



C I T Y O F
WALNUT
CREEK

FISCAL YEAR 2011-2012

CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT

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I. EXECUTIVE SUMMARY

The Consolidated Annual Performance and Evaluation Report (CAPER) provides performance information to City of Walnut Creek residents, elected officials, City staff and the U.S. Department of Housing and Urban Development (HUD) regarding housing and community development accomplishments. This report covers activities conducted during program year 2011-2012 (FY 11-12) that began July 1, 2011 and ended June 30, 2012. During this period, the City used federal Community Development Block Grant (CDBG) funds and local 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 (2010-2015) Consolidated Plan document.

The following list highlights key housing, public service and community development activities implemented during FY 2011-2012:

- Through the City of Walnut Creek's funding sources, 16 public service organizations, and 3 economic development agencies were awarded grants for 20 unique programs.
- The City is implementing the Commercial Linkage Fee, Density Bonus, and Inclusionary Housing ordinance generating affordable units as well as funds for the affordable housing program.
- The City closed 4 First-Time Homebuyer loans and 4 Homeowner Rehabilitation loans and grants.
- The City continued to support two affordable housing projects for low income families and the developmentally disabled: Third Avenue Apartments, and Pleasant Creek Homes (Habitat Project), both of which received CDBG funds in previous years for acquisition and public utility improvements.
- The City was awarded \$550,000 in BEGIN funds from the State to support the construction of Pleasant Creek Homes.
- The City worked collaboratively with neighboring jurisdictions to address chronic and emerging issues affecting the City's lowest income residents, including foreclosure prevention, homeless prevention, and other services.
- Through the General Fund, the City provided funding to the Walnut Creek School Districts to fund crisis counselors at the elementary, middle, and high schools.

Summary of Federal Resources and Distribution of Funds

In the 2011-2012 Action Plan the City anticipated there would be \$437,536 of Community Development Block Grant funds. Due to the receipt of program income at the end of the 2010 year (in June 2011), a substantial amendment to the plan was submitted in January 2012 and included additional planned expenditures for the 2011-2012 year. The chart below shows the total amount of CDBG funds available for the 2011-2012 program year, as well as the total committed and expended during the year, and the general distribution of those funds.

Table 1: CDBG Funding Summary

COMMUNITY DEVELOPMENT BLOCK GRANT 2011-2012 SUMMARY OF FEDERAL RESOURCES AND DISTRIBUTION OF FUNDS Total Available = \$437,536			
Funding Category	Funds Committed	Funds Expended	Census Tract Distribution
Public Services	45,300	43,399.53	City-wide*
			3400.02
			3430.02
			3400.01
			3382.02
			3373.00
			3383.02
Economic Development	30,000	29,180.48	3390.00
Affordable Housing/Infrastructure	304,286	97,063.58	3400.02
Program Administration (includes fair housing activity)	57,950	55,528.73	FH- citywide
Total	437,536	225,172.32	

II. INTRODUCTION

This Consolidated Annual Performance Evaluation Report (CAPER) is a U.S. Department of Housing and Urban Development (HUD) mandated report that informs HUD, the Contra Costa Consortium and the general public of how the City has expended Community Development Block Grant (CDBG) funds during the reporting period. In addition, it describes how CDBG funds have assisted the City in addressing the priority needs identified in the referenced fiscal year 2010-2015 Consolidated Plan and Fiscal Year 2011-2012 Action Plan.

This eight-part document covers the time period between July 1, 2011, and June 30, 2012 (FY 2011-2012). During this period of time, the City was awarded \$285,142 in new CDBG funds for housing and community development activities. An additional \$81,638.50 of CDBG funds came in through program income. FY 2011-2012 Action Plan projected using \$45,300 of the CDBG funds for public and social service activities, \$30,000 for economic development activities, \$57,950 for planning and administrative activities (including fair housing activities) \$304,286 for affordable housing activities, and \$70,000 in City General Funds for additional public and social service activities, and \$80,000 in City General Funds for School Crisis Counselors.

The following is a summary of this report's key areas:

- I. Executive Summary**
- II. Introduction**
- III. Three – Five Year Plan Assessment of Progress** – Describes the accomplishments in attaining the goals and objectives for the reporting period and details the funds spent in attaining the goals.
- IV. Assessment of Annual Progress** – Assesses the City's progress in the following areas: affirmatively furthering fair housing, creating affordable housing, the continuum of care, addressing obstacles to meeting underserved needs, eliminating barriers to affordable housing, overcoming gaps in institutional structures, evaluating and reducing lead based paint hazards, and reducing the number of persons living below the poverty level. This section also describes the leveraging of federal resources, citizen comments and a self evaluation.
- V. Program Narratives** – Discusses the relationship of CDBG funds to goals and objectives, changes in program objectives, efforts in carrying out planned actions, use of funds for national objectives, anti-displacement and relocation, low/mod job activities, program income and prior period adjustments.

VI. Public Participation – This section provides information on the public comments received during the public review period.

VII. HUD Reports – This section concludes the CAPER with the following HUD reports generated by the Integrated Disbursement and Information System (IDIS) and required HUD forms:

1. **Summary of Activities (C04PR03)** – lists each CDBG activity that was open during the program year. For each activity, the report shows the status, accomplishments, program year narrative and program year expenditures. For each activity, the report also shows the activity code, regulation cite and characteristics of the beneficiaries.
2. **CDBG Financial Summary Report (HUD Form 4949.3)** – shows the obligations and expenditures the grantee has made for the specified program year. The expenditures are summarized to determine the relevant indicators for planning/administration, public service activities and economic development.

XI. APPENDIX

III. FIVE YEAR PLAN ASSESSMENT OF PROGRESS

The 2011-2012 program year is the first of the five years included in the 2010-2015 Consolidated Plan. Attachments 1-4 outline the goals and objectives in the 2010-2015 Consolidated Plan, and detail the progress the City has made in meeting those goals. Overall, the City made good progress on the 5-year goals and objectives and in several instances exceeded 40% (2/5th) of the five year goal in these first two years. Some of the categories where the progress exceeded 40% of the goal include: services for the elderly, services for persons with alcohol or other drug addictions, services for victims of domestic violence, homeownership assistance, and services for youth.

The following table details the breakdown of the federal (CDBG) and local resources committed and/or expended in attaining the goals and objectives.

Table 2: Federal and Local Resources Committed/Expended

Federal and Local Resources Committed/Expended Program Year 2011-2012				
Affordable Housing	Available	Expended	Committed	Balance
Federal CDBG	304,000	97,064	206,936	-
RDA and Housing Successor Agency	294,555	294,555	-	-
In Lieu and Commercial Linkage Fees	467,310	57,800	-	409,510
Other Housing Funds	355,872	248,396	-	107,476
State Begin Program	550,000	-	550,000	-
Total AH	1,971,737	697,815	756,936	516,986
Community Development				
	Available	Expended	Committed	Balance
Federal CDBG	133,250	128,109	-	5,141
Community Service Grant	70,000	67,137	-	2,863
School Crisis Counselors	80,000	73,166	-	6,834
Total CD	283,250	268,412	-	14,838
Total AH and CD	2,254,987	966,227	756,936	531,824

IV. ASSESSMENT OF ANNUAL PROGRESS

1. Affirmatively Furthering Fair Housing

Analysis of Impediments to Fair Housing. In May of 2010, the Contra Costa Consortium completed an Analysis of Impediments to Fair Housing (AI) that covers all participating jurisdictions. The AI identified the following impediments to fair housing: lack of sufficient affordable housing supply, concentration of affordable housing, differential origination rates based on race, ethnicity and locations, lack of knowledge about the requirements of mortgage lenders, lower mortgage approval rates in areas of minority concentration and low-income concentration, lack of knowledge of fair housing rights, discrimination in rental housing, failure to provide reasonable accommodation to persons with disabilities, lack of information on the nature and basis of housing discrimination, lack of formal policies and procedures regarding reasonable accommodation.

Actions to address impediments: The City funded Eden Council for Hope and Opportunity (ECHO Housing). ECHO Housing coordinated outreach regularly with other agencies and conducted fair housing and tenant rights workshops for staff and clients of other service providers in the County. ECHO Housing regularly sent out mailings to various community-based organizations located in Walnut Creek.

The City of Walnut Creek directly provides information to its residents about its housing programs and all major apartment complexes within Walnut Creek through both its website and the local cable TV Community Bulletin Reader Board. The City's Housing staff answer housing questions from callers and drop-ins to City Hall on a daily basis. In addition, each housing program is featured in an issue of the City's bimonthly newspaper: the Nutshell. The paper is delivered to every resident of Walnut Creek.

The City continues to work closely with neighboring jurisdictions to mitigate the impact of predatory lending and the current foreclosure crisis. In the fall of 2007, housing staff from the City of Walnut Creek, Contra Costa County, and the City of Richmond convened a series of meetings regarding the region's increasing difficulties with the sub-prime mortgage crisis and the rapidly increasing number of home foreclosures. The jurisdictions met with all of the non-profit agencies countywide that are providing home loan counseling and low cost legal services. The agencies reported tremendous increases in calls for assistance due largely to calls for mortgage counseling, and difficulty in staffing their homeowner counseling functions due to the increase in demand.

As a result of these discussions, the non-profit organizations have come together into a collaborative called HEPA (Home Equity Preservation Alliance) to provide coordinated services more effectively and efficiently than if the agencies worked independently. The HEPA Collaborative received CDBG funding from the Cities of Walnut Creek, Antioch, and Contra Costa County for the 08-10 cycle, as well as the 10-12 funding cycle. Activities for the 2011-2012 year included homeowner information seminars, financial and asset preservation counseling, renter information seminars, one-on-one counseling, and legal services. The HEPA team facilitates an annual foreclosure prevention workshop in Walnut Creek where residents can get one-on-one assistance, counseling, legal advice, and resources. The foreclosure workshop in March 2012 provided direct service, housing counseling, and legal advice to residents facing foreclosure.

2. Affordable Housing

Comparison of proposed numeric goals: In the 2010-2015 Consolidated Plan, the City planned to commit federal and local funding towards the construction of affordable rental housing targeted at very low- and extremely low income households as well as persons with developmental disabilities, a sub-population in Walnut Creek with a high need of affordable housing. To support home-ownership the City planned to commit funding towards the production of very low-and low-income ownership units and to assist seniors and low-income home owners to maintain their home and address safety and/or accessibility issues through the City's Home Rehabilitation Loan and Grant Program. The following table shows the federal and local funds committed and/or expended to support affordable housing during the program year and the progress towards meeting the 5-year goals.

Table 3: Comparison of Proposed Numeric Housing Goals, Affordable Housing

2010-2015 Consolidated Plan			Funds Expended/Committed 11-12			Persons Served by Funding Source						
Housing Goals by Sub Population	Priority Need Level	Planned Dollars to Address	CDBG Y-2	Other Funds Y-2	Total Year 2	5-Year Goal	Y-1 CDBG	Y-1 Other Funds	Y-2 CDBG	Y-2 Other Funds	Total	% of 5-Year Goal
Renters												
0-30% AMI	H	700,000				20					0	0%
31-50% AMI	H	700,000		104,629	104,629	18					0	0%
51-80% AMI	M					60					0	0%
Owners												
0-30% AMI	M											
31-50% AMI	H	829300	93,000		93,000	10					0	0%
51-80% AMI	H		210,000	104,000	314,000	15		1	1	3	5	7%
Homeless												
Individuals	M											
Families	M											
Non Homeless Special Needs												
Elderly	M	325000				7		12			12	171%
Frail Elderly	M	325000				7					0	0%
Severe Mental Illness	M											
Physical Disability	M											
Developmental Disability	H	350000		104,629	104,629	10					0	0%
Alcohol//Drug Abuse	M											
HIV/AIDS	M											
Victims of Domestic Violence	M											

Summary of Housing Activities to Support the High Priority Housing Needs:

Priority AH-1: *Expand Housing Opportunities for extremely low-income, very low-income, low income, and moderate income households and increase the supply of decent, safe, and affordable rental housing and rental assistance.*

Third Avenue Apartments (also AH-5): With City assistance, Satellite Housing, Inc. purchased four properties located at Third Avenue, and Baldwin Lane. In the 2010-2011 program year, Satellite Housing completed the entitlement process and received all the land use, planning, and design review approvals for the construction of a new 48 unit apartment complex for low-income families and persons with special needs. Demolition of the existing 13 units was completed in

July of 2011. In 2011-2012 Satellite applied for two rounds of tax credits and is currently awaiting funding approval.

The proposed plan for the project is a wood-frame two- and three-story development over a submerged parking podium. The overall project site is slightly less than one-acre in size, and the proposed development, oriented in a modified u-shape around an outdoor courtyard, would consist of 12 one-bedroom, 17 two-bedroom, and 19 three-bedroom units. A lobby and offices for the on-site property management and service coordination staff will front Third Avenue. Common rooms on multiple stories within the building will provide a variety of opportunities for planned activities and informal gathering. The courtyard will likewise provide opportunities for scheduled gatherings and active and passive recreation.

Satellite Housing has developed seventeen HUD-financed and subsidized senior facilities and three tax credit developments, providing nonprofit property management since 1971. Satellite Housing developed and now manages Acalanes Court, comprised of 17 units of affordable multi-family housing on Trinity Avenue in Walnut Creek. Satellite also owns and manages the senior housing development Casa Montego, and recently completed construction of 33 units at Casa Montego II, directly adjacent to the existing development.



Shelter, Inc. -Tenant/Landlord Counseling & Emergency Rental Assistance (also Priorities H-1 and CD-1): Shelter Inc. provides mediation and counseling between property owners and tenants who are at risk of eviction, and provides limited emergency rental assistance. In the 2011-2012 program year, Shelter, Inc. received \$5,000 from the Community Service Grant program and assisted 15 Walnut Creek residents with financial assistance, landlord/tenant counseling and resource and referral services. Eight low-income Walnut Creek households at risk

of becoming homeless received a combined total of \$5,714 of direct financial assistance, which allowed them to remain in their homes. All of the residents served by the program are low-income. Through the HPRP program \$7,928 was disbursed to 9 households (19 people). The program served a total of 731 persons area-wide during the program year.

Priority AH-2: *Increase homeownership opportunities for lower-income households*

Pleasant Creek homes – Habitat for Humanity: In May 2009, the City of Walnut Creek approved the purchase of a site at the west end of Barkley Avenue from the California Department of Transportation (Caltrans) for the future development of affordable housing. The nonprofit agency Habitat for Humanity – East Bay (Habitat) expressed interest in developing a project at the site and on an adjacent site, 1935 Barkley Avenue, which they acquired as a donation from the private property owner. In August 2009, The Redevelopment Agency of the City of Walnut Creek (Agency) executed a Certificate of Acceptance on behalf of the Agency for the City’s purchase of the Caltrans-owned site at Barkley Avenue for the later development of affordable home ownership units at the Barkley site and the adjacent parcel by Habitat. In July 2010, the Agency approved a Disposition and Development Agreement between the Agency and Habitat for the development of affordable ownership housing on the Barkley Avenue site. In May 2010, the City granted \$234,640 of Community Development Block Grant funds to Habitat for infrastructure improvements required on the project site. Also in 2011, the City was awarded over \$550,000 in BEGIN funds from the State to assist with the construction of Pleasant Creek Homes. Habitat completed the entitlement process and received all land use and planning approvals in July of 2011. Final Design Review approval was granted in September, 2011. In the 2011-2012, Habitat for Humanity was awarded an additional \$186,000 for the public utility improvements required to serve the Pleasant Creek Homes community. The public utility project began in the summer of 2012. The public utility/infrastructure project will be completed at the end of 2012, and the housing units will be completed in 2013.

The Pleasant Creek Homes project is a 10-unit, single-family, attached affordable housing development on approximately 27,000 square-foot site. The project consists of four buildings (2 triplexes and 2 duplexes) and includes two two-bedroom units, six three-bedroom units, and two four-bedroom units. Unit sizes range from 1,190 to 1,553 square feet. Four units will be affordable to very-low income households, four will be affordable to low-income households, and the remaining two will be affordable to moderate-income households. The project also includes a public pedestrian pathway through the property, which will provide neighborhood and project residents a shorter route to the Walnut Creek BART Station.



First Time Homebuyer Assistance Program: The First-Time Homebuyer Assistance Program assists prospective homeowners with up to \$65,000 in down payment assistance. The loans require no payments while the family resides in the home, but must be repaid upon sale, transfer or cash out refinancing. The loans are structured as shared appreciation at the time of repayment. For FY 2011-2012 \$205,900 was allocated in the budget. During the year, four loans were closed, with a total value of \$205,900.

Below Market Rate Homeownership Program: Through Inclusionary Zoning affordable below-market rate homeownership units are developed. To date 50 inclusionary units have been sold and 17 inclusionary units are being rented to low-income households. The Ordinance has generated agreements for over 40 additional below market rate units that have not yet been developed. Six below-market rate units were completed in 2011-2012, five of which have been sold to moderate-income homebuyers. The remaining unit will be sold in November of 2012.

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

Homeowner Rehabilitation Loan Program: The City's Home Rehabilitation Loan Program has been administered through Contra Costa County's Neighborhood Preservation Program division for the past five years. Council budgeted \$104,000 of EECBG funds and \$117,000 of CDBG funds for FY 2011-2012, which was used to provide four home rehabilitation loans. There are currently 4 new loans in process and two grants pending.

Priority AH-4: *Reduce the number and impact of home foreclosures*

Home Equity Preservation Alliance (HEPA): Detailed information on the HEPA program can be found above in the discussion of further fair housing. During the program year, 9 Walnut Creek residents received direct services. Of those, 2 had pre-foreclosure sales, 10 received ongoing counseling, and 5 received legal assistance.

Priority AH-5: *Increase the supply of appropriate and supportive housing for special needs population*

Satellite Housing – Third Avenue Apartments

See description for this project in the earlier AH-1 section. This project addresses the needs of a very underserved subpopulation in Walnut Creek, the developmentally disabled.

Priority AH-6: *Preserve existing special needs housing*

Affordable Special Needs Housing in Walnut Creek

In recent years the City of Walnut Creek has funded several housing developments for special needs populations, such as seniors, the chronically homeless, and persons with disabilities. The City works closely with the developers and property managers to ensure that the projects are well-maintained and preserved.

Priority AH-7: *Adapt or modify existing housing to meet the needs of special populations*

Home Rehabilitation Loan and Grant Program

The City's Home Rehabilitation Loan Program offers low-interest loans and emergency grants to low income homeowners. Eligible uses for the funds must fall under the category of health and safety, property maintenance, function obsolescence, energy efficiency, or removal of architectural barriers for the disabled. Common permitted repairs often include ramps, grab bars and other accessibility modifications.

Priority AH-8: *Improve access to services for those in special needs housing*

Many of the public service programs funded through the CDBG and CSG programs provide increased access to services for those in special needs housing, including Meals on Wheels and Caring Hands Volunteer Caregivers. The City also provides transportation services to seniors and disabled by providing bus

passes, discounted BART tickets, and rides through the Walnut Creek Seniors' Club Mini Bus Service.

3. *Continuum of Care*

Actions Taken to Address the Needs of the Homeless: In the 2010-2015 Consolidated Plan the Consortium outlined the following priority needs for the homeless:

Priority H-1: *Assist the homeless and those at risk of becoming homeless by providing emergency, transitional and permanent affordable housing with appropriate support services.*

Priority H-2: *Reduce the incidence of homelessness and assist in alleviating the needs of the homeless.*

Continuum of Care: 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. In the spring of 2004, Consortium members, other public agencies, and private service providers adopted a countywide plan to end homelessness in ten years. Since then, City staff have participated in the process of implementing the ten-year plan by attending the Contra Costa Interagency Council on Homelessness (CCICH) meetings. CCICH is charged with providing a forum for communication and coordination about the overall implementation of the county's Ten Year Plan to End Homelessness and providing advice and input on the operations of homeless services, program operations, and program development efforts. CCICH provides a forum for orchestrating a vision on ending homelessness in Contra Costa County, educating the community on homeless issues, and advocating on federal, state, county and city policy issues affecting people who are homeless or at-risk of homelessness. The City selected Shelter, Inc., a member of CCICH, to submit a joint proposal on behalf of Walnut Creek and three other jurisdictions to the State for \$1.5 million in Federal Homeless Prevention and Rapid Re-housing Program funds. Funds were awarded in late 2009 and the program was initiated in early 2010.

Five Year Strategic Plan for Reducing Homelessness: The Contra Costa Continuum of Care completed a five-year (2001-2006) strategic plan for preventing and reducing homelessness in Contra Costa County. The Plan, developed through a community-based planning process, lays out a comprehensive and strategic response to homelessness. The Plan seeks to improve and expand homeless services with the goal of moving the homeless population towards self-sufficiency. The Homeless Continuum of Care Plan was guided by the following principles:

- (1) Preservation of existing levels of service is a top priority.

- (2) A comprehensive and integrated service system is essential to preventing and reducing homelessness.
- (3) Homelessness can be effectively addressed only through collaborative efforts involving all jurisdictions and all segments of the community.
- (4) Prevention is the most cost effective and humane strategy for addressing homelessness.
- (5) Advocacy is needed to change the public policy and economic decisions that have helped to produce homelessness.
- (6) Public education is a key aspect of the effort to address homelessness.
- (7) People who are homeless are full and equal members of our community.
- (8) Planning should produce concrete results in the lives of those it aims to help.

The Plan reveals three important developments in the local continuum of care: the first is the rapid rise in rent values including a 25% increase in rents since 1999; the second is the record low level of unemployment due to increases in low paying minimum wage jobs; and third is the high number of homeless people in the county, which is over 7,000 on any given night.

The Ten Year Plan to End Homelessness: To implement sections of the five-year strategic plan, the Contra Costa County Board of Supervisors hosted the West Contra Costa County Regional Homeless Summit in 2002, attended by representatives from all segments of the community, including elected officials, government employees, service providers, businesses, private foundations, faith-based communities and those individuals who have experienced homelessness. The strategies that emerged from that summit became the foundation for the Ten-Year Plan To End Chronic Homelessness.

Approved in 2004, the plan outlines five main priorities, which are: 1) help homeless people regain housing as soon as possible; 2) provide integrated, wraparound services to facilitate long-term stability; 3) help people to access employment that pays a “housing wage”; 4) conduct outreach to link chronically homeless people to housing, treatment and services; and 5) prevent homelessness from occurring in the first place.

Local Contribution

1) Help Homeless People Regain Housing

The City continues to fund the **Contra Costa County Homeless Program** as well as agencies providing homeless prevention services and assistance. The Homeless Program operates a homeless shelter for single adults, and provides a

full range of support services including case management services designed to support each client as they move towards self-sufficiency, and to regain permanent, sustainable housing. **Shelter, Inc** and the **Contra Costa Crisis Center** assist persons and families at risk of becoming homeless through counseling, hotel vouchers, and rent assistance. **Shelter Inc.** also administers the Homeless Prevention and Rapid Rehousing program which provides rental assistance to eligible low-income households.

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.

2) Provide Integrated Wraparound Services

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; food provisions services through the **Monument Crisis Center**, providing access to nutritional food for very low-income and homeless persons; and **HIV/AIDS and Substance Abuse programs**, both of which offer critical services to persons struggling with major life altering issues in addition to homelessness.

3) Conduct Outreach to Link Homeless to Services

Many of the organizations mentioned above conduct extensive outreach to homeless and very-low income individuals and families, as well as resource and referral services. Both **STAND!** and the Crisis Center provide referrals to clients in need of additional services, and both organizations have multilingual capacities. **Anka Behavioral Health Care's HOPE Plus program** provides homeless clients suffering from mental health and substance abuse disorders with access to integrated health, mental health and substance abuse services and to living environments which support their recovery. The HOPE Plus staff work directly with chronically homeless residents living on the street or in encampments and served a total of 17 homeless individuals in Walnut Creek.

The City also funds **school crisis counselors** in the elementary, middle, and high schools in Walnut Creek, and they have reported working with children whose families are homeless or at risk of homelessness due to loss of family income.

4) Help People to Access Employment that Pays a Housing Wage

All of the economic development activities funded through the CDBG program are moving low-income individuals towards employment that pays a “housing wage”. The Contra Costa Child Care Council increases the income-earning capacity of low income persons through its Road to Success program, designed to provide technical assistance, training and general support to those Walnut Creek entrepreneurs that are seeking State licensing for family childcare providers. The goal of the Workforce Development Board’s Small Business Management program is to create or retain jobs through small business start-up and/or expansion. The Women’s Initiative offers low-income and minority women with small business training, support, microloans, and individual development accounts designed to increase personal income, create jobs and break the poverty cycle.

5) Homeless Prevention

Shelter Inc.’s Emergency Rental Assistance program, supported through the Community Service Grant program, assisted fourteen Walnut Creek residents with financial assistance, landlord/tenant counseling and resource and referral services.

Other 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.

4. Other Actions in Strategic Plan or Action plan Taken

Community and Economic Development Needs Addressed: The Consortium’s Consolidated Plan outlines 8 High Priority Community Development Needs.

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

The City supports over 20 public service programs that offer critical emergency and support services to Walnut Creek residents. Many of these programs are targeted to special need population such as the homeless, seniors, disabled persons. The funded programs that address a public service that is general and targeted broadly to low-income households include the following:

Monument Crisis Center, Nutritional Resources for Low Income Persons (CSG funded): This program provided nutritious food, information, referrals,

education, and support services to 328 extremely low-income families, children, seniors and homeless.

Contra Costa Crisis Center 24-Hour Crisis Lines (CSG Funded): Over 500 Walnut Creek residents contacted the 24-Hour Crisis Lines this year and received crisis counseling. The Center offers separate crisis lines for crisis, suicide, grief, youth in crisis, child abuse, and elder abuse.

Community Violence Solutions Sexual Assault Victim Empowerment (SAVE) (CSG Funded): 65 victims of sexual assault and abuse benefited from crisis intervention, advocacy, accompaniment, follow up, referral, and counseling services.

Cancer Support Community, Cancer Support Services: The Cancer Support Community offers support groups to cancer patients and their loved ones in English and Spanish, as well as educational workshops and a kids program. The program served 193 Walnut Creek residents during the program year.

Priority CD-2: Seniors

With a very high senior population (over 30%), the City has a strong commitment to providing support and services to its senior residents. In addition to free and low cost services provided through the City's Senior Center (food provision, legal assistance, transportation, recreation classes), the City funds several organizations that offer services to seniors, including:

Senior Outreach Services Meals on Wheels (CSG funded): This program delivers hot nutritious meals to 326 frail homebound seniors who are unable to shop or cook for themselves.

Contra Costa Senior Legal Services (CDBG Funded): Provides free legal counseling, advice and representation services to seniors in connection with their housing, income maintenance, consumer and individual rights and other elder law issues. Over 100 senior Walnut Creek residents were served this year.

Ombudsman Services (CDBG funded): Over 800 dependent adults and elderly residing in long term care facilities 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 regulations for the purpose of creating a suitable living environment.

Housing staff also provide resource and referral services to seniors on a daily basis, particularly to seniors looking for affordable housing. In the past five years, Walnut

Creek has supported two affordable senior housing developments which have resulted in 103 new units for very low- and extremely low-income seniors. Seniors also access a wide-array of services through the general public services supported by the City, including tenant/landlord services, fair housing services, food provision, homeless services, and crisis intervention services.

Priority CD-3: Youth

School Crisis Counselors (CSG funded): In March, 1995, the City Council developed a set of goals and actions steps for City-sponsored youth programs in Walnut Creek. Those goals served as a roadmap for the combined efforts of the City together with parents, schools and community groups to raise healthy children and help families succeed. Included as part of the Cooperation and Collaboration goal was an action item to support the schools in providing excellent education for youth. A key component for achieving this effort was the decision to continue and expand the City's partnership with the schools to fund crisis counselors on campus.

Although the districts already had progressive and systematic interventions in place, including ongoing parent/teacher contact and school counseling services, the most at-risk youth required a broader scope of support and services than the schools were able to provide. Over the years, the crisis counselors have succeeded in providing crisis counseling services to the most at-risk youth populations. On an ongoing basis at-risk youth; including those from single-parent households, those with special education needs, and those learning English as a second language have received one-on-one and group counseling services addressing issues ranging from substance abuse, suicide, depression, family and academic difficulties, eating disorders, stress management and conflict resolution. The crisis counselors also provide services to staff and parents in order to identify at-risk youth and help them to succeed and excel in school.

The school districts that receive funding include the Acalanes Union High School District, the Mt. Diablo Unified School, and the Walnut Creek School District. Nine schools in the districts have on-site crisis counseling services.

Court Appointed Special Advocates (CSG funded): This program provides advocacy and representation services to abused and neglected children who are wards of the County's Juvenile Dependency Court as a way to improve access to health and social services and a safe and permanent living situation.

Walnut Creek youth also have access to a wide array of educational and recreation opportunities through the City's Arts and Recreation Department. And youth can access many services through the Contra Costa Crisis Center, including crisis interventions services through the crisis line.

Priority CD-4: Non-Homeless Special Needs

Organizations funded through the City that support non-homeless special needs include:

New Connection HIV/AIDS Services (CDBG Funded): This program provided comprehensive medical case management services to 11 low income Walnut Creek residents living with HIV/AIDS to help them maintain independence and improve their quality of life. Due to funding cuts, New Connections was forced to permanently close its doors in February of 2012. The case management services have been picked up by the Rainbow Community Center.

STAND! Against Family Violence Crisis Line (CSG funded): STAND! provided counseling, domestic violence advice and information, and a broad array of referrals for supportive services to 193 victims of Domestic Violence in Walnut Creek.

Lions Center for the Visually Impaired (CSG Funded): Lions Center provided in-home independent living skills instruction and training to visually impaired adults to over 226 visually impaired adults so they could maintain their independence and avoid institutionalization. Many of the service recipients were seniors.

New Connections Recovery from Addiction Program (CSG Funded): This program provided 13 lower-income Walnut Creek residents with substance abuse assessment and treatment. Service recipients included youth and adults. This program ceased operations in February 2012 when New Connections was forced to close its doors due to funding cuts.

Priority CD-5: *Fair Housing* (Please see section on Affirmatively Furthering Fair Housing)

Priority CD-6: *Economic Development*

The City is committed to providing economic development opportunities to low and moderate income entrepreneurs in Walnut Creek. In order to facilitate this, the City funds three non-profit organizations that provide small business/micro-enterprise support and training. All of these agencies assist residents in creating a successful micro-enterprise.

Contra Costa Childcare Council, Road to Success (CDBG Funded): The Road to Success program recruits, trains and supports low and moderate income residents who desire to start and maintain stable micro-enterprises as they become successful licensed family child care providers. During the program year 3 new businesses were created and 6 existing businesses were assisted.

Workforce Development Board, Small Business Management Center (CDBG Funded): The Small Business Management Center benefits lower-income individuals by providing management and financial training to assist qualifying clients in starting or expanding a micro-enterprise. The program includes business management training classes and business management advising. During the year, 3 new business was created.

Women’s Initiative for Self Employment (CDBG Funded): the Women’s Initiative supports low-income and minority women with small business training, support, microloans, and Individual Development Accounts designed to increase personal income, create jobs, and break the poverty cycle once and for all. During the program year, Women’s Initiative served 10 women from Walnut Creek. Because it can take 24 months to go through the program and establish a business, no micro-enterprises were created. However, two existing businesses were assisted.

Priority CD-7: *Infrastructure and Accessibility*

The CDBG funding granted to Habitat for Humanity’s Pleasant Creek Homes project (described above in section III(1)) will be used to develop the public utility improvements necessary to support housing. Two of the Habitat units will be fully accessible, and all ten of the units will be “visitable” by persons with disabilities.

Priority CD-8: *Administration*

Walnut Creek reserves 20% of its CDBG allocation for a portion of the Housing Program Manager and CDBG Analyst’s staff time to administer the CDBG program, including administrative expenses. Administration funds also are provided for Fair Housing Counseling. A total of \$55,528 was spent during this program year on program administration and fair housing activities.

Address Obstacles to Meeting Underserved Needs 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. In an effort to increase the funding available for housing, the City continues to provide funding in the form of loans. The City requires the repayment of those loans when the project or the homeowner/borrower has the ability to repay.

The statewide dissolution of Redevelopment Agencies has also had an impact on funding for our affordable housing programs, particularly in the short term. Long term the City was preparing for the sun setting of the two Redevelopment Areas and had already begun to plan for alternate funding sources and strategies. In recent years, revisions were made to the Inclusionary Housing Ordinance allowing developers to pay housing impact fees

on larger projects in lieu of providing units. This allows the City to have more stability in the funding for housing programs and also allows the City to target the funds towards low, very low, and extremely low income households. A recent resurgence in new residential development is helping to stabilize the funding for housing.

During the program year the City Council again authorized the expenditure of Community Service Grant (CSG) funding from the City's General Fund in order to supplement the 15% CDBG funding cap for public service activities. This commitment of the City's General Fund monies reflects the City's commitment to address the needs of its lower income residents. In FY 2011-2012, the City provided \$70,000 in CSG funds was allocated to support public services, and another \$80,000 was approved to support school crisis counselors.

Foster and Maintain Affordable Housing: The City has a strong commitment to foster and maintain affordable housing. Some actions of the City to foster and maintain affordable housing include the following:

Housing Element: The City adopted and received State certification for the 2007-2014 Housing Element, which incorporates the new regional housing goals for that period. The Housing Element incorporates a number of new proposed policies and programs, including: developing new zoning designations consistent with newly established Mixed Use Land Use categories; revising the inclusionary ordinance to include fines or penalties, and consider increasing the affordability requirement; encourage sweat equity projects such as Habitat for Humanity; encouraging a Shared Housing Program that would match property owners with vacant rooms to tenants; consider a policy to waive fees for transitional and emergency shelter; work with Fresh Start to develop a winter nights shelter; develop a policy to provide reasonable accommodations to persons with disabilities seeking fair access to housing; develop policies to reduce green house gas emissions; develop a program to ensure long-term preservation of Section 8 contract units; assist homeowners who may be at risk of foreclosure; and consider developing a rental inspection program for multifamily rental.

Density Bonus Ordinance: In early 2009, the City adopted a density bonus ordinance allowing for incentives and increased density for projects that provide a percentage of their units as affordable to moderate, low and very low income households. Since its adoption, two affordable housing projects were approved and were granted substantial density bonuses.

Inclusionary Zoning and Commercial Linkage Fee: As mentioned previously, the City adopted an Inclusionary Zoning Ordinance in 2004, which has created agreements for over 80 affordable units. In 2010, the City revised the Inclusionary

Ordinance to increase flexibility for larger projects, allowing all project under 27 units to pay a fee in-lieu of providing affordable units. The City incorporated some recessionary relief measures, as well as addressed some legal issues related to inclusionary rental units. The City now requires a \$15/sf in-lieu fee for rental projects of 10 units or more. Ownership projects may pay a fee or provide a percentage of units as affordable. Over the next five years, the City anticipates receiving between \$7-\$9 Million in Impact Fees

In 2005, the City adopted a Commercial Linkage Fee requiring net new commercial development to pay a \$5/square foot fee to be put toward new affordable workforce housing. The City will receive approximately \$200,000 in the next few years from new commercial development.

Second Family Units: Walnut Creek has been approving second family units in its Single Family Residential Districts since 1983 as one means of providing additional affordable housing in the City. The size restrictions placed on second units ensure that these units have affordable rents for a single-person household earning 80% of the Area Median Income (AMI). No City funds are involved in the construction of the second unit. The City has updated its Second Unit Ordinance to reflect changes to State law.

Overcome Gaps in Institutional Structures and Enhance Coordination: The City continues to offer an expedited review process, when needed for affordable housing projects. The City incorporates affordable housing into every new project with its inclusionary zoning ordinance. 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. This past year, the Consortium members have maintained their inter-jurisdictional activities by holding a joint Kick-off Meeting for all Subrecipients prior to Notice of Funding Availability release, and holding a joint Subrecipient meeting to discuss program issues prior to contract negotiations. They 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. In May of 2005, all of the jurisdictions approved a two-year funding cycle, synchronizing the grant administration even more. The 2011-2012 application cycle the second in the 2010-2012 grant cycle.

The City's Housing Program Manager and CDBG and Housing Analyst serve as the City's representatives on numerous administrative committees and ad-hoc groups, such as the Contra Costa Housing Trust Fund Initiative and 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.

In an effort to provide the most economical means of providing services, the City contracted with Contra Costa County to administer the City's Home Rehabilitation Loan/Emergency Grant Program.

Improve Public Housing and Resident Initiatives There are no public housing units within the incorporated limits of Walnut Creek. The City of Walnut Creek continues to support the five-year strategy of the Housing Authority of Contra Costa County, including its goals to increase resident involvement and expansion of home ownership opportunities for its public housing residents. The City does work with the Contra Costa Housing Authority where the Authority provides Project-based Housing Choice Vouchers for City subsidized affordable housing developments.

Evaluate and Reduce Lead Based Paint Hazards: 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. However, this program year, the City did not allocate CDBG funds to the First Time Homebuyer Assistance or Rehab Loan programs. The Contra Costa County Neighborhood Preservation Program 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.

Ensure Compliance with Program and Comprehensive Planning Requirements

This section is an analysis of the City's capacity to implement federally funded housing and community development activities, along with coordination between the members of the Contra Costa Consortium.

Planning: The planning activities for FY 2011-2012 began in October 2009. In collaboration with the Contra Costa Consortium, a Grant Kickoff meeting for the 2010-2012 (two year) grant cycle was held in early October and a NOFA and invitation to the meeting was distributed to a very extensive, county-wide interest

list which includes all of the local non profits service providers, affordable housing developers, and public agencies. At the kickoff meeting, attendees were trained on the eligibility requirements, grantee reporting obligations, and the online application process and requirements. The online application was specifically designed to be easy to complete while also providing City staff and the City Council with information needed to understand each proposal. The application form asked each applicant to describe, in detail, the types of activities they propose to conduct, the estimated number they will serve and the amount of grant requested.

The Annual Action Plan for the second year (11-12) was prepared by staff and drafts were made available for public review for 30 days. On May 1, 2011, the City Council conducted a public hearing on the draft plan and directed staff to send the final plan to HUD for review and approval.

The programs selected to receive allocations of CDBG funds each supported a HUD-defined national objective and met the regulatory requirements for eligibility. Additionally, these programs served low-income persons, sought to eliminate blighting conditions and provided economic opportunities for Walnut Creek residents.

During the Action Plan preparation process, City staff met or exceeded all regulatory requirements for public participation by holding multiple meetings and posting notices in various locations. Please refer to the following table for the dates and activities during the preparation of the FY 2011-2012 Action Plan:

DATE	ACTIVITY (2 year funding cycle)
October 8, 2009	Applications for FY 11-12 and 11-12 are made available (2 year cycle)
December 7, 2009	Applications for FY 11-12 due to City of Walnut Creek
December, 2010	Renewal Application due (for second year of the cycle: 2011-2012)
April, 2011	Public Notice published in local newspaper & posting at City Hall & Library
April, 2011	Draft 2011-2012 Action Plan available for 30-day public review
May 1, 2011	City Council public hearing on 2011-2012 Action Plan
May 15, 2011	Submittal of FY 2011-2012 Action Plan to HUD
September, 2011,	Minor amendment to Action Plan for change in Fair Housing and Tenant Landlord Services provider
Dec, 2011	Public Hearing Notice for Substantial Amendment to allocate program income
Jan. 2012	Substantial Amendment approved by Council and submitted to HUD

Administration: During FY 2011-2012 the City of Walnut Creek expended \$49,528 (does not include Fair Housing) of CDBG funds to administer the CDBG program. The administration activities conducted during this period included preparing and executing contracts with non-City subrecipients and monitoring program performance in accordance with federal requirements. Other funding sources also supplemented the CDBG funds for program administration, including general funds and redevelopment agency funds through the approved ROPS.

During FY 2011-2012 subrecipients submitted quarterly progress reports and requests for reimbursement. These reports included statistical information on the number and types of clients served and narrative sections describing the activities conducted. City staff reviewed each report to ensure the timely implementation of the subrecipient's program and the accuracy of reporting data.

Public hearings on the CDBG program have provided an opportunity for the public to comment on any aspect of the services or programs being funded or on the performance of the various agencies providing those programs.

During the program year, City Staff regularly updated the Housing portion of the new website found at: www.walnut-creek.org. Comprehensive information on housing programs, CDBG and CSG grants, fair housing practices, tenant/landlord counseling, affordable rents, the Contra Costa Consortium, upcoming affordable housing projects, senior housing information are all found easily on the website. Public notices and upcoming meetings are posted on the site, along with links to subrecipients, HUD and other housing organizations.

The City was monitored by the Department of Housing and Urban Development during the week of June 4, 2012. Marcia Bradshaw (CPD Representative) conducted a four day program and financial monitoring, which included 6 site visits to CDBG funded programs/projects.

Reduce the Number of Persons Living Below the Poverty Line: In 2011-12, the City of Walnut Creek continued its efforts to reduce the number of families and individuals living in poverty. 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.

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 expanding existing businesses.

The City provided continued funding for the Contra Costa Childcare Council's Road to Success Program, the Contra Costa Workforce Development Board's Small Business, and the Women's Initiative.

As mentioned in previous sections of this report, the City funded a variety of public service activities that help to improve household income by alleviating various critical expenses. Such activities included collaborative food distribution; meals on wheels; legal services for the elderly; homeless prevention activities and one-time financial assistance services. Additionally, the City used CDBG and CSG funds to support services to prevent and alleviate domestic violence, which often renders women and children impoverished

or homeless. The City continued to fund several public service agencies that provide a variety of services, including food, clothing, substance abuse and crisis counseling, and other social services to help prevent at-risk households from becoming homeless.

The City requires owners that receive funding from the City's Affordable Housing Fund to provide the units at rates affordable to very low-income and low-income households. In return for assistance, the owners agreed to maintain the units as affordable housing for a minimum of 55 years.

5. Leveraging Resources

A combined \$1,247,815 of City CDBG, RDA and City Revolving Bond funds, Impact Fees, and State Grants were expended or committed in 2011-2012 to support affordable housing activities. These funds, along with funding previously allocated to affordable housing projects leveraged additional funding source commitments in the amount of \$3 million. In addition, \$22.2 million is anticipated to be leveraged in the future toward the project that the City funded this year. Major sources of funding for these activities include federal HUD 202 funds, HOME funds, State Tax Credits, State MHP funds, AHP funds, other local CDBG funds, private lender bank loans and owner equity. These funds were used to implement the City's First-Time Homebuyer and Rehabilitation Loan program, and to provide acquisition and development financing for two affordable projects: Third Avenue Apartments, a planned 48 unit affordable project for very low income families and persons with developmental disabilities; and Pleasant Creek Homes, 10 ownership units developed by Habitat for Humanity.

The CDBG and CSG funding that support 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.

The School Crisis Counselor Grants granted through the Community Service Grant Program are provided at a 1 for 1 match and therefore leverage a minimum of 100%.

6. Citizen Comments

A draft of this CAPER document was prepared and made available to the public from September 12 to September 27, 2012. The public could also request to have the draft CAPER mailed to them. A Legal Notice was placed in the Contra Costa Times, a newspaper of general circulation, advertising the availability and viewing location of the draft CAPER to the general public.

The public comment period ended on September 27, 2012. No public comments were received.

7. Self Evaluation

The City of Walnut Creek has been able to make progress on many of its short- and long-term housing, public service and economic development goals during FY 2011-2012. These efforts are reflected in the implementation of pro-active programs designed to increase the availability of affordable housing, provide for economic opportunities for low-income residents, and expand the capabilities of public service activities.

This section will assess the City's performance in addressing the priorities, needs, goals and specific objectives identified in the Consolidated Plan. For this reporting period, the City of Walnut Creek effectively and efficiently acted in accordance with the economic development, housing and public service priorities and goals of the Five-Year Consolidated Plan and the One Year Action Plan. Attachments 1-4 show the progress that the City of Walnut Creek made on the 5-year consolidating planning goals, and the summary below highlights the progress and address some of the challenges.

Affordable Housing: The City of Walnut Creek has historically shown a strong commitment to developing and maintaining affordable housing throughout the City. Having already adopted an Inclusionary Housing Ordinance and a Commercial Linkage Fee ordinance, the City is now well positioned to support new affordable housing developments. The priorities for the City include affordable rental housing (lower-income), affordable homeownership opportunities (low and moderate-income), and affordable housing for special needs populations, particularly the developmentally and physically disabled, and senior citizens.

In the past year, the City continued to work with Satellite Housing and Habitat for Humanity to secure adequate project funding and to move through the entitlement process as quickly as possible. The City's Housing Program Manager has met with several non-profit housing developers who are interested in purchasing land in Walnut Creek and developing affordable rental housing. In order to make new affordable projects work, the City commits significant funding from all available housing resources, including RDA, CDBG, In Lieu Fees, and General Fund (when available). The two projects currently underway (both approved and moving forward) along with the First Time Homebuyer and Rehabilitation Loan Program will allow the City to achieve its affordable housing goals established in the Consolidate Plan.

The biggest challenges the City faces with creating new affordable housing are:

- 1) The high price of land in Walnut Creek
- 2) The decrease in available public funding and City revenue (including State takeaway of RDA funding).
- 3) The recent increase in rental prices combined with decreases in household income.

However, the City is also beginning to see a resurgence of development (both commercial and residential) and we expect to see several million dollars of in-lieu fees during the consolidated planning period, which will help us to continue to make progress on our housing goals. Because the housing units at Third Avenue Apartments and Pleasant Creek Homes are not constructed yet, the City is unable to report more progress on the goals, however both projects are scheduled to be completed during the consolidated planning period.

Public Services: The need for public services has spiked during the recent downturn in the economy. With more people unemployed, and unemployed for long periods of time; combined with inflation and high cost of living in the Bay Area, the number of low-income residents needing assistance has steadily increased. The stresses that people are facing during this time have accelerated the need for crisis intervention services, such as counseling services, crisis lines, domestic violence services, and mental health services. There has also been a rise in the need for homebuyer counseling and foreclosure prevention/counseling services.

The public sector has also entered a time of economic uncertainty and decreasing resources. This has made it very difficult to meet the increased need of the residents. Two years ago the City reduced the General Fund contribution to the Community Services Grant Program (designed to supplement the public services funding from CDBG) by 25%. The State “takeaway” of Redevelopment Agency funds has also reduced the resources available to the City for providing affordable housing and services. The City was fortunate in 2010-2011 and 2011-2012 to receive program income which helped to deflect some of the 16.5% decrease in the 11-12 allocation.

Through the CDBG and CSG programs, the City was successful in making good progress on the goals established in the Consolidated Plan for public services. The non-profit services providers have been forced to do more with less, and continue to provide comprehensive crisis and support services.

One challenge we faced this year was the closure of two long funded non-profits who provided critical services to Walnut Creek residents. Housing Rights, Inc., a long time housing counseling agency and service provider for tenant/landlord and

fair housing services closed in June, 2011; and New Connections, who provided services to persons with HIV/AIDS, and substance abuse prevention and support services closed in February, 2012. The closure of Housing Rights left a significant gap for Walnut Creek and other jurisdictions in the County who had been referring residents to them for services. In response, the Cities of Concord, Antioch and Walnut Creek released a NOFA for the 11-12 program year for tenant/landlord and fair housing services. After conducting interviews, the City selected ECHO Fair Housing as the new services provider for Walnut Creek.

Economic Development: Through the CDBG program, the City supports three nonprofits that provide training and assistance to lower income residents starting their own business. Each agency has a unique emphasis and therefore a range of opportunities are available to Walnut Creek's lower-income entrepreneurs. A total of 13 businesses were assisted. 10 low-income residents are currently enrolled in programs that may result in new business creation in the upcoming program year.

The City also created a new Economic Development Division, which will give residents and interested businesses easier access to City requirements, business licensing, and information relevant and useful for individuals who are interested in starting new businesses.

Micro-enterprise Assistance was identified in the Consolidated Plan as a high priority need and the City anticipated spending \$150,000 over the five year period to meet this need. In the first and second year, \$30,000 was expended towards micro-enterprise assistance, or 40%.

8. Monitoring

The City continues its monitoring of subrecipients and projects to ensure compliance with program and comprehensive planning requirements. The City performs on-site monitoring of CDBG grantees, in cooperation with other consortium members on jointly funded projects. 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.

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.

For all 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.

During the 2011-2012 program year, the Consortium completed on-site monitoring visits of the following subrecipients:

- Contra Costa Childcare Council – Road to Success
- ECHO Housing – Fair Housing Services
- ANKA Behavioral Health Care Services – HOPE Plus

In Addition, City staff reviewed files for the Rehabilitation Loan Program which is administered by the Contra Costa County Neighborhood Preservation Program, and conducted a monitoring of The Oaks Apartments, an older affordable rental project. Tice Oaks, a senior affordable project, was also monitored and after it received a new ten-year allocation of Project-based Section 8, it was able to repay a greater portion of the City's CDBG loan that had been maintained in an affordability reserve.

Monitoring visits can result in findings, concerns and/or observations. A finding is defined as a program element that does not comply with an applicable federal statute, federal regulation and/or the CDBG Agreement. A concern is either a potential finding or a program weakness that should be improved to avoid future problems. An observation notes effective program elements, suggestions and/or minor issues.

It was evident during the monitoring visits that the programs provide a valued service to clients and to the community at large. City staff was impressed with the facilities, staff and overall organization of the programs it monitored. However, the monitoring visits did result in concerns and observations that were addressed to ensure that the programs continue to operate in a manner consistent with program objectives and federal regulations.

V. PROGRAM NARRATIVE – CDBG

1. Assessment of Relationship of CDBG Funds to Goals and Objective

CDBG funds committed and expended during the program year supported predominately high priority needs, as well as some needs categorized as medium priority. The Chart below will show the activities that were supported with CDBG funds only (other local funds, like CSG and RDA have been excluded).

**Table 3: CDBG Funds Expended/Committed to Meet High Priority Needs
(does not include other local and state funding sources)**

2010-2015 Consolidated Plan			CDBG Funds Year 2	Goals and Persons Served (CDBG Only)		
Priority Needs	Priority Need Level	5-year Dollars to Address Unmet Need	Committed/Expended	5- Year Goal	Y-1 CDBG	Y-2 CDBG
Affordable Housing						
Renters						
0-30% AMI	H	700,000		20		
31-50% AMI	H	700,000		18		
Owners						
31-50% AMI	H	829300	93,000	10		
51-80% AMI	H		210,000	15	1	1
Special Needs						
Elderly	M	325000		7	12	
Frail Elderly	M	325000		7		
Developmental Disability	H	350000		10		
Infrastructure*	H	450,000	186,000			
Public Services	H	631,500				
PS - Senior (elderly and frail elderly)	H		13,800	6455	905	898
PS-Legal	H			495		
PS-Youth	H			125		
PS-Substance Abuse**	H			225		
PS - Fair Housing	M		6,000	125	13	12
PS - Tenant/Landlord	H		6,500	300	54	103
PS-Homeless Services (inc.Prevention)	H		12,000		55	31
PS-HIV/AIDS	H		6,000		9	11
PS-Foreclosure Prevention	H		7,000		36	18
PS-Crisis Lines and Food Provision	H				354	

To support affordable housing, CDBG funds were granted to Habitat for Humanity for the public utility improvements necessary to support the affordable housing development. Ownership opportunities for low-income households were established as a high priority

need through the consolidated planning process. The public utility grant awarded to Habitat was partially drawn at the end of this program year and the public utility work is expected to be completed by the end of 2012. When the project is complete (2013), 10 new affordable ownership units will be constructed, 4 which will be affordable to very-low income households, 4 affordable to low-income households, and 2 will be affordable to moderate-income households. The units range from 2-4 bedrooms in size and an estimated 30-40 people (10 households) will be served by the project.

To support public services, CDBG funds were used for high priority needs such as fair housing services, foreclosure prevention, tenant landlord services, senior (and frail elderly) services, and crisis intervention services. Because local funds are also used to supplement the public services portion of CDBG, overall progress on the goals is greater than reflected in the above chart.

2. Changes in Program Objectives

In the second year of the consolidated plan, there are no planned changes in the program objectives.

3. Assessment of Efforts in Carrying Out Planned Action

Over the year, Walnut Creek City Council has been very supportive of affordable housing and to meeting the needs of the City's lower income households. The City Council allocated general funds to support public services and school crisis counseling, as well as general program administration.

City staff worked closely with Habitat for Humanity to submit an application to the State of California for the BEGIN program. Last year, the City was awarded \$550,000 which will be used to support the construction of Pleasant Creek Homes (Habitat's project) through downpayment assistance. The BEGIN program will also provide a revolving loan fund for downpayment assistance in the future.

The City Council and the Community Development Department have met all of the program requirements for the CDBG program and has made great effort to make information on funding availability to all interested parties and had carefully selected grantees that will support the highest priority needs in the consolidated plan.

4. Use of CDBG Funds for National Objectives

All activities funded through the City CDBG and CSG programs primarily benefited low- and moderate-income persons or households, consistent with a primary objective of the CDBG program. Many of the programs funded with CDBG or CSG fell under HUD's

definition of presumed beneficiary, which includes abused children, battered spouses, elderly persons, adults meeting the Bureau of Census' Current Population Reports definition of "severely disabled," homeless persons, illiterate adults, persons living with AIDS and migrant farm workers. Activities that benefit a limited clientele must serve at least 51% of clients who are low-or moderate-income.

The City ensures that the limited clientele national objective requirement is met for those activities that benefit limited clientele. Public service agencies whose clientele is not of a presumed benefit population must verify their client's income to determine eligibility. The agencies are required to keep these income records for a period of 5 years as required by the CDBG program regulations. This documentation is verified upon monitoring the programs.

See Attachment 5 for the percent of low/mod persons served by public service and economic development activities.

5. Anti-Displacement and Relocation

No households were displaced during the program year.

6. Low/Mod Job Activities

All of the economic development activities supported with CDBG funds provided micro-enterprise assistance to low-income business owners or entrepreneurs. Clients were screened for eligibility prior to receiving training and/or assistance.

7. Program Income Received

The City received program income through residual receipts at Villa Vasconcellos, a low income senior housing development that had received a CDBG loan for acquisition, and from the affordability reserve at Tice Oaks (senior affordable housing), which was used to pay down the loan. The City does not have a revolving loan fund or float-funded activities. Program income is generally used to fund acquisition for new affordable housing, and occasionally to fund public services and infrastructure improvements.

9. Prior Period Adjustments

There are not prior period adjustments.

10. Loans and Other Receivables

As of 6/30/12, there are 6 first time homebuyer loans and 6 home rehabilitation loans still outstanding and the combined principal balance owed on them is \$332,693.

As of 6/30/12, there are 6 affordable housing acquisition loans outstanding (deferred) and 1 forgivable public facility improvement loan with an outstanding balance of \$2,443,372.

Attachment 7 and 8 lists the individual loans.

11. Lump Sum Agreements

There are no lump sum agreements.

12. Neighborhood Revitalization Strategies

The City does not have a neighborhood revitalization strategy.

VI. PUBLIC PARTICIPATION

A draft of this CAPER document was prepared and made available to the public from September 12 to September 27, 2012. The public could also request to have the draft CAPER mailed to them. A Legal Notice was placed in the Contra Costa Times, a newspaper of general circulation, advertising the availability and viewing location of the draft CAPER to the general public.

Housing Goals By Sub Population

2010-2015 Consolidated Plan			Funds Expended/Committed 10-11				Funds Expended/Committed 11-12			Persons Served by Funding Source						
Housing Goals by Sub Population	Priorty Need Level	Planned Dollars to Address	CDBG Funds Y-1	RDA Funds Y-1	BEGIN Funds Y-1	Total Year 1	CDBG Y-2	Other Funds Y-2	Total Year 2	5-Year Goal	Y-1 CDBG	Y-1 Other Funds	Y-2 CDBG	Y-2 Other Funds	Total	% of 5-Year Goal
Renters																
0-30% AMI	H	700,000				0				20					0	0%
31-50% AMI	H	700,000		108,200		108,200		104,629	104,629	18					0	0%
51-80% AMI	M					0				60					0	0%
Owners																
0-30% AMI	M															
31-50% AMI	H	829,300	117,320	185,000	275,000	577,320	93,000		93,000	10					0	0%
51-80% AMI	H		117,320	236,412	275,000	628,732	210,000	104,000	314,000	15		1	1	3	5	7%
Homeless																
Individuals	M					0										
Families	M					0										
Non Homeless Special Needs																
Elderly	M	325,000		105,347		105,347				7		12			12	171%
Frail Elderly	M	325,000				0				7					0	0%
Severe Mental Illness	M					0										
Physical Disability	M					0										
Developmental Disability	H	350,000		108,200		108,200		104,629	104,629	10					0	0%
Alcohol//Drug Abuse	M					0										
HIV/AIDS	M					0										
Victims of Domestic Violence	M					0										

Y1 * An additional \$8,120 of RDA funds was expended through our home rehab program to assist a moderate income household (2 people)

Y1 * An additional \$254,000 of RDA funds was expended to assist four moderate income first time homebuyer households to purchase a home (10 people)

Y2 * An additional \$205,000 of Local funds was expended through the FTHB program to assist 4 moderate-income homebuyers/owners.

Housing Goals by Funding Source and Activity Type

2010-2015 Consolidated Plan		Funds Expended/Committed 2010-2011				Funding Expended/committed 2011-2012			Persons Served by Funding Source						
Housing Goals by Funding Source and Activity Type	Planned Dollars to Address	CDBG Funds Y-1	RDA Funds Y-1	BEGIN Funds Y-1	Total Year 1	CDBG Funds Y-2	Other Funds Y-2	Total Year 2	5-Year Goal	Y-1 CDB G	Y-1 Other Funds	Y-2 CDBG	Y-2 Other	Total	% of 5- Year Goal
CDBG					0										
Acquisition of existing rental units					-			-							
Production of new rental units (Acq)	1,750,000		216,400		216,400		209,258	209,258	68					0	0
Rehabilitation of existing rental units					-			-							
Rental assistance					-			-							
Acquisition of existing owner units					-			-							
Production of new owner units		234,640	370,000	550,000	1,154,640	186,000		186,000							
Rehabilitation of existing owner units					-		221,000	221,000				1	3	4	
Homeownership Assistance	750,000		254,500	.	-		205,000	205,000	15		4*		4*	8	53%

* Moderate Income households assisted through First Time Homebuyer Assistance Program

Special Needs Populations

2010-2015 Consolidated Plan				Funding Committed/Expended 2011-2012			Persons Served by Funding Source										
Special Needs Subpopulations	Priority Need Level	Unmet Need	Dollars to Address Unmet	CDBG Funds Y-2	Other Y-2	Total Funds Y-2	5-Year Goal	1-year Goal	Y-1 CDBG	Y-1 Other	Y-1 Total	Y-2 CDBG	Y-2 Other	Total Y-2	Total All Years	% of One Year Goal	% of 5-Year Goal
Elderly	H	9,070	6,500	6,500		6,500	420	84	108		108	110		110	218	131%	52%
Frail Elderly	H	8,606	40,000	7,300	18,000	25,300	6035	1207	797	368	1165	788	326	1114	2279	92%	38%
Severe Mental Illness	H	1,741	0			-	0	0	0		0			0	0		N/A
Developmentally Disabled	H	1,673	12,000			-	20	4	0		0			0	0	0%	0%
Physically Disabled	H	1,535	35,000		5,500	5,500	50	10	0	33	33	0	26	26	59	260%	118%
Persons with Alcohol/Other Drug Addictions	H	2,692	40,000		5,000	5,000	200	40	0	35	35	0	13	13	48	33%	24%
Persons with HIV/AIDS	H	154	25,000	4,163		4,163	100	20	9		9	11		11	20	55%	20%
Victims of Domestic Violence	H	250	40,000		7,000	7,000	250	50	0	246	246		193	193	439	386%	176%

Goals Met: In 2011-2012, the City met or exceeded its goal in serving the elderly, frail elderly, physically disabled and victims of domestic violence.

Goals Unmet: In 2011-2012, the City did not meet the annual goals for serving persons with developmental disabilities, persons with alcohol/other drug addictions, and persons with HIV/AIDS. Accomplishments in serving the developmentally disabled will increase when Third Avenue Apartments is constructed, which will provide affordable housing and services to developmentally disabled adults. The other two goals were not met due to the levels of service requests from Walnut Creek residents at the agencies funded to serve those populations.

Priority Community Development Needs Table

2010-2015 Consolidated Plan				Funding Committed/Expended 2011-2012			Persons Served by Funding Source								
Priority Community Development Needs Table	Priority Need Level	Unmet Need	Dollars to Address Unmet	CDBG Funds Y-2	Other Funds Y-2	Total Y-2	5-Year Goal	1-year Goal	Total Y-1	Y-2 CDBG	Y-2 Other	Y-2 Total	Total	% of 1-year Goal	% of 5-Year Goal
Acquisition of Real Property	L														
Disposition	L														
Clearance and Demolition	M														
Clearance of Contaminated Sites	M														
Code Enforcement	L														
Public Facility	H	10	90,000			-									
Infrastructure*	H	10	450,000	186,000		186,000			0						
Public Services (General)	H		631,500			-			0						
PS - Senior**	H	17676		13,800	18,000	31,800	6455	1291	1273	898	326	1224	2497	95%	39%
PS- Handicapped	M				5,500	5,500			0		26	26	26		
PS-Legal	H	500				-	495	99	0			0	0	0%	0%
PS-Youth	H	125			73,812	73,812	125	25	842		782	782	1624	3128%	1299%
PS-Childcare	M					-			0			0	0		
PS-Transportation	M					-			0			0	0		
PS-Substance Abuse**	H	2692			5,000	5,000	225	45	35		13	13	48	29%	21%
PS-Employment Training	H					-			0			0	0		
PS - Health	M				5,000	5,000			264		193	193	457		
PS - Lead Hazard Screening	M					-			0			0	0		
PS - Crime Awareness	M					-			0			0	0		
AD - Fair Housing	M	150		6,000		6,000	125	25	13	12		12	25	48%	20%
PS - Tenant/Landlord	H	350		6,500		6,500	300	60	54	103		103	157	172%	52%
PS - Other	H					-			33			0	33		
Homeless Services (inc.Prevention)	H			12,000	10,000	22,000			75	31	355	386	461		
HIV/AIDS	H			6,000		6,000			9	11		11	20		
Victims of Domestic Violence	H				7,000	7,000			246		193	193	439		
Foreclosure Prevention	H			7,000		7,000			36	18		18	54		
Sexual Assault	H				5,500	5,500			360		65	65	425		
Crisis Lines and Food Provision	H				13,000	13,000			3417		2288	2288	5705		
Microenterprise Assistance	H	100	150,000	30,000		30,000			38	34		34	72		

* also reported under Housing and Housing Activity. It is infrastructure improvements to support housing

** also reported under special needs subpopulations "Elderly" and "Frail Elderly"

*** also reported under special needs subpopulations

In 2011-2012, the City met or exceeded the goals for provided services to seniors and youth and tenant/landlord services.

In 2011-2012, the City fell short in meeting the goals for providing services to persons with substance abuse issues and fair housing. The fair housing services are provided on an as needed basis. It is hard to predict the number of fair housing issues that will arise.

Community Development Block Grant and Community Services Grant Program Outcomes: Persons Served, % Low/Mod Public Services and Economic Development Activities					
Agency	Program	Amount	Category	Number Served	% Low/Mod
Anka Behavioral Health, Inc	HOPE Plus	5,000	PS	17	100%
Community Housing Development Corp	Home Equity Preservation Alliance (HEPA)	7,000	PS	18	61%
Homeless Program	Adult Interim Housing Program	7,000	PS	14	100%
Senior Legal Services	Legal Services for the Elderly	6,500	PS	114	100%
ECHO Housing	Fair Housing	6,000	PS (Admin)	12	100%
ECHO Housing	Tenant/Landlord	6,500	PS	103	100%
New Connections	HIV/AIDS Safety Net	6,000	PS	11	100%
Ombudsman Services of Contra Costa	Ombudsman Services	7,300	PS	788	100%
Women's Initiative for Self Employment	Microenterprise Opportunities	5,000	ED	10	90%
Workforce Development Board	Small Business Management Center	10,000	ED	10	100%
Contra Costa Child Care Council	Road to Success	15,000	ED	14	100%
TOTAL CDBG		81,300		1,111	99%
Cancer Support Community	Cancer Support Services	5,000	PS	232	N/A
Community Violence Solutions	Sexual Assault Empowerment (SAVE)	5,500	PS	65	100%
Contra Costa Crisis Center	211/Homeless Hotline	5,000	PS	340	100%
Contra Costa Crisis Center	Crisis Lines	5,000	PS	1960	56%
Court Appointed Special Advocates	Children at Risk	4,000	PS	1	100%
Lions Center for the Visually Impaired	Independent Living Skills	5,500	PS	26	100%
Monument Crisis Center	Nutritional Resources for Low Income Families	8,000	PS	328	100%
New Connections	Recovery from Addiction	5,000	PS	13	100%
Shelter, Inc.	Homeless Prevention	5,000	PS	15	100%
STAND! Against Family Violence	Crisis Line	7,000	PS	193	100%
Senior Outreach Services	Meals on Wheels	18,000	PS	326	100%
Walnut Creek School Districts	School Crisis Counselor Program	80,000	PS	781	N/A
Total CSG		153,000		4,280	73%
Total CDBG and CSG		234,300		5,391	80%
* Note: Some of the CSG funded agencies do not track income level. But due to the type of service provider, the majority are likely low income					

Community Development Block Grant and Community Services Grant Race and Ethnicity Table (does not include the School Crisis Counselor Grant)									
Rac/Ethnicity	CDBG			CSG			Combined		
	Totals	%	Hispanic	Totals	%	Hispanic	Totals	%	Hispanic
White	901	81.17%	9	2610	75.48%	109	3511	76.86%	118
Black/African American	58	5.23%	0	57	1.65%	0	115	2.52%	0
Asian	79	7.12%	0	139	4.02%	0	218	4.77%	0
American Indian/Alaskan Native	12	1.08%	3	7	0.20%	0	19	0.42%	3
Native Hawaiiin/Pacific Islander	6	0.54%	0	18	0.52%	0	24	0.53%	0
American Indian/White	2	0.18%	1	0	0.00%	0	2	0.04%	1
Asian/White	1	0.09%	0	3	0.09%	0	4	0.09%	0
Black/White	1	0.09%	0	54	1.56%	0	55	1.20%	0
American Indian/Black	0	0.00%	0	0	0.00%	0	0	0.00%	0
Other	50	4.50%	41	570	16.48%	198	620	13.57%	239
TOTAL	1110	100.00%	54	3458	100.00%	307	4568	100.00%	361

Attachment 7

City of Walnut Creek Deferred / Forgivable Loan Portfolio CDBG only					
Borrower	Use	Term	Type	Repayment Conditions	Balance as of 6/30/2012
MP Tice Oaks Associates	Acquisition/Rehab	55 Years	Deferred	Residual Receipts/Surplus Cashflow	\$ 265,138
Affordable housing Associates	Acquisition/Rehab	55 Years	Deferred	Residual Receipts/Surplus Cashflow	\$ 327,000
Trinity Avenue Apts., L.P	Acquisition	55 Years	Deferred	Residual Receipts/Surplus Cashflow	\$ 79,770
Satellite Housing Third Avenue	Acquisition	55 Years	Deferred	Residual Receipts/Surplus Cashflow	\$ 945,968
1534 Third Avenue	Acquisition	55 Years	Deferred	Residual Receipts/Surplus Cashflow	\$ 182,532
RCD - Villa Vasconcellos	Acquisition	55 Years	Deferred	Residual Receipts/Surplus Cashflow	\$ 625,347
Senior Outreach Services	Public Facility Improve	10 years	Forgiveable	1/10th forgiven each year. Repayment occurs is facility use changes	\$ 17,617
Total					\$ 2,443,372

First Time Homebuyer and Home Rehabilitation Loans CDBG Only			
First Time Homebuyer Loans			
	Date	Term	Balance 6/30/12
	12/21/1994	17% of property appreciation at resale	\$ 16,311
	06/08/1995	15% of property appreciation at resale	\$ 35,000
	06/08/1995	15% of property appreciation at resale	\$ 35,000
	01/27/1998	17% of property appreciation at resale	\$ 12,155
	01/15/1999	5% per year begin.3/14/1994	\$ 15,000
	01/20/1999	5% per year begin 3/17/1994	\$ 15,000
	Total		\$ 128,466
Home Rehabilitation Loans			
	Date	Term	Balance 6/30/12
	02/18/1999	5% simple interest: 20 year term	\$ 44,989
	06/09/1999	5% simple interest: 20 year term	\$ 23,786
	01/13/2005	3% simple interest: 20 year term	\$ 60,315
	08/16/2007	3% simple interest: 20 year term	\$ 17,656
	05/06/2008	3% simple interest: 20 year term	\$ 57,480
	Total		\$ 204,226



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
WALNUT CREEK

Date: 19-Sep-2012

Time: 14:27

Page: 1

PGM Year: 1994
Project: 0002 - CONVERTED CDBG ACTIVITIES
IDIS Activity: 2 - CDBG COMMITTED FUNDS ADJUSTMENT

Status: Open
 Location: CITY OF WALNUT CREEK 1666 NORTH MAIN STREET
 WALNUT CREEK, CA 94583

Objective:
 Outcome:
 Matrix Code: Acquisition of Real Property (01) National Objective: LMC

Initial Funding Date: 01/01/0001

Description:
 CDBG COMMITTED FUNDS ADJUSTMENT

Financing

Funded Amount: 2,221,232.73
 Drawn Thru Program Year: 2,221,232.73
 Drawn In Program Year: 0.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2008
Project: 0016 - THIRD AVENUE APARTMENTS
IDIS Activity: 303 - THIRD AVENUE APARTMENTS

Status: Open
Location: 1534,1540, AND 1544 THIRD AVENUE AND 2618
 BALDWIN LANE WALNUT CREEK, CA 94597

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Acquisition of Real Property (01) **National Objective:** LMH

Initial Funding Date: 04/01/2009

Financing
 Funded Amount: 1,042,872.00
 Drawn Thru Program Year: 1,042,872.00
 Drawn In Program Year: 0.00

Description:
 ACQUISITION AND CONSTRUCTION OF A 48-UNIT APARTMENT COMPLEX FOR VERY LOW INCOME FAMILIES AND PERSONS WITH DEVELOPMENT DISABILITIES.

Proposed Accomplishments
 Housing Units : 48

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

Owner Renter Total Person

Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2008	THIS YEAR SATELLITE HOUSING ACQUIRED TWO OF THE FOUR PARCELS FOR THIS 48 UNIT LOW INCOME FAMILY RENTAL DEVELOPMENT. THE REMAINING TWO PARCELS WILL BE PURCHASED IN THE 2009 PROGRAM YEAR.	

PGM Year: 2010
Project: 0004 - COURT APPOINTED SPECIAL ADVOCATES
IDIS Activity: 324 - Children At Risk

Status: Open Objective: Create suitable living environments
Location: 2020 N Broadway Ste 204 Walnut Creek, CA 94596-3756 Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Date: 03/18/2011

Financing
Funded Amount: 0.00
Drawn Thru Program Year: 0.00
Drawn In Program Year: 0.00

Description:
Provides volunteers to serve as child advocates for abused, neglected, abandoned and sexually abused Walnut Creek shiildren who are referred by the Juvenile Court for legal advocacy and representation.

Proposed Accomplishments

People (General) : 4

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2010
Project: 0016 - Habitat for Humanity - Pleasant Creek Homes
IDIS Activity: 330 - Pleasant Creek Homes

Status: Open
 Location: 2619 Broadway Oakland, CA 94612-3107

Objective: Provide decent affordable housing
 Outcome: Affordability
 Matrix Code: Public Facilities and Improvement (General) (03) National Objective: LMC

Initial Funding Date: 03/18/2011

Financing

Funded Amount: 420,926.00
 Drawn Thru Program Year: 51,182.58
 Drawn In Program Year: 51,182.58

Description:

The Pleasant Creek Homes development will bring 10 new affordable homes adjacent to the downtown Walnut creek BART station. All homes will be built with green building techniques and every effort will be made to have all 10 homes accessible to those with physical and/or sensory disabilities. Funding through CDBG will help with the necessary infrastructure improvement, primarily utility access.

Proposed Accomplishments

People (General) : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0

Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2011
Project: 0001 - HOME EQUITY PRESERVATION ALLIANCE (HEPA)
IDIS Activity: 335 - Home Equity Preservation Alliance

Status: Open
Location: 1535 3rd St Ste A Richmond, CA 94801-1525

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Housing Counseling (05U) National Objective: LMC

Initial Funding Date: 12/08/2011

Financing

Funded Amount: 7,000.00
Drawn Thru Program Year: 7,000.00
Drawn In Program Year: 7,000.00

Description:

HEPA is a coalition of agencies serving families that are at risk of losing their home because of Contra Costa County's current foreclosure crisis.

Proposed Accomplishments

Households (General) : 17

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	11	1	0	0	11	1	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	3	0	0	0	3	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	1	0	0	0	1	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	1	1	0	0	1	1	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	2	2	0	0	2	2	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	18	4	0	0	18	4	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	2	0	2	0
Low Mod	1	0	1	0
Moderate	8	0	8	0
Non Low Moderate	7	0	7	0
Total	18	0	18	0
Percent Low/Mod	61.1%		61.1%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
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2011	Together HEPA agency's and partnering jurisdictions served nearly 1000 distressed homeowners with the activities mentioned above. We continue to be a strong collaboration providing each other with support and resources.	
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PGM Year: 2011
Project: 0003 - Ombudsman Services of Contra Costa County
IDIS Activity: 336 - Complaint Resolution for Long Term Care Patients

Status: Open
 Location: 1601 Sutter St Ste A Concord, CA 94520-2621

Objective: Create suitable living environments
 Outcome: Availability/accessibility
 Matrix Code: Senior Services (05A) National Objective: LMC

Initial Funding Date: 12/08/2011

Financing

Funded Amount: 7,300.00
 Drawn Thru Program Year: 7,300.00

Description:

Investigates reports abuse and resolves complaints of frail elderly, developmentally disabled, and mentally disoriented person in nursing homes and residential care facilities throughout Walnut Creek.

Drawn In Program Year: 7,300.00

Proposed Accomplishments

People (General) : 775

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	681	0
Black/African American:	0	0	0	0	0	0	42	0
Asian:	0	0	0	0	0	0	41	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	24	24
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	788	24
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	788
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	788
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	Ombudsman Services of Contra Costa is officially designated by the State of California to serve elderly and dependent adults in long-term care facilities in Contra Costa County and is state mandated to protect the rights and enhance the quality of life for long-term care residents. Ombudsman Services is the official abuse reporting and investigating agency for all suspected elder/dependent adult abuse that occurs within the county. With our CDBG funding this fiscal year 2011-2012, we have been able to provide complaint resolution services for 3033 residents in skilled nursing facilities and residential care facilities for Antioch, Concord, Pittsburg, Walnut Creeek and the 18 cities in our Urban area. We have investigated and resolved 274 serious abuse cases. Staff and volunteers witnessed 71 Advanced Health Care Directives for our residents, attended and participated in 10 senior information fairs. Staff and volunteers have maintained a regular weekly presence in skilled nursing facilities.	

PGM Year: 2011
Project: 0002 - Contra Costa Senior Legal Services
IDIS Activity: 337 - Legal Services for the Elderly

Status: Open
Location: 4006 Macdonald Ave Richmond, CA 94805-2249

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Senior Services (05A) National Objective: LMC

Initial Funding Date: 12/08/2011

Financing

Funded Amount: 6,500.00
Drawn Thru Program Year: 6,500.00
Drawn In Program Year: 6,500.00

Description:

Provides lower income seniors with access to free legal assistance and educational services. these will be provided by qualified and experienced attorneys and paralegals in all CDBG communities. The project will include outreach services.

Proposed Accomplishments

People (General) : 110

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	97	5
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	12	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	2	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	114	5
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	114
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	114
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
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2011	CCSLS provided legal services to 851 seniors in Urban County, Antioch, Pittsburg, Walnut Creek and Richmond during the fiscal year of 2011/2012. The legal services consisted of advice, brief services, preparation for administrative hearings, negotiations, settlements, and litigation. CCSLS conducted educational workshops and participated in outreach events throughout the county. CCSLS provides Conservatorship workshops in partnership with the Courts at the Contra Costa County Law Library once a month. And CCSLS is honored that we have been requested to make a presentation to the National Conference of Supreme Court Justices about our model Senior Self-Help Clinic at the Courthouse in Martinez. The presentation will take place in St. Louis later in July.	
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PGM Year: 2011
Project: 0004 - Women's Initiative
IDIS Activity: 338 - Microenterprise Opportunities for Low Income Women

Status: Open
Location: 1465 Enea Cir Concord, CA 94520-7914

Objective: Create economic opportunities
Outcome: Affordability
Matrix Code: Micro-Enterprise Assistance (18C) **National Objective:** LMCMC

Initial Funding Date: 12/08/2011

Financing
Funded Amount: 4,999.18
Drawn Thru Program Year: 4,999.18
Drawn In Program Year: 4,999.18

Description:
 Provides assistance to low income women and minority women with small business training, support, microloans, and individual development accounts designed to increase personal income, create jobs, and break the poverty cycle.

Proposed Accomplishments

Businesses : 3

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	7	0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	1	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	9	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
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Extremely Low	0	0	0	5
Low Mod	0	0	0	1
Moderate	0	0	0	3
Non Low Moderate	0	0	0	1
Total	0	0	0	10
Percent Low/Mod				90.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	Womens Initiative graduates and their families are increasing wealth and long-term economic self-sufficiency. They are making significant contributions through job creation and charitable giving thatstrengthen their communities and the local economy. Our return on investment is 30:1, which means that for every dollar invested in Womens Initiative, \$30 go back into the local economy as a result of our clients paying taxes, hiring others and leaving the welfare system. With this Community Development Block Grant for Walnut Creek, Pittsburg, and cities of the Contra Costa County, Women's Initiative was able to serve almost 75 women of which 68 women obtained their business licence. We provided these women with believe we have been successful because we served 75 women throughout the year byproviding them with business management training, technical assistance, and ongoing support. Throughout the year our clients continue to return and take advantages of the post-graduate program Successlink. Cients in the Contra Costa County as a whole program have created 66 new jobs between July 1,2011 and June 30, 2012. .	

PGM Year: 2011
Project: 0006 - Workforce Development Board of Contra Costa County
IDIS Activity: 339 - Small Business Development Board

Status: Open Objective: Create economic opportunities
Location: 2425 Bisso Ln Ste 200 Concord, CA 94520-4886 Outcome: Affordability
Matrix Code: Micro-Enterprise Assistance (18C) National Objective: LMCMC

Initial Funding Date: 12/08/2011

Financing
Funded Amount: 9,181.30
Drawn Thru Program Year: 9,181.30
Drawn In Program Year: 9,181.30

Description:
Create and retain jobs for low to moderate-income people through self-employment or micro-enterprise businesses expansion.
Provides training and one-on-one business management consulting.

Proposed Accomplishments

Businesses : 5

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	7	0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	1	0
Asian White:	0	0	0	0	0	0	1	0
Black/African American & White:	0	0	0	0	0	0	0	0

American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	10	0

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	6
Low Mod	0	0	0	1
Moderate	0	0	0	3
Non Low Moderate	0	0	0	0
Total	0	0	0	10
Percent Low/Mod	100.0%			

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	The Contra Costa SBDC is very proud of our continued CDBG partnership. Our over-arching goal is to deliver relevant, high-quality business trainings and individualized advising to the under-resourced in our community. This funding makes it possible to serve an even larger number of low-to-moderate income residents of the county. We taught workshops and classes on starting a new business, accessing capital, Internet marketing and selling to the government, just to name a few. Our advisors helped Contra Costa residents launch and grow 8 local businesses providing critical support and assistance in creating 3 new jobs and retaining 1 in fiscal year 2011-2012.	

PGM Year: 2011
Project: 0009 - ANKA BEHAVIORAL SERVICES - HOPE PLUS
IDIS Activity: 340 - HOPE Plus

Status: Open Objective: Create suitable living environments
Location: 1875 Willow Pass Rd Ste 300 Concord, CA 94520-2527 Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Date: 12/08/2011

Financing
Funded Amount: 5,000.00
Drawn Thru Program Year: 5,000.00
Drawn In Program Year: 5,000.00

Description:
HOPE Plus is a project managed and operated by Anka Behavioural Health Inc., in partnership with the following agencies: Contra Costa County Alcohol and Other Drugs Services Division, County Office of Homeless Programs, and the County Office of AIDS. These partnerships provide integrated health, mental health and substance abuse services for homeless people suffering from mental health and substance abuse services for homeless people suffering from mental health and substance abuse disorders in Contra Costa County.

Proposed Accomplishments

People (General) : 14

Actual Accomplishments

<i>Number assisted:</i>	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	13	0
Black/African American:	0	0	0	0	0	0	0	0

Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	4	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	17	0

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	17
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	17
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
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2011 Project HOPE's main objective is to improve the quality of life for homeless men and women in Contra Costa County. The team has been quite fortunate to witness chronically homeless clients that are of high vulnerability obtaining housing and finally ending several years of homelessness, at times 20 plus years. Remaining client centered, the team is able to provide services, maintain rapport, and ultimately is granted the opportunity of taking part in helping to improve an individual's quality of life.

PGM Year: 2011
Project: 0008 - CONTRA COSTA COUNTY HOMELESS PROGRAM
IDIS Activity: 341 - Adult Interim Housing Program

Status: Open
Location: 597 Center Ave Martinez, CA 94553-4640

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05) National Objective: LMC

Initial Funding Date: 12/08/2011

Financing

Funded Amount: 6,936.85
Drawn Thru Program Year: 6,936.85
Drawn In Program Year: 6,936.85

Description:

Provides critical services to homeless Walnut Creek individuals seeking emergency shelter at the single adult shelter in Concord and Richmond. Provides meals, laundry, telephone and supportive services such as case management, vocational services, health care and substance abuse services.

Proposed Accomplishments

People (General) : 20

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	10	0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	1
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	1	1
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	1	1
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	14	3
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	14
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	14
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
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2011	Summary of accomplishments FY 2011/12: 787 Residents were served at the CCHomeless Programs Emergency Shelters; 232 Residents were placed in permanent, transitional or sober living housing; 107 Residents received benefits (SSI/SSDI) assistance through our Project ACCT program.	
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PGM Year: 2011
Project: 0010 - CITY OF WALNUT CREEK - PROGRAM ADMINISTRATION
IDIS Activity: 342 - Program Administration

Status: Open
 Location: ,

Objective:
 Outcome:
 Matrix Code: General Program Administration (21A) National Objective:

Initial Funding Date: 12/08/2011
Financing
 Funded Amount: 49,528.73

Description:
 Covers salaries, benefits, training and general administrative costs associated with the management and monitoring of affordable housing activities and the CDBG and CSG programs

Drawn Thru Program Year: 49,528.73

Drawn In Program Year: 49,528.73

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0
Female-headed Households:					0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2011
Project: 0005 - Contra Costa Child Care Council
IDIS Activity: 343 - Road To Success

Status: Open
 Location: 1035 Detroit Ave Ste 200 Concord, CA 94518-2478

Objective: Create economic opportunities
 Outcome: Affordability
 Matrix Code: Micro-Enterprise Assistance (18C) National Objective: LMCMC

Initial Funding Date: 12/08/2011

Financing

Funded Amount: 15,000.00
 Drawn Thru Program Year: 15,000.00
 Drawn In Program Year: 15,000.00

Description:

Will provide technical assistance, training and general support leading to the State Licensing of Walnut Creek family child care providers.

Proposed Accomplishments

Businesses : 15

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	9	2
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	1	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	14	2
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	5
Low Mod	0	0	0	4
Moderate	0	0	0	5
Non Low Moderate	0	0	0	0
Total	0	0	0	14
Percent Low/Mod				100.0%

Annual Accomplishments

2011

This reporting year 2011-2012, we assisted 140 low income potential providers through Licensing Orientations, our Road to Success workshops, the technical assistance we do, both in person, or with our warm line services. We also encourage them to use our website as a means of assistance and we offer tip sheets to send them or take out with us, when we visit them, in English, Spanish or both. Of the 140 low income potential providers we assisted, 95 of them became licensed micro-enterprises. Some of the comments we received were that the workshops offered at no charge and those that were held both in the evenings and on Saturdays, were a big help. They enjoyed all the workshops available to them and were looking forward to the fall, when the new list would be out. Providers are very appreciative of the staff with experience, in any way, with children. We have staff that speaks many different languages, some who have Family Child Care Home experience, as well as preschool teachers who have an enormous command of the ages and stages of development, and we have departments who are available to meet the needs of special needs children, and healthy nutrition for children. Providers often come into the office to put a face to a name, just as we like to put a name, to a program. The most popular compliment we get from both prospective and new low income providers, is how the agency meets the economic needs of the community. We manage it through employing bi-lingual staff. We use warm lines to assure them it is not their programs that parents are not happy with, but the economy. We do everything we can to boost their self-esteem and encourage them to see themselves as professionals and not babysitters. One heart-warming story is from an East Area provider thanking the Child Care Councils Resource and Referral Department for the services they initially gave her and continue to meet her needs. She pointed out the Road to Success workshops were invaluable to her and her program. Even parents were impressed with her knowledge and how it met the needs of their children. The West Area Resource and Referral Department had a perspective provider who spoke Persian and was helped by our Farsi speaking staff person. This provider had been a nanny and it was her dream to open a family child care business in her home and serve special needs children. She had invaluable help with her application, the Road to Success workshops and the technical assistance she received, as well as help from the Inclusion department. She became licensed and now has two children with special needs. One child is 18 months of age and has Down-Syndrome and was referred to her by the Inclusion Department. The Central Area Resource and Referral office had a newly licensed Spanish speaking provider who came into the office and spoke to one of the staff about her rates. Parents on the phone were complaining her rates were too high. For the present economy, that is an unfortunate comment of most parents. The counselor went over her program with her and then her rates and it was obvious she has worked hard to establish a quality family child care and spoke both English and Spanish but preferred Spanish speaking children as her program was ESL. She began to cry because she felt the comment from the parent made her feel like she had done something wrong. After comforting her, she felt better and she was told her rates for the area she lived in and the program she is offering is obviously of good quality. She left the office with a renewed feeling of confidence.

PGM Year: 2011
Project: 0007 - NEW CONNECTIONS HIV/AIDS SERVICES
IDIS Activity: 344 - HIV/AIDS Safety Net

Status: Open
Location: 3024 Willow Pass Rd Concord, CA 94519-2588

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Health Services (05M) **National Objective:** LMC

Initial Funding Date: 12/08/2011

Financing
Funded Amount: 4,162.68
Drawn Thru Program Year: 4,162.68
Drawn In Program Year: 4,162.68

Description:
 Includes and intergrated, cost effective approach to address the emerging needs of low-income Walnut Creek residents who are living with HIV/AIDS by providing comprehensive psycho-social case management services, emergency food and utility vouchers, substance abuse services and group counseling

Proposed Accomplishments

People (General) : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	4	0
Black/African American:	0	0	0	0	0	0	3	0
Asian:	0	0	0	0	0	0	0	0

American Indian/Alaskan Native:	0	0	0	0	0	0	2	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	11	0

Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	11
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	11
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
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2011

PGM Year: 2011
Project: 0011 - ECHO Housing - Tenant Landlord
IDIS Activity: 345 - Tenant Landlord Services

Status: Open
Location: 770 A St Hayward, CA 94541-3956

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Tenant/Landlord Counseling (05K) National Objective: LMC

Initial Funding Date: 12/08/2011

Financing

Funded Amount: 6,500.00
Drawn Thru Program Year: 6,500.00
Drawn In Program Year: 6,500.00

Description:

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 housign rights.

Proposed Accomplishments

People (General) : 22

Actual Accomplishments

<i>Number assisted:</i>	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic

White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.

PGM Year: 2011
Project: 0012 - ECHO Housing - Fair Housing
IDIS Activity: 346 - Fair Housing Services

Status: Completed 6/30/2012 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: Fair Housing Activities (subject to 20% Admin Cap) (21D) National Objective:

Initial Funding Date: 12/08/2011
Financing
Funded Amount: 6,000.00

Description:
Provide Federal and State Fair Housing Law information, counseling, investigation, mediation and educational training services.

Drawn Thru Program Year: 6,000.00

Drawn In Program Year: 6,000.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
--------------	---------------------------------	----------------------

2011	12 Walnut Creek household served with the following fair housing complaints: Disability - 5 persons/one is pending; it was unsuccessfully mediated; 3 dropped the case.Familial Status - 4 persons/4 moved toanother unit - successful mediationRace - 3 persons/one was referred to Department of Fair Employment and Housing; 2 persons dropped the case.	
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PGM Year: 2011
Project: 0013 - Neighborhood Preservation Program
IDIS Activity: 347 - Home Rehabilitation Loan and Emergency Grant Program

Status: Open Objective: Create suitable living environments
Location: Contra Costa County Dept. of Conservation and Development 30 Muir Road Martinez, CA 94553 Outcome: Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 08/29/2012

Financing

Funded Amount: 117,000.00
 Drawn Thru Program Year: 45,881.00
 Drawn In Program Year: 45,881.00

Description:

This program provides low interest loans and emergency grants to low- and moderate-income homeowners. The CDBG funded loans/grants are only provided to homeowners whose household income is below 80% AMI. These loans are focused on weatherization, code compliance, energy efficiency and health and safety repairs.

Proposed Accomplishments

Housing Units : 5

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	1	0	0	0	1	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	Energy efficiency improvements for one low-income Walnut Creek household	
	Total Funded Amount:	\$3,930,139.47
	Total Drawn Thru Program Year:	\$3,489,277.05
	Total Drawn In Program Year:	\$225,172.32



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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	386,197.00
02 ENTITLEMENT GRANT	285,142.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	11,101.50
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	70,537.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	752,977.50

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	169,643.59
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	169,643.59
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	55,528.73
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	225,172.32
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	527,805.18

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	169,643.59
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	169,643.59
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	43,399.53
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	43,399.53
32 ENTITLEMENT GRANT	285,142.00
33 PRIOR YEAR PROGRAM INCOME	162,437.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	447,579.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	9.70%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	55,528.73
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	55,528.73
42 ENTITLEMENT GRANT	285,142.00
43 CURRENT YEAR PROGRAM INCOME	11,101.50
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	296,243.50
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	18.74%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2010	16	330	5469726	Pleasant Creek Homes	03	LMC	\$51,182.58
2011	1	335	5365577	Home Equity Preservation Alliance	05U	LMC	\$1,750.00
2011	1	335	5424422	Home Equity Preservation Alliance	05U	LMC	\$1,756.87
2011	1	335	5469726	Home Equity Preservation Alliance	05U	LMC	\$3,493.13
2011	2	337	5365577	Legal Services for the Elderly	05A	LMC	\$1,512.84
2011	2	337	5424422	Legal Services for the Elderly	05A	LMC	\$1,434.51
2011	2	337	5469726	Legal Services for the Elderly	05A	LMC	\$3,552.65
2011	3	336	5365577	Complaint Resolution for Long Term Care Patients	05A	LMC	\$1,825.00
2011	3	336	5424422	Complaint Resolution for Long Term Care Patients	05A	LMC	\$1,825.00
2011	3	336	5469726	Complaint Resolution for Long Term Care Patients	05A	LMC	\$3,650.00
2011	4	338	5424422	Microenterprise Opportunities for Low Income Women	18C	LMCMC	\$2,456.26
2011	4	338	5469726	Microenterprise Opportunities for Low Income Women	18C	LMCMC	\$2,542.92
2011	5	343	5365577	Road To Success	18C	LMCMC	\$3,754.46
2011	5	343	5424422	Road To Success	18C	LMCMC	\$3,803.75
2011	5	343	5469726	Road To Success	18C	LMCMC	\$7,441.79
2011	6	339	5365577	Small Business Development Board	18C	LMCMC	\$960.60
2011	6	339	5469726	Small Business Development Board	18C	LMCMC	\$8,220.70
2011	7	344	5365577	HIV/AIDS Safety Net	05M	LMC	\$1,500.02
2011	7	344	5424422	HIV/AIDS Safety Net	05M	LMC	\$1,500.04
2011	7	344	5469726	HIV/AIDS Safety Net	05M	LMC	\$1,162.62
2011	8	341	5424422	Adult Interim Housing Program	05	LMC	\$3,900.35
2011	8	341	5469726	Adult Interim Housing Program	05	LMC	\$3,036.50
2011	9	340	5365577	HOPE Plus	05	LMC	\$1,177.88
2011	9	340	5424422	HOPE Plus	05	LMC	\$1,333.18
2011	9	340	5469726	HOPE Plus	05	LMC	\$2,488.94
2011	11	345	5365577	Tenant Landlord Services	05K	LMC	\$615.33
2011	11	345	5424422	Tenant Landlord Services	05K	LMC	\$2,082.41
2011	11	345	5469726	Tenant Landlord Services	05K	LMC	\$3,802.26
2011	13	347	5469726	Home Rehabilitation Loan and Emergency Grant Program	14A	LMH	\$45,881.00
Total							\$169,643.59