported being unsheltered for 10 years or greater; 10% between 5 and 9 years; 11% between 1 and 4 years; and 3% less than one year.

The City's Housing Program staff strives to maintain contact with the County service providers to learn the needs of the homeless and has facilitated meetings between homeless representatives and City management. City staff participate in a local Walnut Creek homeless task force made up of service providers, residents, business owners, and the police department. Additionally, as part of the City Council priorities, the City formed an internal homeless response team made up of different City departments. The team was established in 2021 in order to develop, catalog existing homelessness programs and collaborative partnerships, identify service gaps and recommend service and funding options to the City Council.

Outreach Services: As a part of the Contra Costa Coordinated Entry System, CORE (Coordinated Outreach, Referral and Engagement) Teams serve as an entry point into the homeless system of care, providing both day and evening (CORE Walnut Creek and Countywide) outreach resources and services to encampments and service sites. In FY23-24, the City contracted with CORE for a dedicated full-time

team (40 hours per week) funded with CDBG and other local funds. The outreach teams seek out individuals on the street and in encampments and provide clients with access to food and shelter, and to integrated health, mental health and substance abuse services.

On June 17, 2019, the police department debuted the Homeless Outreach program as a two officer pilot program. The officers work closely with the Walnut Creek Homeless Taskforce, 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

Crisis services, including emergency shelter and transitional housing, are a critical component of the Contra Costa Coordinated Entry System. For individuals and families experiencing a housing crisis that cannot be diverted, CORE Teams and CARE Centers make referrals to over 900 emergency shelter and transitional housing beds throughout Contra Costa County. In keeping with a Housing First approach, the goal of Contra Costa's crisis response system is to provide immediate and easy access to safe and decent shelter beds, when available, to the most vulnerable unsheltered people, including those that are chronically homeless, with the housing-focused goal of re-housing people as quickly as possible. Contra Costa CoC has established system-level performance measures for emergency shelter, including reducing the average length of stay increasing exits to permanent housing and increasing non-returns to homelessness.

Under HUD's 2019 CoC Program NOFA, the County CoC obtained an award of \$16,665,017, the majority of which supports funding for outreach, rental assistance, and housing navigation and placement into permanent and permanent supportive housing for the most vulnerable, including seniors, chronically homeless individuals, and for survivors of domestic violence and their children.

In response to the COVID-19 pandemic, homeless clients transitioned from shelters to private rooms at the Best Western Heritage Inn in Concord. This operation shift was to ensure the safety of all residents and slow the spread of COVID-19. The County Healthy Care for the Homeless reopened the County Shelters, including the recently remodeled Concord Shelter, and assisted in the transition with the closure of Project Room Key (motel vouchers).

The City funded \$100,000 from the Permanent Housing Local Housing (PLHA) funds to support permitting and operation of a temporary evening Winter Shelter program located at the Walnut Creek Armory and administered by Trinity Center, a local non-profit. The Winter Shelter program provided additional beds for a total of 26 individuals over the course of four months. Outcomes of the 2021-2022 program included four participants regaining permanent, independent housing; one gaining stable housing in a sober living environment (SLE); five reconnecting and moving in with family or friends; one transitioning to the County's Concord shelter for a long-term stay; and five returning to their vehicles. The number of clients served, average nightly attendance, and program outcomes were lower than previous years due to the COVID-19 Pandemic and its impact on both shelter capacity and retention. With COVID-19 related restrictions lifting alongside broad access to vaccines, the number of clients

served and corresponding outcomes will likely increase.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

CDBG and CSG funded agencies assisted marginally housed persons to retain their homes through crisis counseling, food provision, direct services, conflict resolution, tenant/landlord counseling and referral services. Crisis counselors at Walnut Creek schools provided counseling to 936 participants, of which 727 were students, 181 were from single-parent households, 119 were Special Education students, and 102 were English language learners. Counselors also worked with 120 parents and 89 teaching assistants. The Crisis Center/211, supported through local funding, is a 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 serve both the mental health needs as well as the basic health and social service needs of people in crisis. The program enables those in need to access resources in their community quickly and easily, allowing residents in need a single point of entry for a variety of resources. The program served a total of 1,208 residents with 145 calls specifically related to homelessness.

The Coordinated Outreach Referral and Engagement (CORE) Outreach Program is funded through a combination of CDBG and local funds to benefit chronically homeless individuals, transitional age youth (ages 18-24 years old), and families living on the streets of established service areas. When participants are referred through the probation department, CORE connects them to contracted programs including Rapid Resolution Services and Housing Navigation. Both programs assist in first and last month rent and/or deposit if the individual is able to get into a rental unit. The funding source for the rental assistance is called the "Housing Security Fund," which uses local City funds.

ECHO Housing is a HUD-approved housing counseling agency providing information on housing rights and responsibilities to both tenants and landlords. The organization provided information, referrals, and counseling to 62 households, and most notably for notice of termination (1), unlawful detainer (1), repairs (1), and impacts by COVID-19 (1).

ECHO Housing is also a HUD-approved Fair Housing Enforcement Organization and Qualified Fair Housing Enforcement Organization. ECHO affirmatively furthers fair housing by addressing discrimination in Contra Costa County; investigates allegations of discrimination; conducts audits to uncover discrimination, provides training to housing providers. The subrecipient provided counseling and information to 27 households, most notably for disability (13), familial status (1), and race (6). St. Vincent de Paul served low-income families and individuals impacted by the COVID pandemic and in need of rental assistance. The program provided \$5,000 in rental assistance to 1 household or 6 persons.

Helping homeless persons (especially chronically homeless individuals and families, families

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

The City of Walnut Creek supports a wide array of programs that provide services addressing the multitude of issues faced by individuals and families who are homeless and/or marginally housed. Such programs include: a homeless and crisis hotline operated by the Contra Costa Crisis Center, providing crisis intervention, resource and referral services to callers in crisis; a continuum of services for survivors of domestic violence operated by STAND! Against Family Violence, including crisis intervention, safe shelter, legal advocacy, and safety planning; and food provisions services through the Monument Crisis Center, providing access to nutritional food for very low-income and homeless persons and critical services to persons struggling with major life altering issues in addition to homelessness. The Trinity Center offers a safety net for the local homeless population by providing hot meals, clothing, phone and mail access, laundry and shower facilities, and case management services.

The Contra Costa CoC uses the VI-SPDAT (which includes length of homelessness as measure of vulnerability) to help prioritize the most vulnerable people for available Permanent Supportive Housing. This process is used to prioritize individuals and families for Rapid Rehousing and permanent housing options, including Permanent Supportive Housing for individuals and families with high needs. Available housing is also prioritized for persons who have been homeless the longest. The CoC and homeless service providers are committed to reducing the length of time persons are homeless by reducing barriers to housing and services using a Housing First approach.

In addition to its intensive case management services, the County now has a case manager at both Concord and Brookside homeless shelters dedicated to supporting the older adult population; an alcohol and other drugs counselor providing early engagement groups at the shelters; a Public health psychiatrist working out of the shelters providing medication to clients unwilling to engage with county mental health; and the Coordinated Outreach, Referral and Engagement (CORE) program to provide much needed outreach and services to individuals living outside in encampments and other places not meant for human habitation.

The City assists in the development of affordable housing projects by working closely with non-profit housing developers to identify suitable sites, and by providing acquisition, development, and predevelopment funding to low-income housing projects. In FY16-17, the City provided \$800,000 in funding for St. Paul's Commons, a 45 unit affordable housing development project developed on site at St. Paul's Episcopal Church, where the Trinity Center is located. The funds came from impact fees and the Housing Division's Administrative Reserve fund. The City's Density Bonus Ordinance allowed 14 additional units to be built at the site. In total, the City provided \$5.77 million in committed funds towards St. Paul's Commons. On June 3, 2020, St. Paul's Commons was fully leased up. 23 out of 44 units at St. Paul's Commons were reserved for homeless persons. Trinity Center assisted their members through the leasing process, and were able to help 13 of their members gain permanent housing.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There are no public housing units in the City of Walnut Creek. The Housing Authority of Contra Costa County (HACCC) assists Walnut Creek residents through the Section 8 Housing Program. Section 8 Vouchers/Project Based Vouches allow very low-income (below 50% of area median income) families to pay no more than 30% of their income on housing. The HACCC contracts with rental housing property owners to pay the difference between what tenants can afford and fair market rents.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City of Walnut Creek provides funds for the Below Market Rate and First Time Homebuyer programs, which specifically target low-income residents, including those who are exiting public housing assistance programs. These programs are widely marketed through various support services and programs throughout the City.

Actions taken to provide assistance to troubled PHAs

Walnut Creek residents are assisted through the Housing Authority of Contra Costa County (HACCC) with Section 8 vouchers. The City refers cases to the HACCC.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In 2015, the City Council established a Work Program Priority to examine Development Services practices and implement improvements. By identifying ways to improve the customer experience and streamline development review, both market rate and affordable housing will benefit from reduced barriers. A Development Services Action Plan was developed, and the “Blueprint for Success” implementation plan was created to identify specific activities and initiatives.

As part of the Blueprint for Success, the City implemented strategies to streamline affordable housing developments which ensures that those projects move forward in a timely and efficient manner. Streamlining included continuous project management and communication amongst all of the divisions involved in entitlement and permitting, and shortened timeframes for review and permitting. The City is in the process of developing a formal policy to expedite affordable housing and expects for it to be completed by late 2023.

In an effort to address California’s housing crisis, Governor Newsom signed more than 20 bills into law during the 2019 and 2021 legislative session, including SB330 (Housing Crisis Act of 2019), AB1482 (Tenant Protection Act of 2019), SB8 (Extending the Housing Crisis Act of 2021), SB9 (HOME Act of 2021), SB10 (Residential Upzoning of 2021), and multiple ADU bills. The City adopted an updated Accessory Dwelling Unit (ADU) Ordinance in September 2021 to comply with state law and an emergency ADU updated to comply with SB9. The emergency ADU ordinance will go back to the City Council by December 2022. In 2020, additional applications including SB330 Application and Demolition Replacement Requirement were created in response to these bills. The SB330 application was created with the intention to streamline housing development and allow for vesting rights.

Additionally, the City continued its effort towards a comprehensive update of the Density Bonus Ordinance, which will further incentivize both affordable and higher density housing, as well as provide concessions, incentives, and waivers to remove barriers to the development of affordable and higher density housing. Housing staff created and updated a Density Bonus application to streamline the process.

The City developed two specific plans: the West Downtown Specific Plan and the North Downtown Specific Plan. The West Downtown Specific Plan and North Downtown Specific Plan have been adopted. Both plans will help remove barriers to housing development by increasing development potential in the specific plan areas, and by increasing the areas where housing is allowed by right.

With the COVID-19 pandemic, cities had to quickly adjust to working remotely, including handling permit applications online. The City is currently accepting permit applications digitally via email, in-person, and portal depending on the type of permit. Eventually, the City will transition to a full digital system for permit intake to further streamline development applications. The City also implemented a Qless system at the Permit Counter in July, 2019. The digital kiosk allows customers and citizens to make permit

counter appoints remotely with cell phones and the internet.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

On August 1, 2017 City Council approved an increase to the Housing Impact Fee. Housing Division staff organized community education and outreach campaign on housing affordability and availability. Staff conducted outreach at local events, such as the farmers' market, to educate citizens about different housing resources, including programs offered at the City.

As in most cities, the most significant obstacle to addressing the under-served needs during this program year has been the lack of sufficient funds to carry out necessary activities. The City increased the amount of funds available through CSG to be \$100,000 in FY14-15, up from a funding level of \$70,000 during the recession years. In FY17-18, the City added \$200,000 in HSG funds to address homelessness. In FY20-21, the City received State Permanent Local Housing Allocation funds to address the housing stock in California, as well as address homelessness. A portion of HSG funds were then replaced with PLHA funds.

The City used the COVID-19 waiver to provide additional or new CDBG 2020 funds to activities addressing the impacts of COVID. Funds went toward public service programs, primarily for rental and mortgage assistance and food provisions for Walnut Creek residents.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City has developed a Lead Based Paint Implementation Plan (LBP Plan) that describes actions to be taken, and the responsibility for compliance with the 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 addition, the City will continue to provide information about the dangers of lead-based paint, the requirements for lead abatement and about the certification that must be signed by the Borrower acknowledging receipt of this information for all participants in the City's homeowner and rental rehabilitation programs and First-Time Homebuyer Assistance (FTHBA) Program. Habitat for Humanity East Bay/Silicon Valley administers the City's Home Rehabilitation Program and complies with the federal Lead Based Paint Program regulations.

As a Consortium member, the City will participate in any joint efforts to address the new federal lead-based paint regulations throughout the County.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

To reduce the number of poverty-level families, the City focused 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. CDBG funds supported a variety of economic development activities. Funded activities include the Contra Costa Childcare Center's Road to Success program helping small childcare providers maintain or expand their businesses. The City also funded Loaves & Fishes Culinary Training program assisting individuals interested in the culinary industry and experiencing barriers to employment. The program provides a

free 12-week introductory culinary program and assist students obtain jobs that will support financial independence. In FY21-22, Loaves & Fishes was able to obtain a Memorandum of Understanding (MOU) for one full time equivalent job placements for one person. The program was not able to identify a qualified participant from the City of Walnut Creek.

Additionally, the City funds a variety of public service activities that help improve household incomes 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. Contra Costa Crisis Center assists persons and families at risk of becoming homeless through counseling, hotel vouchers, and rent assistance.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City continues to offer an expedited review process, when needed, for affordable housing projects. Affordable housing also receives a waiver for traffic mitigation fees and parkland dedication fees. The City of Walnut Creek is committed to working cooperatively with the County and other entitlement communities within the county to implement the goals and policies of the countywide Consolidated Plan. The Consortium worked together collaboratively to conduct a new Analysis of Impediments to Fair Housing study. Consortium members continue to use standardized application forms and quarterly report forms and to share monitoring reports on those subrecipients that are funded by at least two of the jurisdictions. All of the jurisdictions have synchronized the funding cycles to streamline and coordinate as much as possible. The Consortium conducts a 2 and 3 year funding cycle during the consolidated planning period.

The City's Housing Program Manager, Administrative Analyst, and Housing Assistant Planner serve as the City's representatives on numerous administrative committees and ad-hoc groups, such as the Contra Costa Interagency Council on Homelessness (CCICH) addressing the housing needs of the greater County and region. Committee members continued to work cooperatively this year on HOME and HOPWA projects and to implement a countywide AIDS housing strategy and a countywide homeless strategy.

The City of Orinda contracted with Housing Staff to administer their below market rate homeownership program. City staff also administer the City's First-Time Homebuyer Assistance Program, CDBG, CSG, HSG, and School Crisis Counselor grant program.

City staff continue to attend HUD and CDBG trainings to stay current on best practices and requirements.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Walnut Creek does not have any public housing. The Contra Costa Consortium is working closely with service providers to encourage and facilitate collaboration and coordination in service delivery, thereby increasing efficiency and decreasing duplication in services. The Contra Costa Public

Housing Authorities partnered with the consortium members to jointly create the new Analysis of Impediments.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

City Council accepted the 2020-2025 Analysis of Impediments to Fair Housing on June 4, 2019. In 2020, the Consortium created a 2020-2025 Contra Costa County Analysis of Impediments Goals and Actions document, and will refer to it implement and reach our AI goals. The 2020-2025 Analysis of Impediments contains actions and strategies for the City and Consortium to address impediments and barriers to fair housing. Contra Costa Consortium and Contra Costa Public Housing Agencies work together collaboratively to implement the Analysis of Impediments. Some strategies include interactive maps of affordable rental units, and collection and monitoring of data on tenant rent increases. The City of Walnut Creek maintains an interactive map tour of the affordable rental units in the city, and requires Condo Conversation and Below Market Rate projects to receive City approval for rent increases. The City continued funding ECHO Housing, a HUD approved housing counseling agency, which opened 27 cases this year. They conducted fair housing trainings and outreach for several organizations and property management groups. ECHO also receives funding for its Tenant/Landlord program to help mediate disputes and provide education, which may help reduce evictions and unreasonable rent increases.

The City continues to implement its Reasonable Accommodation Ordinance and created a Reasonable Accommodation Application. It also updated and adopted a zoning ordinance for Accessory Dwelling Units in September 2021 that includes state requirements, and in 2022, adopted an emergency ADU ordinance in compliance with SB9. The City has a consultant working on updating its Density Bonus ordinance, and held two stakeholder outreach meetings in summer/fall 2018. In the summer of 2019, the City held a City Council Study Session and was anticipating a Joint Study Session with City Council and Planning Commission in Spring 2020, until shelter-in-place orders were enforced. The City will continue its effort to update the Density Bonus ordinance in the near future.

CR-40 - Monitoring 91.220 and 91.230

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

The City continues its monitoring of subrecipients and projects to ensure compliance with program and comprehensive planning requirements. The City conducts desk reviews of quarterly performance and financial reports to assess performance and ability to meet goals. The City performs on-site monitoring of CDBG grantees, in cooperation with other Consortium members, on jointly funded projects. The City uses an Excel-based risk assessment tool that weighs different factors to prioritize which subrecipients should be monitored on-site each year. If there is a lack of performance or the subrecipient does not meet goals, the City will continue site visits and investigate further until a resolution is reached. In person monitoring resumed in 22-23.

The City ensures that the limited clientele national objective requirement is met for those activities that are not targeted to one of the presumed benefit populations. Public service agencies whose clientele is not of a presumed benefit population must request some form of written income verification and certification from its clients to determine their eligibility. The agencies are required to keep these records for a period of 5 years as required by the CDBG program regulations. Infrastructure and public facilities projects are also required to demonstrate that they serve either presumed benefit populations or limited clientele.

For all of the City's home loan and grant programs, each borrower is required to provide information in their application regarding their income. The administering agencies of the programs require third party verifications of this information. For rental housing programs, the property manager/owner is required to annually re-certify each tenant in an affordable unit. When the City funds a new project, grantees and recipients are encouraged to do outreach to minority and women owned businesses.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City follows its Citizen Participation Plan to ensure citizens have reasonable notice and an opportunity to comment on performance reports. The CAPER was legally noticed at least 15 days in advance of the September 17th City Council meeting in the East Bay Times/Contra Costa Times, a newspaper of general circulation, advertising the availability and viewing location of the draft CAPER to

the general public. Copies of the draft CAPER were available online on the Housing Division's homepage for comment. The CAPER was approved by City Council during the public meeting on [September 17, 2024] where members of the public had the opportunity to comment.

No public comments were received during the public comment period and no public comments were received at the September 17, 2024 City Council meeting.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

In 2020, the City was awarded \$640,393 in CDBG Coronavirus (CDBG-CV) funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). A total of six public services program, including rent and mortgage assistance, legal assistance, homeless services, and senior programming, were funded through CDBG-CV. Currently, the City has expended 40% of the CDBG-CV allocation.

More than 50% of the CDBG-CV funds are tied to the City's emergency rent assistance program (ERAP), and the program was on hold until April 2022 to avoid duplication of benefits with the State's program. The City is currently working with SHELTER, Inc., the program administrator for the City's ERAP, to expend funds by December 2022 to meet HUD's expenditure deadline. It has become increasingly more difficult to allocate these funds, as many potential applicants have started to return to work and have received support from the State's ERAP program. However, the City intends to provide more outreach for this program, including mailing over 4,000 postcards to specific census tracts with a low-income population. Of the \$342,465 in CDBG-CV funds allocated, 15% of it was expended.

ECHO Housing and Centro Legal provides legal assistance and counseling to low-income residents in Walnut Creek. CDBG-CV funds are used for legal representation and to host online workshops with free legal consultation. A State eviction moratorium was in place until June 30, 2022, so the program did not see many activity until towards the end of the program year. However, housing advocates, counselors, etc. are expecting to see an influx in tenant and landlord cases, including eviction cases, following the end of the moratorium. So far, the program has served 62 persons, most notably 4 unduplicated cases with impacts by COVID-19 (1), notice of termination (1), unlawful detainer (1), and repairs necessary for health or safety (1). \$78,926 in CDBG-CV funds were allocated towards this program, and this program is 63% complete.

The City partners with Trinity Center, a homeless service provider, annually for the Winter Evening Shelter at the Armory. To prevent the spread of COVID-19, protocols were in place to limit the capacity, increase sanitation requirement, and purchase new equipment like tents, for congregate sheltering. CDBG-CV funds were used to cover COVID-19 related personnel and non-personnel costs. Of the \$42,540 in CDBG-CV funds, 26% of the funds were expended. Additionally, the City funded Trinity's Day Services Program that saw an increase in its operating budget to help prevent the spread of COVID-19. Funds went towards personal protective equipment (PPE), cleaning supplies/costs, and professional launder for staff. Of the \$17,285 CDBG-CV funds allocated, 87% of the funds were expended. Funds have not been fully spent yet for both programs because Trinity Center received large donation in COVID-19

supplies.

In FY21-22, Walnut Creek went from a part-time to full-time CORE team due to an increase in demand for homeless services during the pandemic. \$29,779 in CDBG-CV funds were allocated towards this program, and the program is 100% complete.

Seniors were one of the most vulnerable populations affected by COVID-19. In response to COVID-19, the Art + Recreation Department formed a new Senior Care Support Team to provide direct services to 62+ seniors, including staffing a senior resource hotline 7-days a week, coordinating volunteer for food and household necessities, and creating programs to help combat social isolation and promote mental wellness. Although this program was created in 2020 to support seniors, CDBG-CV funding of \$41,320 was able to make this a two year project. The program served 747 seniors in FY21-22 and 1,156 seniors in FY 20-21, and is 100% complete.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

In 2020, the City was awarded \$640,393 in CDBG Coronavirus (CDBG-CV) funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). A total of six public services program, including rent and mortgage assistance, legal assistance, homeless services, and senior programming, were funded through CDBG-CV. Currently, the City has expended 40% of the CDBG-CV allocation.

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Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

N/A