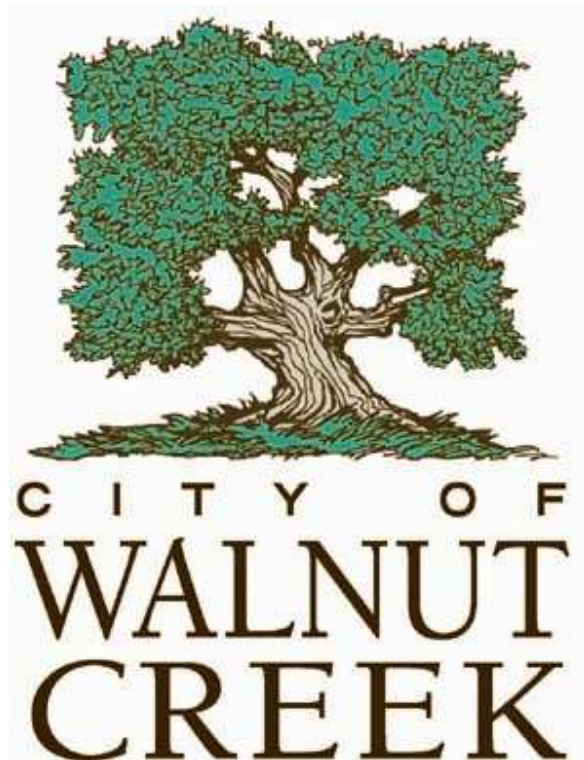


2011-2012  
**Annual Action Plan**



*The second of five Annual Action Plans under the Contra  
Costa Consortium Consolidated Plan for 2010-2015*

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## EXECUTIVE SUMMARY

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### **Introduction**

Through the Department of Housing and Urban Development, the City of Walnut Creek receives Community Development Block Grant funds to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income households. The priority needs for the City of Walnut Creek, and the strategy and objectives to address those needs are detailed in the Contra Costa Consortium's Five-Year Consolidated Plan. This 2011-2012 Annual Action Plan covers the second of the five program years discussed in the Consolidated Plan.

### **Priority Needs**

The priority needs, objectives and strategies detailed in the Consolidated Plan, and developed through a process of conducting focus group meetings, soliciting public input, researching census data, and reviewing housing and community development analyses include priorities related to affordable housing, including special needs housing and housing for the homeless; and community development needs, including public services, economic development, and infrastructure and public facility improvements. Objectives for meeting the priority affordable housing needs can be found in Attachment D.

### **Resources Available**

For the fiscal year 2011-2012, the City anticipates that approximately \$2.04 million will be available for local affordable housing programs, including \$186,286 of federal resources. The City estimates that \$949,000 new redevelopment agency revenue will be received during 2011-2012 (both 20% and 80%); and \$613,000 will be carried forward to 2011-2012. The City will have an estimated \$209,562 of affordable housing in lieu and commercial linkage fees, and \$87,080 from loan payoffs, bond revenue, and other carry forward funds

In the fiscal year 2011-2012 the City anticipates using \$131,737 CDBG funds to fund non-housing community development activities. This includes \$44,287 for public service activities, \$30,000 for economic development activities, and \$57,450 for fair housing activities and program administration. In addition, the City will commit \$70,000 of City general funds, and \$3,513 from the Affordable Housing Fund to support additional public service activities benefiting Walnut Creek's lower income residents.

The new CDBG funds anticipated for 2011-2012 are based on the most current budget information provided by the Federal Department of Housing of Urban Development. However, at the time of developing this Plan, the final CDBG formula allocation for 2011 was not yet available.

**Funded Activities**

The following tables show the housing and community development activities that the City plans to fund with federal and local resources during the program year.

<b>HOUSING ACTIVITIES – ANTICIPATED USES 2011-2012</b>				
<b>Project</b>	<b>Priority Need</b>	<b>Beneficiary</b>	<b>Amount</b>	<b>Source</b>
Homeowner Rehab Loan Program	H-2	Low-Mod Income	\$ 260,000	RDA – Local
First Time Homebuyer Assistance Program	H-2	Low-Mod Income	\$ 370,000	RDA – Local
Site Acquisition/ Affordable Housing Development Fund/ Infrastructure to support Housing	H-1,2,3,6,7,8	Low-Mod Income	\$ 100,000	RDA – Local
			\$ 186,286	CDBG – Federal
			\$ 50,000	In Lieu Fees – Local
			\$ 150,000	Com Link Fee – Local
Housing Program Admin			\$ 288,557	RDA – Local Bond Revenue In Lieu Fees
		<b>Total</b>	<b>\$ 1,404.843</b>	

\* \$573,555 of RDA funds are reserved for 2012-2013 Affordable Housing Programs

<b>COMMUNITY DEVELOPMENT BLOCK GRANT RECOMMENDED USES –2011-2012</b>		
<b>Funded Activity</b>	<b>Priority Need</b>	<b>Amount</b>
<b>Economic Development</b>		
Contra Costa Child Care Council, Road to Success	CD-6	\$ 15,000
Workforce Development Board, Small Business Management	CD-6	\$ 10,000
Women’s Initiative, Microenterprise Opportunities for Low Income Women	CD-6	\$ 5,000
<b>Economic Development Subtotal</b>		<b>\$ 30,000</b>
<b>Public Services</b>		
Anka Behavioral Health, Inc., HOPE Plus	H-1	\$ 5,000
Senior Legal Service, Legal Services for the Elderly	CD-2	\$ 5,987
Ombudsman Services of Contra Costa, Ombudsman Services	CD-2	\$ 7,300
Contra Costa Health Services, Adult Interim Housing Program	H-1	\$ 7,000
New Connections, HIV/AIDS Services	CD-4	\$ 6,000
CHDC, Housing Equity Preservation Alliance	AH-4	\$ 7,000
Housing Rights, Tenant/Landlord Services	CD-1	\$ 6,000
<b>Public Services Subtotal</b>		<b>\$ 44,287</b>
<b>Administration and Fair Housing</b>		

Housing Rights, Inc., Fair Housing Services	AH-5	\$ 5,500
City of Walnut Creek, Program Administration	CD-8	\$ 51,950
<b>Administration Subtotal</b>		<b>\$ 57,450</b>
<b>Affordable Housing</b> (Note- AH Category is described in previous section, but listed here b/c it is funded through CDBG)		
Habitat for Humanity – Site Design, Predevelopment	AH-2	\$ 186,286
<b>Affordable Housing Subtotal</b>		<b>\$ 186,286</b>
<b>CDBG Total – All Categories</b>		<b>\$ 318,023</b>

<b>COMMUNITY SERVICES GRANT PROGRAM – 2011-2012</b>		
<b>Funded Activity</b>	<b>Priority Need</b>	<b>Amount</b>
<b>Public Services</b>		
Contra Costa Crisis Center, 211 / Homeless Hotline	CD-1	\$ 5,000
Contra Costa Crisis Center, 24-hour Crisis Lines	CD-1	\$ 5,000
Community Violence Solutions, Sexual Assault Victim Empowerment	CD-1	\$ 5,500
Monument Crisis Center, Nutritional Resources for Low Income Persons	CD-1	\$ 8,000
STAND! Against Domestic Violence	CD-4	\$ 7,000
Senior Outreach Services, Meals on Wheels	CD-2	\$ 18,000
Senior Legal Service, Legal Services for the Elderly	CD-2	\$ 513
Shelter Inc., Homeless Prevention	H-2	\$ 5,000
Lions Center for the Visually Impaired, Independent Living Skills	CD-2,4	\$ 5,500
New Connections, Recovery from Addiction	CD-1,3	\$ 5,000
Court Appointed Special Advocates, Children At Risk	CD-3,4	\$ 4,000
The Wellness Community, Cancer Support Workshops	CD-1	\$ 5,000
<b>CSG Total</b>		<b>\$ 73,513</b>

\* \$ 3,513 of the CSG total is a one time allocation from the Affordable Housing Fund.

The funding plan for 2011-2012 is based on a anticipated 16% decrease in the CDBG formula allocation. If the actual allocation is higher than anticipated, additional funds will be allocated to public services and program administration (up to the cap), and any remaining funds will be allocated to Habitat for Humanity East Bay for infrastructure improvements. If the final allocation is lower than anticipated, all public service, economic development, and infrastructure activities will receive cuts at a percent equal to the reduction.

### **Homeless and Other Special Needs**

In response to the urgent need for not only affordable housing, but also for services to help homeless individuals and families, and to prevent further incidents of homelessness, the City of Walnut Creek is committing CDBG and CSG funds to activities addressing these issues including funding homeless shelters for single adults, prevention services, financial assistance programs, housing counseling, and mental health outreach services. The needs of seniors

and persons with disabilities are being met with both federal and local resources through new construction of housing for low-income seniors and a wide array of services targeted to seniors and persons with disabilities (see above chart).

### **Reducing Barriers to Affordable Housing**

The City is committed to reducing barriers to affordable housing development, including reducing parking requirements for affordable housing units, waving traffic mitigation fees and property development tax for senior housing, and identifying areas that can be rezoned from commercial to mixed use.

### **Reducing the Number of Families Below Poverty**

In 2011-2012, the City of Walnut Creek will continue its efforts to reduce the number of families and individuals living in poverty. The City will focus primarily on supporting programs that raise household incomes through economic development activities, job training and job readiness skills, and increased access to employment opportunities for persons living below the poverty line. To meet this goal, the City plans to use CDBG funds to support a variety of economic development activities, including programs to assist low-income individuals in establishing new businesses.

### **Fair Housing**

In order to address impediments to fair housing, the Contra Costa Consortium developed and updated the Analysis of Impediments to Fair Housing Choice that covers all participating jurisdictions, including Walnut Creek. In response to the recommendations provided in the Analysis, the City of Walnut Creeks plans to: allocate federal and local funds for development of new affordable housing for very low income residents; maintain the City's website that includes links to fair housing services providers, information regarding current and future housing developments, information regarding the City's housing programs and a current City rental listing; commit funds to programs that provide fair housing counseling services in multiple languages; enforce the City's Inclusionary and Commercial Linkages Fee ordinances; fund the City's First-Time Homebuyer Assistance and Home Rehabilitation Loan programs; and by participating and hosting homebuyer workshops and seminars, and foreclosure prevention activities.

### **Evaluation of Past Performance**

This is the second year of the 2010-2015 consolidated planning period. In the first year, the City made significant headway on providing affordable housing for lower income and special needs residents by funding two new affordable housing projects. CDBG, RDA and In-Lieu Fees were committed to Satellite Housing for the acquisition and redevelopment of 4 properties located on the corner of Third Avenue and Baldwin Lane in Walnut Creek. In early 2011, Satellite received planning approvals for the of 48 units of very-low income multi-family apartments. Constructions is anticipated to begin in 2012. The City also purchased a Caltrans site near the Walnut Creek BART station for the development of 10

affordable homeownership units by Habitat for Humanity East Bay. The City committed CDBG funds to partially fund the infrastructure improvements needed to support housing on the former Caltrans site.

With CDBG funds, the City supported the Housing Equity Preservation Alliance, a coalition of housing counseling and legal service agencies committed to assisting families facing foreclosure, and those at risk of foreclosure in Contra Costa County.

In the first year of this planning period, the City also allocated CDBG and local funds for a variety of supportive services, including assistance to victims of abuse, case management for families living in emergency shelters, emergency rent vouchers, and the Contra Costa County Crisis Center 24-hour hotline. CDBG and CSG funds were used to provide legal counseling, meals, conflict resolution, children's advocacy, disability training, and advocacy to disabled persons, the elderly, persons with HIV/AIDS, abused children, and at-risk youth.

Assistance was also given to support micro-enterprises that result in new job creation, such as the establishment of a childcare businesses and/or to assist low-income women to start their own micro-enterprise.

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## INTRODUCTION

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### What is the Annual Action Plan?

#### Background

The City of Walnut Creek receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). HUD awards grants to entitlement communities<sup>1</sup> to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities for low income households. The priority needs for the City of Walnut Creek, and the strategy and objectives to address those needs, are detailed in the Contra Costa Consortium's Five-Year Consolidated Plan. This 2011-2012 Annual Action Plan covers the second of the five program years discussed in the Consolidated Plan.

#### The Contra Costa Consortium and the Consolidated Plan

To receive its annual CDBG entitlement grant, a grantee must develop its Consolidated Plan, a comprehensive planning document identifying its priority needs and goals for the federally funded community development and housing programs<sup>2</sup>. The entitlement jurisdictions of Antioch, Concord, Pittsburg, Richmond, Walnut Creek and the Urban County (all other cities and the unincorporated areas) formed the Contra Costa Consortium (Consortium) to prepare the Consortium's Consolidated Plans. The Consolidated Plan is guided by three overarching goals:

- **To provide a suitable living environment** through safe, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Contra Costa County communities, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- **To expand economic opportunities** through more jobs paying self-sufficiency wages, opportunities for homeownership, development activities that promote long-term community viability, and empowerment of low- and moderate-income persons to achieve self-sufficiency.
- **To provide decent housing** by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers,

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<sup>1</sup> Entitlement communities are central cities of Metropolitan Statistical Areas (MSAs); other metropolitan cities with populations of at least 50,000; and qualified urban counties with populations of at least 200,000 (excluding the population of entitled cities). States distribute the funds to localities that do not qualify as entitlement communities.

<sup>2</sup> The Consolidated Plan is available for review at Walnut Creek's Community Development Department, or on the City's website, [www.walnut-creek.org](http://www.walnut-creek.org)



increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.

### **Components of the 2011-2012 Action Plan**

Under the guidance of the Consolidated Plan, each jurisdiction has prepared the second of their One-Year Action Plans (2011-2012) for the 2010-2015 planning period. The 2011-2012 Action Plan describes the activities planned for the upcoming program year in relation to the Consolidated Plan's strategies, objectives, and goals. The program year described in the Action Plan begins on July 1, 2011 and ends on June 30, 2012. In accordance with HUD requirements, the 2011-2012 Action Plan includes the following components:

- Citizen participation: A summary of efforts made to broaden public participation in the development of the Consolidated Plan and Annual Action Plan, including outreach to minorities and non-English speaking persons, and persons with disabilities.
- Geographical distribution: A description of the geographic areas of the jurisdiction, including areas of low- and moderate-income concentration, and minority concentration, to which the City will direct assistance during the program year; giving the rationale for the priorities for allocating investment geographically.
- Available funds: A description of the Federal and non-Federal resources expected to be available to address the priority needs and specific objectives identified in the Consolidated Plan.
- Activities to be undertaken: A description of the activities the jurisdiction will undertake during the program year to address priority needs in terms of local objectives identified in the Consolidated Plan.
- Homeless and other special needs activities: Activities the City plans to undertake during the program year to address housing needs of homeless individuals and families, to prevent homelessness, to help homeless persons make the transition to permanent housing and independent living, and to address the special needs of persons who are not homeless.
- Other Actions: Actions planned to take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.
- Monitoring: Actions that will take place during the next year to monitor housing and community development projects and ensure long-term compliance with program requirements.

- **Required Certifications:** Affirmatively Further Fair Housing; Anti-displacement Relocation Act; Drug Free Workplace; Anti-Lobbying; Authority of Jurisdiction Consistency with Plan; Section 3; Citizen Participation; Community Development Plan; Follow-up Plan; Use of Funds; Excessive Force; Compliance with Anti-discrimination Law; Compliance with Lead-Based Paint Procedures; Compliance with Laws. (**Attachment H**)

## CITIZEN PARTICIPATION

### **Outreach and Community Meetings**

As part of the process for setting priority needs and establishing goals for the Consolidated Plan, the Contra Costa Consortium actively sought input from members of the community, service providers and service consumers. Outreach efforts included focus group and community meetings, service provider consultations, and an online survey. The City of Walnut Creek hosted one of the five focus group meetings conducted to discuss the county's housing and community development needs. All public meetings made use of a live polling technology (Turning Point) to document the audience response to priority of identified housing and community needs. The focus group meetings and online survey were advertised in the Contra Costa Times, and the City of Walnut Creek posted invitations to the focus group on its website. All current grantees were emailed invitations to the focus groups and encouraged to outreach to their consumers. Invitations were mailed to the Consortium's CDBG mailing list. A week prior to the meetings, service providers were contacted by City staff and reminded of the upcoming focus groups.

### **Outreach to minorities and non-English speaking persons**

Many of the service providers and organizations funded through the City of Walnut Creek provide services that are targeted to the city's minority and non-English speaking population. These organizations have bilingual capabilities and offer services in multiple languages. The online survey developed for the Consolidated Plan process was available to the public in both English and Spanish; and through the service providers, non-English speaking persons were encouraged to provide feedback.

The City of Walnut Creek and other Consortium members continue to research minority publications and outlets in order to reach all Contra Costa County communities. The Consortium's mailing list for the distribution of information concerning CDBG programs and potential contracting opportunities includes representatives of minority and other disadvantaged groups in Contra Costa County as well as representatives of minority and women-owned businesses. These organizations include, but are not limited to the following: the NAACP; Familias Unidas; Pacific Community Services, Bay Area Legal Aid; Chinese American Political Association; Filipino Chamber of Commerce of Contra Costa County; Hispanic Chamber of Commerce of Contra Costa County; National Association of Minority

Contractors – Northern California; San Francisco/Oakland Minority Business Development Center; Chinese American Chamber of Commerce; and the Coalition of Bay Area Women Owned Businesses.

### **Public Hearings**

Each jurisdiction in the Contra Costa Consortium administers their CDBG funds on a two-year cycle. Citizens were invited to comment on the activities being considered for funding for the 2010-2011 and 2011-2012 program years at a public hearing held on March 8, 2010. On February 24, a hearing notice was published in the Contra Costa Times, in City Hall, and on the City's website. All Community Development Block Grant (CDBG) and Community Service Grant (CSG) applicants were invited to speak at the public hearing and were provided with the hearing agenda, schedule and speaking instructions via mail and email.

The City of Walnut Creek began the 30-day public comment period for the Annual Action Plan (this document) on April 2, 2011. Drafts of the Action Plan were available through the City's Website and at the Community Development counter of City Hall. The City held a public hearing on May 3, 2011. Notices for the public comment period and public hearing were posted in the Contra Costa Times, in City Hall, and on the City's website.

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## **GEOGRAPHICAL DISTRIBUTION**

The City of Walnut Creek consists of ten primary neighborhood areas.<sup>3</sup> The Downtown area of Walnut Creek has the highest concentration of non-English speaking households. The Northwest and Downtown neighborhoods share the highest concentrations of minority households. North Ygnacio Valley, Downtown, Rossmoor and parts of South Ygnacio Valley have the highest concentrations of low- to moderate-income households. Rossmoor houses the highest percent of persons over age 65 and persons with disabilities. Refer to **Attachment A** for neighborhood and demographic maps of Walnut Creek.

The CDBG and CSG funds are awarded to projects and programs on a competitive allocation basis. The Contra Costa Consortium operates on a two-year funding cycle, and A Notice of Funding Availability was sent to over 700 public agencies, affordable housing developers, community-based organizations and interest groups active in the Consortium area and that serve primarily lower income or special needs persons. Applicants were required to describe the community need(s) met by their activities and to specify their target population(s). Applications are reviewed and projects are funded based on several criteria including the project's ability to reach and serve its target population. All CDBG and CSG funded activities are available and easily accessible to lower income Walnut Creek residents

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<sup>3</sup> Rossmoor, Sarnap, Northwest Walnut Creek, Downtown, Southwest Walnut Creek, South East Walnut Creek, Las Lomas, North Ygnacio Valley, South Ygnacio Valley, Valley Vista and Woodlands.

throughout the City. Projects that target their resources to the underserved and high-need areas of the City are prioritized for funding.

Affordable housing projects in the City of Walnut Creek are targeted to areas suitable for multi-family developments and transportation-accessible living.

## PRIORITY NEEDS

### National Objectives

The national objectives for the Community Development Block Grant are to develop viable urban communities by 1) providing decent housing; 2) providing a suitable living environment; and 3) expanding economic opportunities, principally for low-and moderate-income persons. As mentioned earlier, these are the overarching goals that guide the Five-Year Consolidated Plan.

### Consortium Priority Needs

Through the Consolidated Plan Process, the Contra Costa Consortium developed a comprehensive list of priority housing and community development needs for the entire consortium area<sup>4</sup>. The focus groups and communities meetings provided critical input for prioritizing the housing and community needs. In addition, each consortium jurisdiction completed the HUD mandated Priority Needs Table that addresses the housing and community development needs for its low- and moderate-income residents (**see Attachment B**). The Priority Needs table ranks and quantifies each jurisdiction's particular priority need as a high, medium, or low priority. A high priority means that a jurisdiction anticipates expending some federal funding to address the need within the five-year planning period. A medium priority means the jurisdiction may expend federal funds, if available, to address the need, but will support the activity's search for other funding. Low priority means that the jurisdiction does not anticipate expending any federal funds, but will support the activity. Combined, the Priority Needs Tables from all the jurisdictions (**see Attachment B**) were used to develop the Consortium's Five Year Strategy, summarizing the Consortium's high priority needs (**see Attachment D**) for the Plan period.

The Consortium's Consolidated Plan included eight objectives for meeting priority needs relating to affordable housing programs and projects, two objectives for meeting priority needs related to homelessness, and eight objectives for meeting priority needs relating to non-housing community development activities and projects. All activities within the Consortium area that will receive federal funding during the Plan period should address one or more of these seventeen priority needs. Listed below are the objectives for meeting

<sup>4</sup> Consortium area includes the cities of Antioch, Concord, Pittsburg, Richmond, Walnut Creek and the Urban County.

priority housing and community development priority needs identified in the Consolidated Plan:

## **HOUSING**

### **Affordable Housing**

AH-1: Expand housing opportunities for extremely low-income, very low-income, low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.

AH-2: Increase homeownership opportunities for lower-income households.

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

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

### **Special Needs Housing**

AH-5: Increase the supply of appropriate and supportive housing for special needs populations.

AH-6: Preserve existing special needs housing.

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

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

### **Assisting the Homeless**

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

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

## **COMMUNITY DEVELOPMENT**

### **Public Services**

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

CD-2 Seniors: Enhance the quality of life of senior citizens and frail elderly, and enable them to maintain independence.

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

CD-4 Non-Homeless Special Needs: Ensure that opportunities and services are provided to improve the quality of life and independence for person with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, illiterate adults, and migrant farm workers.

CD-5 Fair Housing: Continue to promote fair housing activities and affirmatively further fair housing.

**Economic Development**

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

**Infrastructure/Public Facilities**

CD-7 Infrastructure and Accessibility: Maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access barriers to public facilities.

**Administration**

CD-8 Administration: Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

**AVAILABLE RESOURCES**

**To Meet Affordable Housing Needs**

For the fiscal year 2011-2012, the City anticipates that approximately \$2.04 million will be available for local affordable housing programs, including \$186,286 of federal resources. The City estimates that \$949,000 new redevelopment agency revenue will be received during 2011-2012 (both 20% and 80%); and \$613,000 will be carried forward to 2011-2012. The City will have an estimated \$209,562 of affordable housing in lieu and commercial linkage fees, and 87,080 from loan payoffs, bond revenue, and other carry forward funds.

<b>AFFORDABLE HOUSING PROGRAM – ANTICIPATED FUNDS 2011-2012</b>		
<b>Source</b>	<b>Type</b>	<b>Amount Available</b>
Redevelopment	Local	\$ 1,558,555*
CDBG	Federal	\$ 186,286**
In Lieu Fees (IZ and CLF)	Local	\$ 209,562
Other	Local	\$ 87,080
	<b>Total</b>	<b>\$ 2,041,483</b>

\* Includes \$684,000 of new RDA 20% set-aside, \$150,000 from RDA 80% for housing programs, and \$115,000 from 80% for program admin.

\*\* \$186,286 (entitlement and PI) for Habitat.

**To Meet Homeless and Non-Housing Community Development Needs**

In the fiscal year 2011-2012 the City anticipates using \$139,353 CDBG funds to fund non-housing community development activities. This includes \$47,800 for public service activities, \$30,000 for economic development activities, and \$61,553 for fair housing activities and program administration. In addition, the City will commit \$70,000 of City general funds to support additional public service activities benefiting Walnut Creek’s lower income residents.

<b>COMMUNITY DEVELOPMENT – ANTICIPATED FUNDS 2011-2012</b>		
<b>Source</b>	<b>Type</b>	<b>Amount Available</b>
CSG – Public Services	Local	\$ 70,000
Fund 174 – Public Services	Local	\$ 3,513
CDBG – Public Services	Federal	\$ 47,800
CDBG – Economic Dev.	Federal	\$ 30,000
CDBG – Infrastructure/ PF	Federal	\$ 00 (habitat infrastructure included with housing funds)
CDBG – Fair Housing/Admin	Federal	\$ 57,450
	<b>Total</b>	<b>\$ 208,763</b>

The new CDBG funds anticipated for 2011-2012 are based on the most current budget information provided by the Federal Department of Housing of Urban Development. However, at the time of developing this Plan, the final CDBG formula allocation for 2011 was not yet available. If the final allocation is lower than anticipated, all public service, economic development, and infrastructure activities will receive cuts at a percent equal to the reduction.

**FUNDED ACTIVITIES – HOUSING**

**Housing Activities**

The City is committed to increasing opportunities for affordable housing within the city. In recent years the City has made significant progress toward ensuring the continued development of affordable housing. The City has had Inclusionary Zoning since 2004. All new residential projects in the City creating more than 26 units must provide affordable units on site. Projects with 26 or fewer units can pay a fee in lieu of providing units, which is set aside in the City’s affordable housing fund. To date, 45 inclusionary below market rate units have been sold. In Lieu fees are now a regular source of revenue for the City’s affordable housing program.

Further progress was made in 2005 when the City Council adopted a Commercial Linkage Fee<sup>5</sup> requiring all commercial developments to pay a \$5 per square foot fee on net new development.

In 2008, 2009, and early 2010, the City committed significant local, Redevelopment Agency, and CDBG funds towards the acquisition of four properties located at Third Avenue and Baldwin Lane in Walnut Creek for the development of 48 units of very-low income multi-family apartments. The project, which will be developed by Satellite Housing, is expected to begin construction in 2012.

In 2009, the City purchased a vacant Caltrans site on Barkley Avenue in Walnut Creek to partner with Habitat for Humanity for a 10-unit affordable homeownership project. The Barkley Avenue site, which includes the City purchased Caltrans site as well as neighboring land donated to Habitat totals approximately .65 acres. The site has been vacant for many years and may not be attractive to market rate developers; it is long and irregularly shaped, and requires a street vacation and other entitlements. Habitat would construct ten homes laid out with either a cul-de-sac or T-type vehicle turn around. Habitat is interested in working with the City of Walnut Creek to provide pedestrian access to Hillside/Ygnacio Valley Road to facilitate a neighborhood pedestrian connection to the Walnut Creek BART station. The final site configuration is expected to have common amenities including garden and play areas with landscaping. A homeownership association will manage the development.

Each home would have a front porch or entryway leading into the home from a street, pathway, or the parking areas and will have a fenced, private back yard. The homes will be simple and modestly sized, but will be designed to fit into the surrounding neighborhood. The units will incorporate many green building features to reflect our community’s growing interest in sustainable design. Habitat intends to design one physically accessible home, and design all homes to be “visitable” by those in wheelchairs. The City committed CDBG funds in 2010 to fund infrastructure improvements on the site, and is planning to commit additional funds this year for infrastructure improvements.

In the Program Year 2011-2012, the City plans to use available funds to support affordable housing construction, first-time homebuyer assistance and homeowner rehabilitation. The following table shows expected uses of funds for affordable housing:

<b>HOUSING ACTIVITIES – ANTICIPATED USES 2011-2012</b>				
<b>Project</b>	<b>Priority Need</b>	<b>Beneficiary</b>	<b>Amount</b>	<b>Source</b>
Homeowner Rehab Loan Program	H-2	Low-Mod Income	\$ 260,000	RDA – Local

<sup>5</sup> For more information on the City’s Inclusionary Ordinance and Commercial Linkage Fee, refer to the City’s website at [www.walnut-creek.org](http://www.walnut-creek.org).



First Time Homebuyer Assistance Program	H-2	Low-Mod Income	\$ 370,000	RDA – Local
Site Acquisition/ Affordable Housing Development Fund/ Infrastructure to Support Affordable Housing Development	H- 1,2,3,6,7,8	Low-Mod Income	\$ 100,000	RDA – Local
			\$ 186,286	CDBG – Federal
			\$ 50,000	In Lieu Fees – Local
			\$ 150,000	Com Link Fee – Local
Housing Program Admin			\$ 288,557	RDA – Local Bond Revenue In Lieu Fees
		<b>Total</b>	<b>\$ 1,404,843</b>	

\* Funding proposed, but not yet approved.

\*\* 573,555 of RDA funds are reserved for the 2012-2013 program year.

The City’s First-Time Homebuyer Assistance Program<sup>6</sup> is expected to provide six loans to low- and moderate-income households for assistance in purchasing a new home. The City anticipates providing five-seven loans and emergency grants through the Home Rehabilitation Loan Program<sup>6</sup> to low- and moderate-income households.

The City will contribute RDA and CDBG funds towards the Habitat for Humanity project at Barkley Avenue (described above). The funds will be used toward site design and development, including infrastructure improvements. The City will also expend RDA funds for the construction of the Third Avenue Apartments affordable housing project.

## FUNDED ACTIVITIES – COMMUNITY DEVELOPMENT

### Decision Making Process

The City Council appointed a Council Community Development Committee to review all applications for CDBG and CSG funds and make recommendations to the full Council. In March, 2010 the Committee reviewed all 2010-2012 applications and evaluated each of them for consistency with both National Objectives and local priorities and objectives. The Committee held a public hearing on March 8, 2010 at which time applicants made brief presentations about the need for their services and the merits of their programs. The Committee met after the Public Hearing and prepared its draft funding recommendations for the full Council. The Committee’s recommendations for the first year of funding (10-11) were approved by Council on May 4, 2010. The second year of funding was reviewed by the

<sup>6</sup> For eligibility and program information on the City’s housing programs, please visit the website at [www.walnut-creek.org](http://www.walnut-creek.org), or call the Community Development Department at 925-943-5899 x2208.

Council Community Development Committee in March, 2011, and will be reviewed by City Council on May 3, 2011.

**Funded Projects**

With CDBG<sup>7</sup> and CSG funds, the City plans to fund public service, economic development, and fair housing activities that serve low- to moderate-income persons as well as services for persons with special needs, such as seniors, persons with disabilities, homeless persons, youth, abused children, victims of domestic violence, victims of sexual violence, people with cancer and those infected with HIV/AIDS. The following table summarizes the programs and projects that will receive funding from the CDBG and CSG grants for the 2011-2012 Program Year. Further information regarding these activities will be provided in the next section of the Action Plan. Each grant is summarized separately, with all CDBG categories summarized first, followed by the public services funded through CSG. For a complete description of funded programs, including the National Objectives, eligible activities and program beneficiaries, please refer to **Attachments E and F**.

<b>COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS –2011-2012</b>		
<b>Funded Activity</b>	<b>Priority Need</b>	<b>Amount</b>
<b>Economic Development</b>		
Contra Costa Child Care Council, Road to Success	CD-6	\$ 15,000
Workforce Development Board, Small Business Management	CD-6	\$ 10,000
Women’s Initiative, Microenterprise Opportunities for Low Income Women	CD-6	\$ 5,000
<b>Economic Development Subtotal</b>		<b>\$ 30,000</b>
<b>Public Services</b>		
Anka Behavioral Health, Inc., HOPE Plus	H-1	\$ 5,000
Senior Legal Service, Legal Services for the Elderly	CD-2	\$ 5,987
Ombudsman Services of Contra Costa, Ombudsman Services	CD-2	\$ 7,300
Contra Costa Health Services, Adult Interim Housing Program	H-1	\$ 7,000
New Connections, HIV/AIDS Services	CD-4	\$ 6,000
CHDC, Housing Equity Preservation Alliance	AH-4	\$ 7,000
Housing Rights, Tenant/Landlord Services	CD-1	\$ 6,000
<b>Public Services Subtotal</b>		<b>\$ 44,287</b>
<b>Administration and Fair Housing</b>		
Housing Rights, Inc., Fair Housing Services	AH-5	\$ 5,500
City of Walnut Creek, Program Administration	CD-8	\$ 51,950
<b>Administration Subtotal</b>		<b>\$ 57,450</b>
<b>Affordable Housing</b>		

<sup>7</sup> Referring only to the non-housing portion of CDBG funds, which includes public services, economic development, public facilities and program planning.

(Note- AH Category is described in previous section, but listed here b/c it is funded through CDBG)		
Habitat for Humanity – Site Design, Predevelopment, Infrastructure	AH-2	\$ 186,286
<b>Affordable Housing Subtotal</b>		<b>\$ 186,286</b>
<b>CDBG Total – All Categories</b>		<b>\$ 318,023</b>

<b>COMMUNITY SERVICES GRANT PROGRAM – 2011-2012</b>		
<b>Funded Activity</b>	<b>Priority Need</b>	<b>Amount</b>
<b>Public Services</b>		
Contra Costa Crisis Center, 211 / Homeless Hotline	CD-1	\$ 5,000
Contra Costa Crisis Center, 24-hour Crisis Lines	CD-1	\$ 5,000
Community Violence Solutions, Sexual Assault Victim Empowerment	CD-1	\$ 5,500
Monument Crisis Center, Nutritional Resources for Low Income Persons	CD-1	\$ 8,000
STAND! Against Domestic Violence	CD-4	\$ 7,000
Senior Legal Service, Legal Services for the Elderly	CD-2	\$ 513
Senior Outreach Services, Meals on Wheels	CD-2	\$ 18,000
Shelter Inc., Homeless Prevention	H-2	\$ 5,000
Lions Center for the Visually Impaired, Independent Living Skills	CD-2,4	\$ 5,500
New Connections, Recovery from Addiction	CD-1,3	\$ 5,000
Court Appointed Special Advocates, Children At Risk	CD-3,4	\$ 4,000
The Wellness Community, Cancer Support Workshops	CD-1	\$ 5,000
<b>CSG Total</b>		<b>\$ 73,513</b>

\* \$3,513 of the CSG is coming from the Affordable Housing Fund 174 as a one time allocation for the 2011 year. CSG allocation from the General Fund is for \$70,000

All activities will be accomplished during the program year, with the exception of Habitat for Humanity which will be ongoing for at least two years. All activities funded with CDBG and CSG funds will benefit primarily lower income persons consistent with the primary CDBG program objective.

The funding plan for 2011-2012 is based on a anticipated 16% decrease in the CDBG formula allocation. If the actual allocation is higher than anticipated, additional funds will be allocated to public services and program administration (up to the cap), and any remaining funds will be allocated to Habitat for Humanity East Bay for infrastructure improvements.

## HOMELESS AND OTHER SPECIAL NEEDS

### Homeless

Homelessness is a countywide problem, and the transient nature of the homeless community makes it difficult to account for an individual jurisdiction's homeless population. Over 15,000 people experience homelessness each year in Contra Costa. An additional 17,000

households are estimated to have extremely low-incomes and are at risk of homelessness. The Consortium recognizes the critical nature of homelessness throughout the county, and has ranked ending and preventing homelessness as one of its highest priorities.

In January, 2009 the Contra Costa Continuum of Care Council organized a point-in-time homeless count in Contra Costa County. The count found 1,872 people living outdoors in Contra Costa and 1,958 people were counted by shelters. Some changes since the 2007 homeless count include: 1) the number of homeless adults and unaccompanied youth increased by more than 50%; 2) the number of single adults accessing services increased by approximately 20%; 3) the number of homeless individuals in alcohol and drug treatment programs has doubled (primarily a result of Transitions Home Project, which is funded through a SAMSHA grant that provides treatment on demand, and 3) there was an increase in the number of homeless individuals making use of food program.

In Walnut Creek, the point in time homeless count found 78 unsheltered persons living on the streets, 71% of which were living in encampments (countywide 57% of the unsheltered homeless are living in encampments).

Homeless service providers have reported an increase in calls and from persons at risk of homelessness as a result of the recent economic downturn. Shelter, Inc. has reported over a 35% increase in calls from Walnut Creek residents who are unable to pay their current rent and are in danger of losing their housing. Many of the callers are new service users – households who have not needed services previously.

In prioritizing ending and preventing homelessness, the Consortium is aware that homelessness results from more than just the lack of affordable housing. Though housing is a critical part of the solution, additional aspects of homelessness need to be addressed simultaneously. Systemic breakdowns such as the lack of affordable housing; cutbacks in health, mental health and substance abuse services; the lack of living wage employment opportunities; and the lack of other key services such as affordable child care, transportation and education combined with personal hardships such as: generational poverty; lack of family and social networks; lack of education and job skills; domestic violence or divorce; serious illness; and substance abuse or mental health conditions render individuals and families extremely vulnerable to episodes of homelessness.

In response to the urgent need for not only affordable housing, but also for services to help homeless individuals and families, and to prevent further incidents of homelessness, the City of Walnut Creek is committing CDBG and CSG funds to activities addressing these issues. The City is committing funds to the **Emergency Shelter for Single Adults** in Contra Costa County, which expects to shelter 20 Walnut Creek residents during the program year; to **HOPE Plus**, an outreach project that will provide integrated health, mental health and substance abuse services to 14 homeless people suffering from mental health and substance

abuse disorders in Walnut Creek; and to **Shelter Inc.'s Emergency Housing and Homeless Services** program that will provide critical one-time financial assistance to 30 Walnut Creek residents for move-in costs, past due rent and mortgage payments.

The City will continue to provide CDBG and CSG grants to public service agencies focusing on the intervention/prevention of homelessness and institutionalization. **STAND! Against Domestic Violence** will receive CSG funds to assist 80 Walnut Creek residents who are victims of domestic violence. The **Monument Crisis Center** will receive CSG funding to distribute food to 300 low-income Walnut Creek households. The City is continuing to fund the **Contra Costa Crisis Center** that operates the homeless hotline and serves as the access point for all County emergency shelters. Many of the CDBG/CSG funded activities targeted toward seniors also assist in the prevention of homelessness and institutionalization by making it possible for seniors and frail elderly Walnut Creek residents to remain in their homes longer.

City staff collaborates with the local FreshStart Homeless Program to provide better services to the homeless. Staff has also developed a close referral relationship with Housing Rights Inc., to meet the needs and listen to the grievances of low-income Walnut Creek renters with issues such as tenant/landlord conflicts, health and safety issues, and to expedite responses to building maintenance needs.

The Walnut Creek Police Department has recently initiated more outreach efforts to the homeless, such as providing cell phones for emergency use only. The Police Department and Housing staff communicate with Fresh Start, and other homeless service providers, residents, and the homeless, to resolve any issues in a peaceful, non-threatening manner. The Housing Division will continue to collaborate with service providers to improve service provision in Walnut Creek.

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 Spring of 2004, Consortium members, other public agencies, and private service providers adopted a countywide plan to end homelessness in ten years.<sup>8</sup> Since then, City staff has participated in the process of implementing the ten-year plan by attending monthly Homeless Inter-Jurisdictional Inter-Departmental Workgroup (HIJIDWG) meetings.

In 2007, HIJIDWG and the Homeless Continuum of Care Board (CoCB) merged into one group: the Contra Costa Interagency Council on Homelessness (CCICH). CCICH is charged with providing a forum for communication and coordination about the overall

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<sup>8</sup> To view the Countywide plan to end homelessness in ten years, visit the city of Walnut Creek website at [www.walnut-creek.org](http://www.walnut-creek.org).

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. City staff regularly attends the quarterly CCICH meetings.

### **Foreclosure**

The City is working 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, Richmond and Contra Costa County for the previous funding cycle, as well as the current 2011-2012 program year. Activities for the 2011-2012 year will include homeowner information seminars, financial and asset preservation counseling, renter information seminars, one-on-one counseling, and legal services.

### **Seniors**

According to the 2000 U.S. Census, seniors account for 25 percent of Walnut Creek's population (over 16,000 persons), and seniors head approximately 33 percent of the households. Between 1990 and 2000, senior adults 65 years and older were the fastest growing age group in Walnut Creek. Seniors are faced with a unique cross-section of needs that include healthcare needs, transportation, food provision, mental health services, legal services, financial assistance, companionship, and mobility assistance. Many seniors are vulnerable because they have limited incomes, disabilities, and rising health care expenses. Thirty-five percent of senior households in Walnut Creek earn low-incomes.

During the past four years, the City has committed significant federal and local dollars to new construction for low-income senior housing. In 2007, Villa Vasconcellos, 70 units of very-low income senior housing was completed. With over 500 applications received, Villa was fully leased up by May of 2008. The City also committed significantly to Casa Montego II, 33 units of very low-income senior housing, which was fully leased up in 2009. Additional

CDBG and CSG funds are committed to public service agencies providing services to Walnut Creek's low-income seniors.

In 2011-2012 CDBG and CSG funds will support Senior Outreach Services **Meals On Wheels** program that provides nutritious meals and health assessments to over 200 of Walnut Creek's homebound elderly. Grant funds will also support the **Ombudsman Services of Contra Costa County** and **Contra Costa Senior Legal Services**.

### **Other Needs**

The City plans to fund several agencies providing services to persons with disabilities, youth, substance abusers and persons with HIV/AIDS. With the assistance of CDBG and CSG funds, **Court Appointed Special Advocates** will provide advocacy to 2 Walnut Creek's abused or neglected children. New Connections will receive funding for their **HIV/AIDS Services** program, providing services to 20 Walnut Creek residents, and their **Substance Abuse Program**, which will serve 45 residents, including youth services such as school-based counseling and substance abuse education and in-service trainings for school personnel.

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## **REDUCING BARRIERS TO AFFORDABLE HOUSING**

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The City of Walnut Creek is implementing policies to reduce barriers to affordable housing. In 2005, the City established a reduction in parking requirements for affordable housing units and units that are near public transportation. The City already waives traffic mitigation fees for affordable housing and property development tax for senior housing. The City is faced with a voter initiative entitled Measure A, enacted in 1985, which limits building heights throughout the City. However, a recently adopted density bonus ordinance will allow developers to request concessions when building affordable units, including concessions related to height limits. Through the General Plan update, the City identified sites where housing could be provided to place on a future ballot measure for a height increase. The General Plan also identifies areas of the city that may be rezoned from commercial to mixed-use, to encourage residential over commercial development.

By adopting the Inclusionary Zoning Ordinance, the City ensures that new affordable units are built along side market rate units. In lieu fees collected through the Inclusionary and Commercial Linkage Fee ordinances allow the City to encourage and support the development of housing affordable to very low-income residents.

### **Housing Element**

The City's 2009-2014 Housing Element was certified by the State of California in early 2010. The current Housing Element incorporates the new regional housing goals for that period, and includes a number of new 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; allocating additional RDA resources to affordable housing; encouraging a Shared Housing Program that would match property owners with vacant rooms to tenants; considering a policy to waive fees for transitional and emergency shelter; working to develop a winter nights shelter; developing a policy to provide reasonable accommodations to persons with disabilities seeking fair access to housing; developing policies to reduce green house gas emissions; developing a program to ensure long-term preservation of Section 8 contract units; assisting homeowners who may be at risk of foreclosure; and considering developing a rental inspection program for multifamily rental units.

### **REDUCING THE NUMBER OF PERSONS BELOW POVERTY LINE**

In 2011-2012, the City of Walnut Creek will continue its efforts to reduce the number of families and individuals living in poverty. The City will focus primarily on supporting programs that raise household incomes through economic development activities, job training and job readiness skills, and increased access to employment opportunities for persons living below the poverty line.

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

The City will provide continued funding for the Contra Costa Childcare Council's **Road to Success Program** that offers technical assistance, training and general support leading to the State licensing of Walnut Creek family child care providers. The City will also continue to support the Contra Costa Small Business Development Center's **Small Business Management Assistance** program whose goal is to create and retain jobs for low- to moderate-income people through self-employment and micro-enterprise business expansion. The City is funding a new economic development project through the Women's Initiative. The Women's Initiative, Microenterprise Opportunities for Low-Income Women proposes to serve 3 Walnut Creek women interested in starting their own business.

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



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## FAIR HOUSING

In 2010, alongside the 2010-2015 Consolidated Plan, the Contra Costa Consortium developed and updated the Analysis of Impediments to Fair Housing Choice that covers all participating jurisdictions. The Walnut Creek City Council approved the updated Analysis of Impediments<sup>9</sup> (AI) on May 4, 2010. Some of the recommendations relevant to the City of Walnut Creek are as follows:

- Provide assistance to preserve existing affordable housing and to create new affordable housing.
- Offer regulatory relief and incentives for the development of affordable housing.
- Assure the availability of adequate sites for the development of affordable housing.
- Monitor Home Mortgage Disclosure Act (HMDA) data and report significant trends in mortgage lending by race, ethnicity and location.
- When selecting lending institutions for contracts and participation in local programs, member jurisdictions may prefer those with a Community Reinvestment Act (CRA) rating of “Outstanding.” Member jurisdictions may exclude those with a rating of “Needs to Improve,” or “Substantial Noncompliance” according to the most recent examination period published by the Federal Financial Institutions Examination Council (FFIEC).
- Support pre-purchase counseling and homebuyer education programs.
- Support home purchase programs targeted to lower income, immigrant, and minority households.
- Encourage mortgage lenders to responsibly market their loan product to lower income, immigrant, and minority households.
- Support home purchase programs targeted to households who wish to purchase homes in Census Tracts with loan origination rates under 50 percent according to the most recently published HMDA data.
- Encourage mortgage lenders to responsibly market their loan products to households who wish to purchase homes in Census Tracts with loan origination rates under 50 percent according to the most recently published HMDA data.
- Support efforts to educate tenants, and owners and agents of rental properties regarding their fair housing rights and responsibilities.

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<sup>9</sup> To view the Analysis of Impediments to Fair Housing Choice, please visit the City’s website at [www.walnut-creek.org](http://www.walnut-creek.org).

- Support efforts to enforce fair housing rights and to provide redress to persons who have been discriminated against.
- Support efforts to increase the awareness of discrimination against persons based on sexual orientation.
- Support efforts to educate tenants, and owners and agents of rental properties regarding the right of person with disabilities to reasonable accommodation.
- Support efforts to enforce the right of person with disabilities to reasonable accommodation and to provide redress to person with disabilities who have been refused reasonable accommodation.
- Monitor the incidence of housing discrimination complaints and report trends annually in the CAPER.
- Improve the consistency in reporting of housing discrimination complaints. All agencies who provide this information should do so in the same format with the same level of detail.
- Improve the collection and reporting information on discrimination based on sexual orientation and failure to provide reasonable accommodation to persons with disabilities.
- Adopt formal policies and procedures for persons with disabilities to request reasonable accommodations to local planning and development standards.

During the 2011-2012 program year, the City of Walnut Creek will work towards addressing impediments to fair housing by the following actions:

- By implementing programs and policies in the newly certified 2007-2014 Housing Element.
- By allocating federal and local funds for the development of new affordable housing for very-low and low-income residents.
- By funding affordable housing projects located near public transportation. The City is currently partnering with Habitat for Humanity to develop 10 townhomes near Walnut Creek BART, and Satellite Housing for the development of 48 units near the Pleasant Hill BART Station.
- By maintaining the City's website, which includes links to the websites of fair housing service providers, information regarding current and future housing developments, information regarding the City's housing programs, a current City of Walnut Creek rental listing, and information on foreclosure prevention and assistance.
- By committing CDBG funds to Housing Rights, Inc. for the purpose of providing fair housing counseling and tenant/landlord counseling services to Walnut Creek residents.

- By committing CDBG funds to the Home Equity Preservation Alliance for the purpose of assisting low-income residents who are at risk of, or in the process of foreclosure.
- By enforcing the City's Inclusionary Zoning and Density Bonus laws, and the Commercial Linkage Fee, which contribute to the development of affordable housing in the City of Walnut Creek.
- By continuing to fund the City's First-Time Homebuyer Assistance Program, and Home Rehabilitation Loan Program.
- By participating in and sponsoring Homebuyer and foreclosure prevention workshops.
- By updating current housing counseling and legal resource and referral lists for connecting residents to the appropriate HUD approved agencies.

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### **PROGRAM MONITORING**

The City of Walnut Creek monitors CDBG and CSG grant recipients (subrecipients) and projects to ensure their compliance with program and planning requirements. Monitoring involves review of quarterly invoices and reports as well as agency audit reports. City staff will also perform on-site monitoring of 3-6 subrecipients per year. In addition, monitoring may be conducted in cooperation with or by CDBG staff from other entitlement communities who provide copies of their monitoring reports to the City. The City ensures that the limited clientele National Objective requirements are met for those activities that are not targeted to one of the presumed benefit populations. The Contra Costa Consortium works together to develop a monitoring plan and schedule for the upcoming year.

For all City loan/grant programs, each borrower is required to provide information in their application regarding their income. This is also true for all tenants in CDBG regulated rental projects. Property managers are required to annually re-certify each tenant in an affordable unit. Third party verifications of income are required for all these housing programs.

The Contra Costa Consortium meets regularly to assess the Consortium's progress toward meeting the goals set forth in the Consolidated Plan, and to ensure program compliance throughout the program year. Regular correspondence among consortium members, and collaborative planning efforts, encourage program compliance and streamlining of subrecipient program monitoring.

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### **LEAD BASED PAINT HAZARDS**

The City of Walnut Creek developed a Lead Based Paint Implementation Plan (LBP Plan) that describes the actions to be taken, and the responsibility for compliance with lead based

paint abatement regulations (24 CFR 35 and Title X of the Housing and Community Development Act of 1992) under each of its existing affordable housing programs. In particular, any homes constructed prior to 1978 that are assisted through the City's Home Owner Rehabilitation Grant Program or the City's New Construction/Substantial Rehabilitation Program must be in compliance with lead-based paint abatement requirements.

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## **DEVELOPING INSTITUTIONAL STRUCTURES**

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### **City Structure**

Federally funded housing and community development activities are administered through the Community Development Department under the supervision of the Housing Program Manager. The Housing Program Manager has overall responsibility for the development of the City's housing plans and policies and plays a lead role in pursuing resources and strategies to implement housing programs including CDBG and redevelopment programs.

The Housing Program staff administers the City's First-Time Homebuyer Assistance Program, the Homeowner Rehabilitation Loan and Grant Program, and the New Construction and Rehabilitation Programs for affordable housing. Staff also implements the Inclusionary Housing and Commercial Linkage Fee Ordinances for the development of new workforce housing. The CDBG/Housing Analyst administers the CDBG program and performs a variety of tasks in support of affordable housing including the development of housing policies and securing and administering federal and state housing grants.

As part of the Planning Division of the Community Development Department, the Housing Program Manager and CDBG/Housing Analyst work closely with the City Planners. With the implementation of the Inclusionary and Linkage Fee Ordinances, collaboration between Housing Programs and City Planning has increased significantly, and interdepartmental structures to enhance this collaboration are currently being developed.

### **Developers and Lenders**

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

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

### **Public Service Providers**

The CDBG/Housing Analyst monitors the progress and performance of CDBG funded programs, and provides technical assistance when needed. In 2005 the City Council implemented a 2-year funding cycle for the CDBG program with the primary benefit of being able to enhance staff availability for technical assistance and to strengthen inter-agency relationships. Starting with the 2006-2007 year, all of the Contra Costa Consortium member jurisdictions are operating on a two-year funding cycle. During the first two-year cycle the benefits of administrative streamlining were apparent.

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

### **New Database**

In 2008, the Contra Costa Consortium contracted with City Data Services ([www.citydataservices.net](http://www.citydataservices.net)) to set up an online data reporting and application process for the consortium's CDBG program. The program was launched to coincide with our renewal application for 2009-2010. Two training sessions for subrecipients were offered, in east and central county, both of which were well attended. Subrecipients expressed gratitude for the new program and felt that it saved both time and money. All applications for the 2010-2012 grant cycle were submitted through the database. In late 2010, all 2010-2012 grant recipients submitted a renewal application via the City Data Services database.

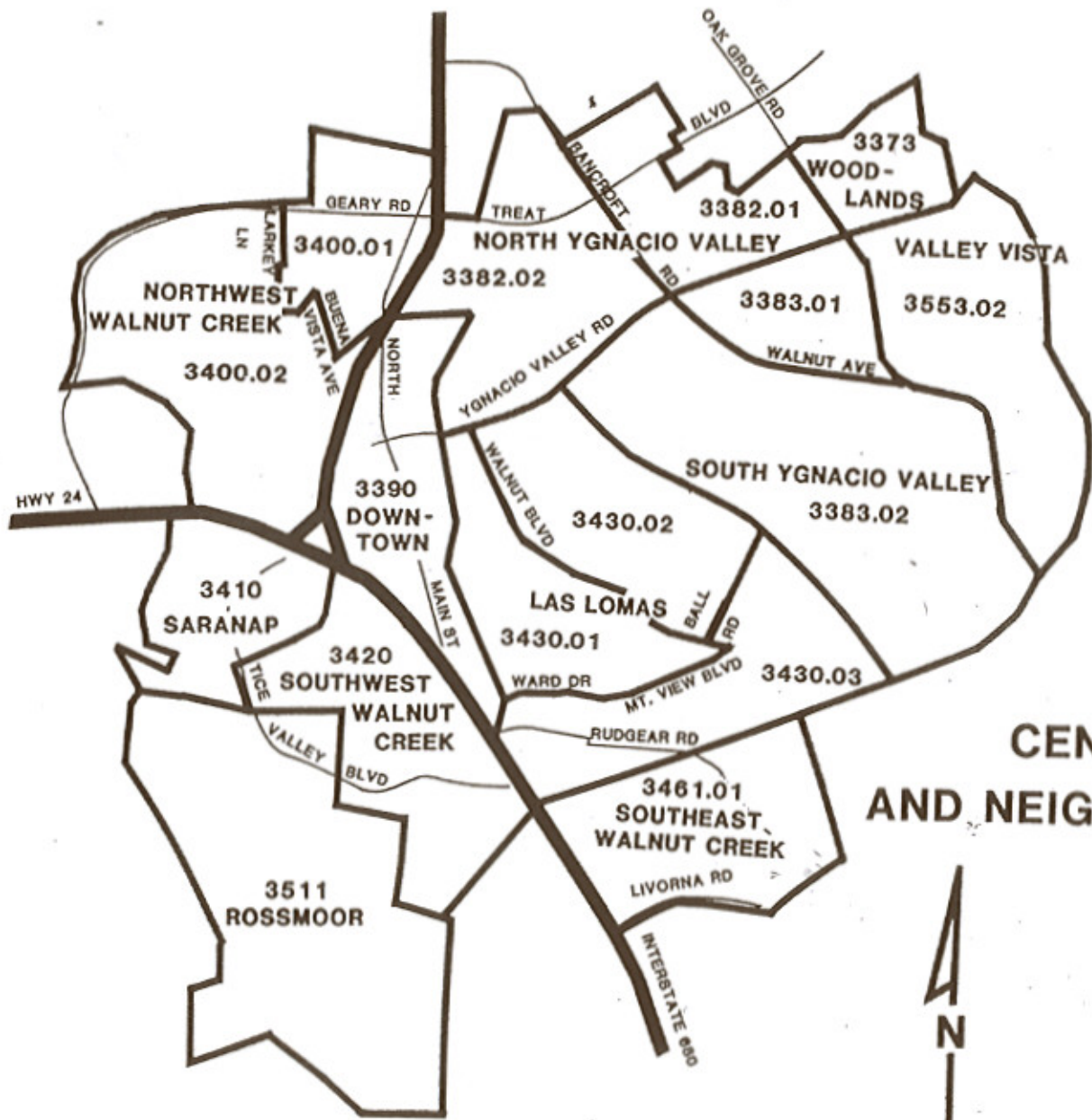
### **Responding to the Public**

City staff is also available to respond to a variety of public concerns. The City collaborates with Housing Rights, Inc. to respond to tenant concerns throughout the City. City building inspectors and code enforcement officers are available to respond to housing issues that stem from code violations or structural integrity concerns within the City of Walnut Creek.

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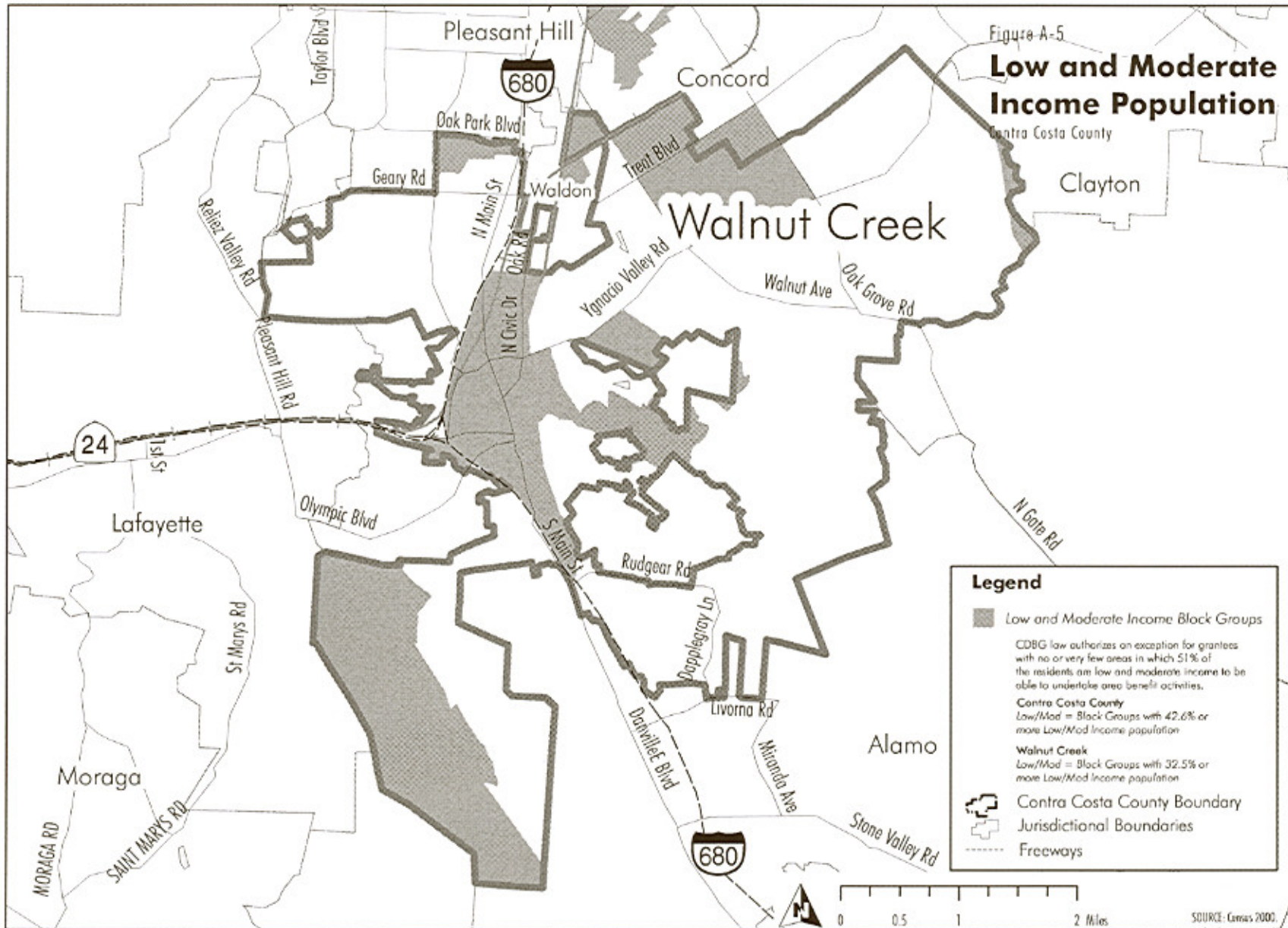
## **PUBLIC COMMENTS**

No public comments were received.

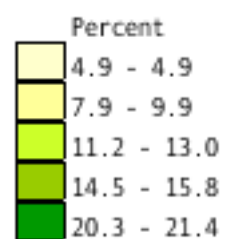


### CENSUS TRACTS AND NEIGHBORHOOD AREAS





**Data Classes**

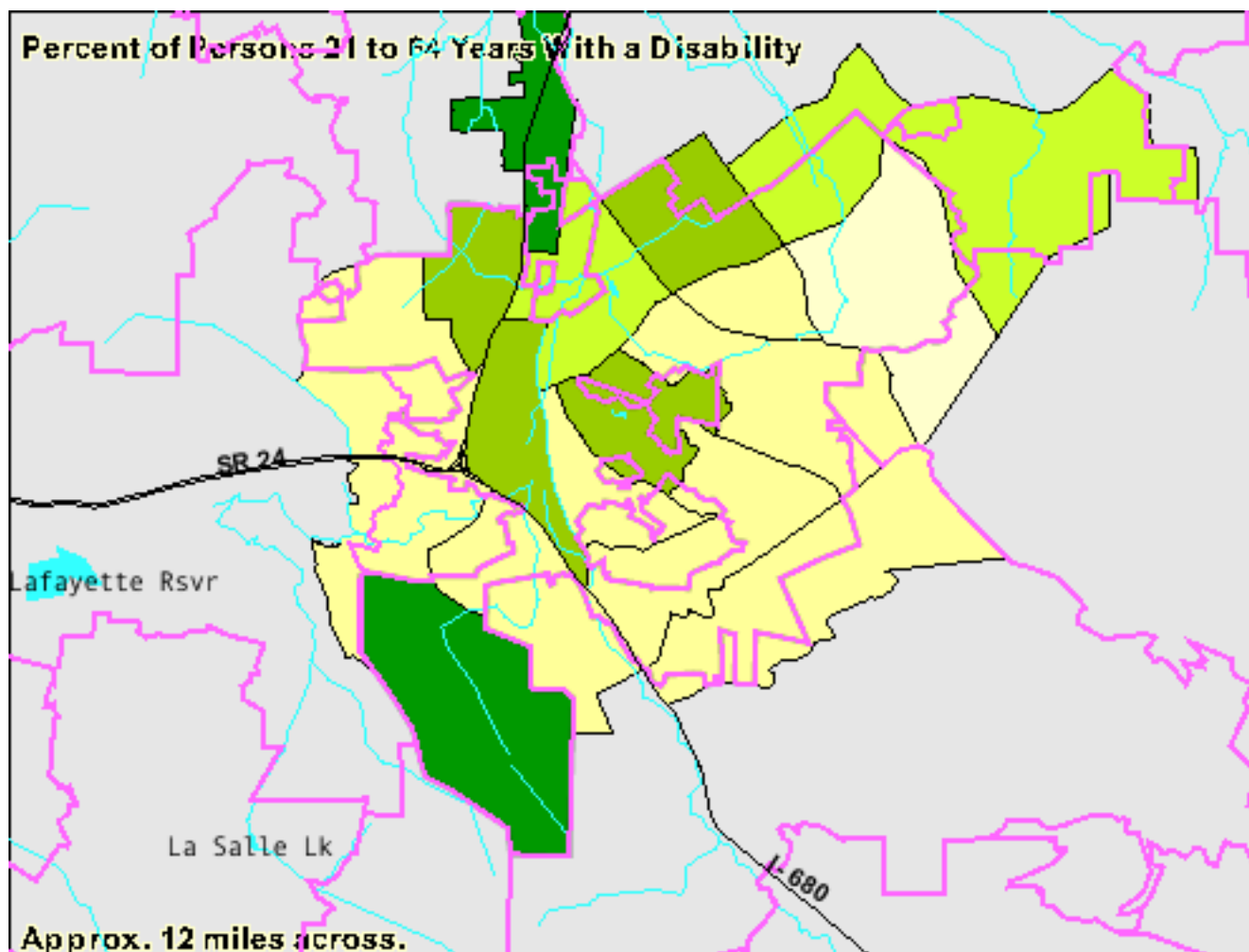


**Boundaries**

100 Place

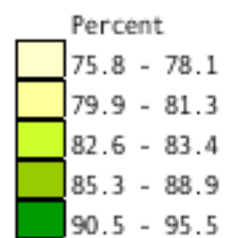
**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody





**Data Classes**

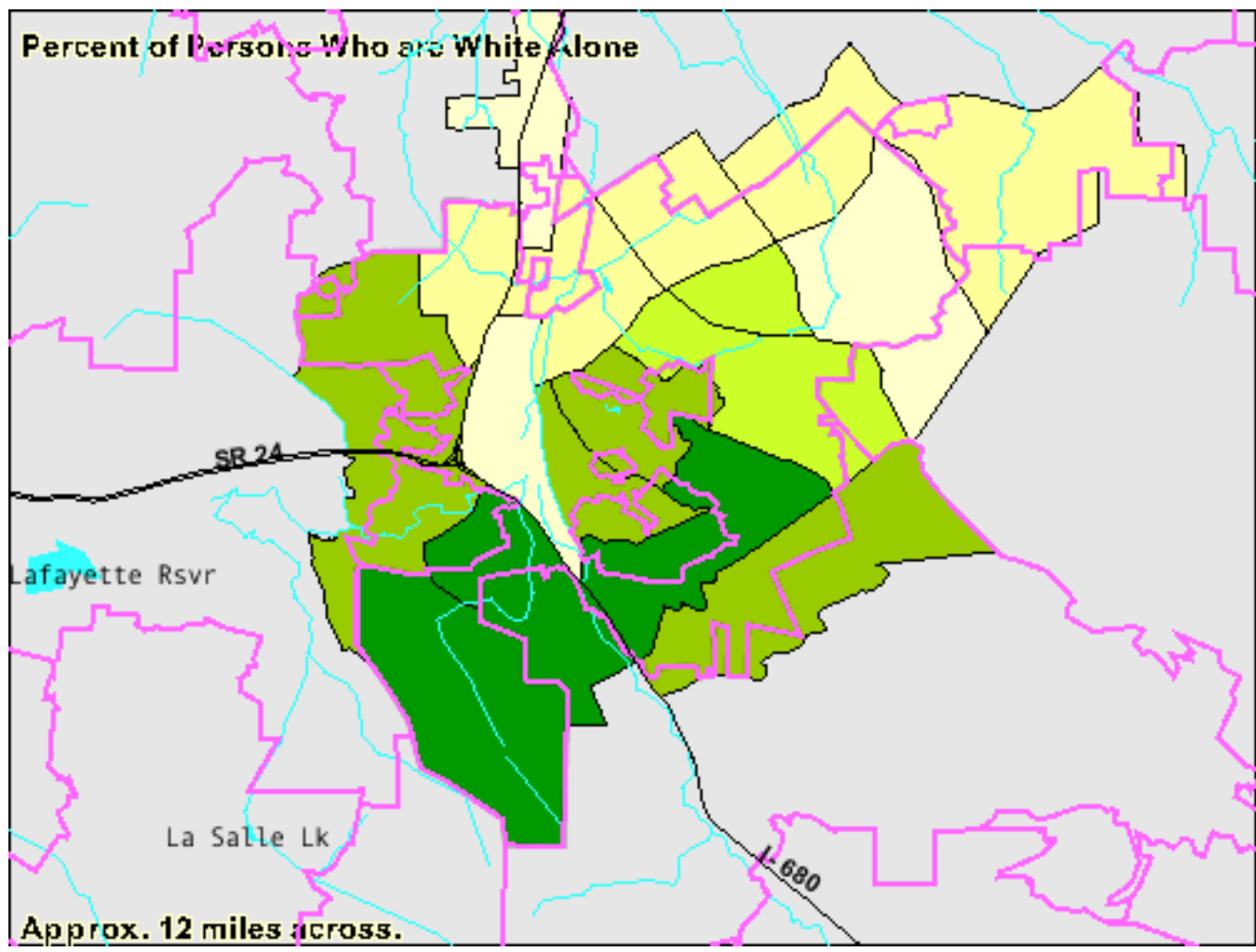


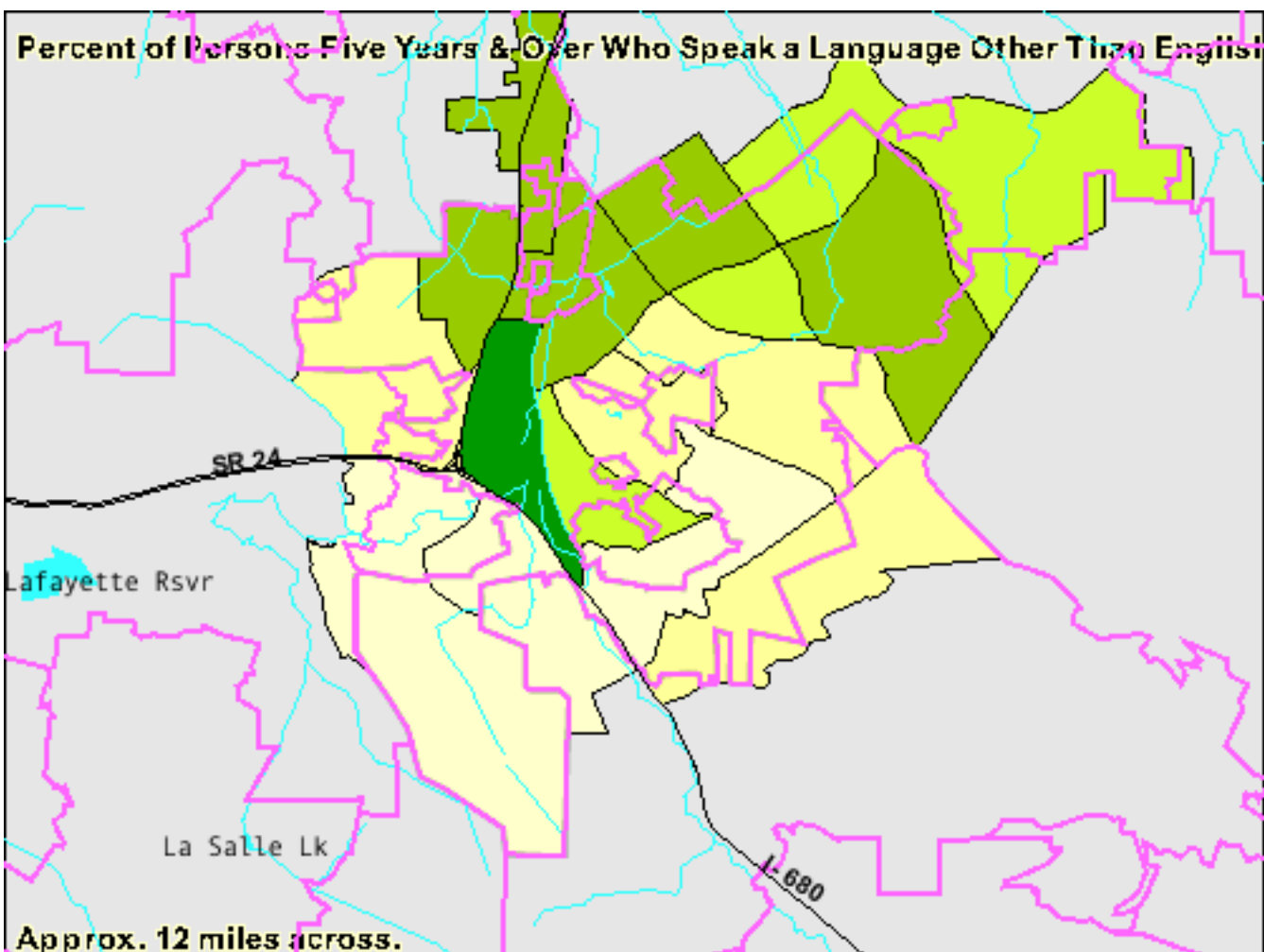
**Boundaries**

'00 Place

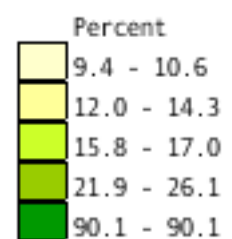
**Features**

- Major Road
- Street
- Stream/Waterbody
- Stream/Waterbody





**Data Classes**



**Boundaries**

'00 Place

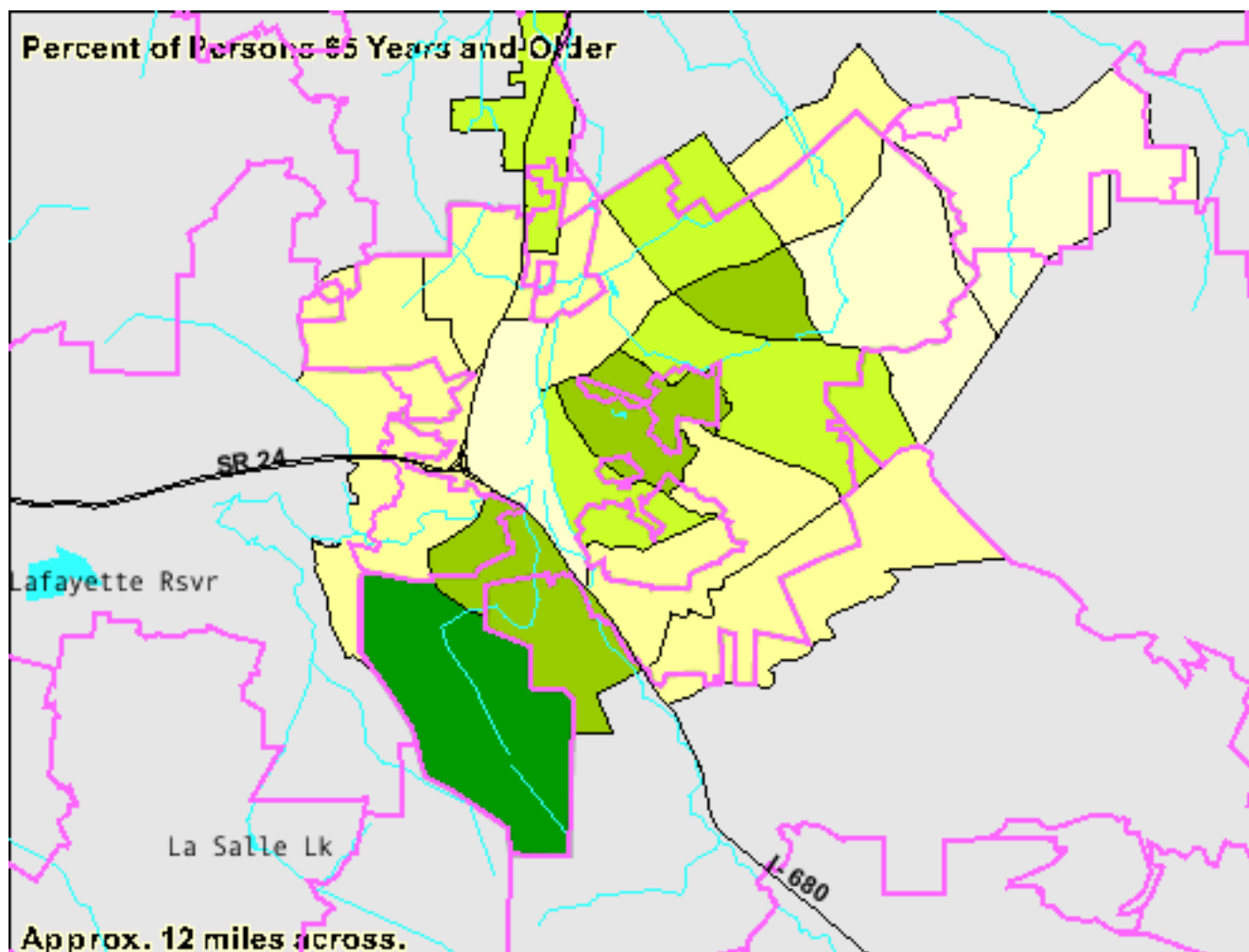
**Features**

Major Road

Street

Stream/Waterbody

Stream/Waterbody



**Special Needs (Non Homeless) Populations (Table "1B")**

<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Multi Year Goals</b>	<b>Annual Goals</b>
<b>City of Antioch</b>					
Elderly	H	1,300	\$ 31,000	1,300	260
Frail Elderly	H	300	15,000	300	60
Severe Mental Illness	M				
Developmentally Disabled	M				
Physically Disabled	M	1,740	5,000	1,740	348
Persons w/ Alcohol/Other Drug Addictions	M	500	10,000	500	100
Persons w/HIV/AIDS	L	100	5,000	100	20
Victims of Domestic Violence	H	50	15,000	50	10
Other					
<b>Total</b>		<b>3,990</b>	<b>\$ 81,000</b>	<b>3,990</b>	<b>798</b>
<b>City of Concord</b>					
Elderly (Housing)	H	743	\$ 6,262,600	743	129
Elderly (Services)	H	1,500	150,000	1,500	300
Frail Elderly (Services)	H	4,000	50,000	4,000	800
Severe Mental Illness	M				
Developmentally Disabled	M				
Physically Disabled (Housing)	H	56	871,613	56	11
Physically Disabled (Services)	H	60	25,000	60	12
Persons w/ Alcohol/Other Drug Addictions (Services)	H	200	50,000	200	40
Persons w/HIV/AIDS	M				
Victims of Domestic Violence	H	50	50,000	50	10
Other	M				
<b>Total</b>		<b>6,609</b>	<b>\$ 7,459,213</b>	<b>6,609</b>	<b>1,302</b>
<b>City of Pittsburg</b>					
Elderly	H	1,250	\$ 100,000	1,250	250
Frail Elderly	M	10	2,000	10	2
Severe Mental Illness	L				
Developmentally Disabled	L				
Physically Disabled	H	130	13,000	130	26
Persons w/ Alcohol/Other Drug Addictions	M	985	147,750	985	197
Persons w/HIV/AIDS	H	200	50,000	200	40
Victims of Domestic Violence	H	100	25,000	100	20
Other					
<b>Total</b>		<b>2,675</b>	<b>\$ 337,750</b>	<b>2,675</b>	<b>535</b>
<b>City of Richmond</b>					
Elderly	M	1,500	\$ 1,500	1,500	300
Frail Elderly	M	1,500	1,500	1,500	300
Severe Mental Illness	M	750	750	750	150
Developmentally Disabled	M	500	500	500	100
Physically Disabled	M	1,500	1,500	1,500	300
Persons w/ Alcohol/Other Drug Addictions	M	1,500	1,500	1,500	300
Persons w/HIV/AIDS	M	52	52	52	10
Victims of Domestic Violence	M	52	52	52	10
Other					
<b>Total</b>		<b>7,354</b>	<b>\$ 7,354</b>	<b>7,354</b>	<b>1,470</b>

<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Multi Year Goals</b>	<b>Annual Goals</b>
<b>City of Walnut Creek</b>					
Elderly	H	9,070	\$ 6,500	420	84
Frail Elderly	H	8,606	40,000	6,035	1,207
Severe Mental Illness	M	1,741			
Developmentally Disabled	H	1,673	12,000	20	4
Physically Disabled	H	1,535	35,000	50	10
Persons w/ Alcohol/Other Drug Addictions	H	2,692	40,000	200	40
Persons w/HIV/AIDS	H	154	25,000	100	20
Victims of Domestic Violence	H	250	40,000	250	50
Other					
<b>Total</b>		<b>25,721</b>	<b>\$ 198,500</b>	<b>7,075</b>	<b>1,415</b>
<b>Urban County</b>					
Elderly	H	4,500	\$ 375,000	4,500	900
Frail Elderly	H	1,575	130,000	1,575	315
Severe Mental Illness	H	670	70,000	670	134
Developmentally Disabled	H	262	21,000	262	52
Physically Disabled	H	750	77,000	750	150
Persons w/ Alcohol/Other Drug Addictions	H	700	130,000	700	140
Persons w/HIV/AIDS	H	350	100,000	350	70
Victims of Domestic Violence	H	205	155,000	205	41
Other					
<b>Total</b>		<b>9,012</b>	<b>\$ 1,058,000</b>	<b>9,012</b>	<b>1,802</b>

**Priority Housing Needs/Investment Plan Goals (Table "2A")**  
*Housing Goals by Sub-population*

Priority Need	Priority Need Level	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Antioch</b>								
<b>Renters</b>								
0 - 30 of MFI	H	\$ 250,000	25	5	5	5	5	5
31 - 50% of MFI	H	600,000	150	80	70			
51 - 80% of MFI	H	100,000	5	1	1	1	1	1
<b>Owners</b>								
0 - 30 of MFI	M							
31 - 50 of MFI	H	250,000	30	6	6	6	6	6
51 - 80% of MFI	H	550,000	80	16	16	16	16	16
<b>Homeless*</b>								
Individuals	H	44,000	250	50	50	50	50	50
Families	H							
<b>Non-Homeless Special Needs</b>								
Elderly	H	450,000	75	75				
Frail Elderly	H	400,000	75		75			
Severe Mental Illness	M	50,000	3		3			
Physical Disability	M	150,000	10	5	5			
Developmental Disability	M							
Alcohol/Drug Abuse	M							
HIV/AIDS	L							
Victims of Domestic Violence	L							
<b>Total Special Needs</b>		<b>\$ 1,050,000</b>	<b>163</b>	<b>80</b>	<b>83</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Section 215</b>								
215 Renter		\$ 950,000	180	86	76	6	6	6
215 Owner		\$ 800,000	110	22	22	22	22	22
<b>City of Concord</b>								
<b>Renters</b>								
0 - 30 of MFI	H	\$ 224,000	8			8		
31 - 50% of MFI	H	4,248,000	146			40	26	80
51 - 80% of MFI	H	2,043,000	526	96	96	96	122	116
<b>Owners</b>								
0 - 30 of MFI	H	2,700,200	174	37	35	34	34	34
31 - 50 of MFI	H	2,352,800	153	36	30	29	29	29
51 - 80% of MFI	H	1,737,000	110	22	22	22	22	22
<b>Homeless*</b>								
Individuals	M							
Families	M							
<b>Non-Homeless Special Needs</b>								
Elderly	H	6,262,600	743	131	128	128	128	228
Frail Elderly	M							
Severe Mental Illness	M							
Physical Disability	H	871,613	56	12	11	11	11	11
Developmental Disability	M							
Alcohol/Drug Abuse	M							
HIV/AIDS	M							
Victims of Domestic Violence	M							
<b>Total Special Needs</b>		<b>\$ 7,134,213</b>	<b>799</b>	<b>143</b>	<b>139</b>	<b>139</b>	<b>139</b>	<b>239</b>
<b>Total Section 215</b>								
215 Renter		\$ 6,515,000	680	96	96	144	148	196
215 Owner		\$ 6,515,000	680	96	96	144	148	196

**Priority Housing Needs/Investment Plan Goals (Table "2A")**  
*Housing Goals by Sub-population*

Priority Need	Priority Need Level	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Pittsburg</b>								
<b>Renters</b>								
0 - 30 of MFI	N/A							
31 - 50% of MFI	N/A							
51 - 80% of MFI	N/A							
<b>Owners</b>								
0 - 30 of MFI	H	\$ 500,000	25	5	5	5	5	5
31 - 50 of MFI	H	500,000	25	5	5	5	5	5
51 - 80% of MFI	H	500,000	25	5	5	5	5	5
<b>Homeless*</b>								
Individuals	H	75,000	150	30	30	30	30	30
Families	H	25,000	25	5	5	5	5	5
<b>Non-Homeless Special Needs</b>								
Elderly	H	5,000	1,250	250	250	250	250	250
Frail Elderly	M	2,000	10	2	2	2	2	2
Severe Mental Illness	L							
Physical Disability	H	62,500	125	25	25	25	25	25
Developmental Disability	H	2,400	80	16	16	16	16	16
Alcohol/Drug Abuse	L							
HIV/AIDS	H	2,000	200	40	40	40	40	40
Victims of Domestic Violence	H	1,200	40	8	8	8	8	8
<b>Total Special Needs</b>		<b>\$ 75,100</b>	<b>1,705</b>	<b>341</b>	<b>341</b>	<b>341</b>	<b>341</b>	<b>341</b>
<b>Total Section 215</b>		<b>-</b>	<b>25</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>
215 Renter								
215 Owner			25	5	5	5	5	5

<b>City of Richmond</b>								
<b>Renters</b>								
0 - 30 of MFI	H	\$ 1,750	1,500	300	300	300	300	300
31 - 50% of MFI	M	1,000	1,000	200	200	200	200	200
51 - 80% of MFI	M	500,000	800	160	160	160	160	160
<b>Owners</b>								
0 - 30 of MFI	H	800,000	1,500	300	300	300	300	300
31 - 50 of MFI	M	500,000	1,000	200	200	200	200	200
51 - 80% of MFI	M	250,000	800	160	160	160	160	160
<b>Homeless*</b>								
Individuals	M	50,000	500	100	100	100	100	100
Families	M	50,000	50	10	10	10	10	10
<b>Non-Homeless Special Needs</b>								
Elderly	M	50,000	1,500	300	300	300	300	300
Frail Elderly	M	10,000	1,500	300	300	300	300	300
Severe Mental Illness	M	5,000	750	150	150	150	150	150
Physical Disability	M	10,000	1,500	300	300	300	300	300
Developmental Disability	M	2,000	500	100	100	100	100	100
Alcohol/Drug Abuse	M	5,000	1,500	300	300	300	300	300
HIV/AIDS	M	1,000	52	12	10	10	10	10
Victims of Domestic Violence	M	1,000	52	12	10	10	10	10
<b>Total Special Needs</b>		<b>\$ 84,000</b>	<b>7,354</b>	<b>1,474</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>	<b>1,470</b>
<b>Total Section 215</b>			<b>40</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>
215 Renter			20	4	4	4	4	4
215 Owner			20	4	4	4	4	4

**Priority Housing Needs/Investment Plan Goals (Table "2A")**  
*Housing Goals by Sub-population*

Priority Need	Priority Need Level	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Walnut Creek</b>								
<b>Renters</b>								
0 - 30 of MFI	H	\$ 700,000	20	4	4	4	4	4
31 - 50% of MFI	M	700,000	18	4	3	4	3	4
51 - 80% of MFI	M	TBD	60	12	12	12	12	12
<b>Owners</b>								
0 - 30 of MFI	M							
31 - 50 of MFI	H	829,300	10	2	2	2	2	2
51 - 80% of MFI	H	TBD	15	3	3	3	3	3
<b>Homeless*</b>								
Individuals	M							
Families	M							
<b>Non-Homeless Special Needs</b>								
Elderly	M	325,000	7	1	1	2	1	2
Frail Elderly	M	325,000	7	1	1	2	1	2
Severe Mental Illness	M							
Physical Disability	M							
Developmental Disability	H	350,000	10	2	2	2	2	2
Alcohol/Drug Abuse	M							
HIV/AIDS	M							
Victims of Domestic Violence	M							
<b>Total Special Needs</b>		<b>\$ 1,000,000</b>	<b>24</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>4</b>	<b>6</b>
<b>Total Section 215</b>								
215 Renter								
215 Owner								

Note: Funds "TBD" are anticipated impact fees.

<b>Urban County</b>								
<b>Renters</b>								
0 - 30 of MFI	H	\$ 1,450,000	90	18	18	18	18	18
31 - 50% of MFI	H	5,690,000	355	71	71	71	71	71
51 - 80% of MFI	M	208,400,000	380	76	76	76	76	76
<b>Owners</b>								
0 - 30 of MFI	L	960,000	35	7	7	7	7	7
31 - 50 of MFI	H	5,630,000	120	24	24	24	24	24
51 - 80% of MFI	H	15,714,000	135	27	27	27	27	27
<b>Homeless*</b>								
Individuals	M		100	20	20	20	20	20
Families	M		150	30	30	30	30	30
<b>Non-Homeless Special Needs</b>								
Elderly	H	43,000,000	210	42	42	42	42	42
Frail Elderly	M	21,000,000	100	20	20	20	20	20
Severe Mental Illness	M	3,750,000	25	5	5	5	5	5
Physical Disability	M		20	4	4	4	4	4
Developmental Disability	M		5	1	1	1	1	1
Alcohol/Drug Abuse	L							
HIV/AIDS	M	1,550,000	25	5	5	5	5	5
Victims of Domestic Violence	L							
<b>Total Special Needs</b>		<b>\$ 69,300,000</b>	<b>385</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>	<b>77</b>
<b>Total Section 215</b>								
215 Renter								
215 Owner								



**Priority Housing Activities (Table "2A")**  
*Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Antioch</b>							
<b>CDBG</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance							
<b>HOME</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance							
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments							
Facility based housing development							
Facility based housing operations							
Supportive services							
<b>RDA Set-Aside</b>							
Rehabilitation of existing owner units	\$ 800,000	110	22	22	22	22	22
Rehabilitation of existing rental units	950,000	315	150	150	5	5	5

**Priority Housing Activities (Table "2A")**  
*Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Concord</b>							
<b>CDBG</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units	\$1,000,000	64	14	14	12	12	12
Homeownership assistance							
<b>HOME</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance							
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments							
Facility based housing development							
Facility based housing operations							
Supportive services							
<b>RDA Set-Aside</b>							
Acquisition of existing rental units							
Production of new rental units	\$3,000,000	100					100
Rehabilitation of existing rental units	2,800,000	100			48	52	
Rental assistance	715,000	480	96	96	96	96	96
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units	5,040,000	348	76	68	68	68	68
Homeownership assistance	750,000	25	5	5	5	5	5
<b>Inclusionary Funds</b>							
Production of New owner units (up to 120%)	635,760	4		2	2		

**Priority Housing Activities (Table "2A")**  
*Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Pittsburg</b>							
<b>CDBG</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance	\$500,000	25	5	5	5	5	5
<b>HOME</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance							
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments							
Facility based housing development							
Facility based housing operations							
Supportive services							
Other							

**Priority Housing Activities (Table "2A")**  
*Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Richmond</b>							
<b>CDBG</b>							
Acquisition of existing rental units	\$100,000	50	10	10	10	10	10
Production of new rental units	100,000	50	10	10	10	10	10
Rehabilitation of existing rental units	100,000	50	10	10	10	10	10
Rental assistance	25,000	10	2	2	2	2	2
Acquisition of existing owner units	25,000	10	2	2	2	2	2
Production of new owner units	100,000	50	10	10	10	10	10
Rehabilitation of existing owner units	100,000	50	10	10	10	10	10
Homeownership assistance	25,000	10	2	2	2	2	2
<b>HOME</b>							
Acquisition of existing rental units	100,000	50	10	10	10	10	10
Production of new rental units	100,000	50	10	10	10	10	10
Rehabilitation of existing rental units	100,000	50	10	10	10	10	10
Rental assistance	25,000	10	2	2	2	2	2
Acquisition of existing owner units	25,000	10	2	2	2	2	2
Production of new owner units	100,000	5	1	1	1	1	1
Rehabilitation of existing owner units	100,000	10	2	2	2	2	2
Homeownership assistance	25,000	10	2	2	2	2	2
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments							
Facility based housing development							
Facility based housing operations							
Supportive services							
<b>Other</b>							

**Priority Housing Activities (Table "2A")**  
*Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Walnut Creek</b>							
<b>CDBG</b>							
Acquisition of existing rental units							
Production of new rental units (acq)	\$1,750,000	68	13.6	13.6	13.6	13.6	13.6
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance	750,000	15	3	3	3	3	3
<b>HOME</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance							
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments							
Facility based housing development							
Facility based housing operations							
Supportive services							
Other							

**Priority Housing Activities (Table "2A")**  
*Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>Urban County</b>							
<b>CDBG</b>							
Acquisition of existing rental units	\$1,550,000	200	40	40	40	40	40
Production of new rental units							
Rehabilitation of existing rental units	2,000,000	250	50	50	50	50	50
Rental assistance							
Acquisition of existing owner units	750,000	100	20	20	20	20	20
Production of new owner units							
Rehabilitation of existing owner units	3,000,000	125	25	25	25	25	25
Homeownership assistance	200,000	25	5	5	5	5	5
<b>HOME</b>							
Acquisition of existing rental units	3,840,000	200	40	40	40	40	40
Production of new rental units	7,130,000	375	75	75	75	75	75
Rehabilitation of existing rental units	1,125,000	250	50	50	50	50	50
Rental assistance							
Acquisition of existing owner units							
Production of new owner units	200,000	25	5	5	5	5	5
Rehabilitation of existing owner units							
Homeownership assistance	200,000	25	5	5	5	5	5
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments	100,000						
Facility based housing development	1,550,000	25	5	5	5	5	5
Facility based housing operations							
Supportive services	450,000	625	125	125	125	125	125
<b>Other</b>							
Mortgage Credit Certificates	8,750,000	150	30	30	30	30	30
Tax Exempt Bonds	265,000,000	475	95	95	95	95	95
MHSA	3,750,000	25	5	5	5	5	5
Redevelopment Agency funds	20,900,000	215	43	43	43	43	43

\*These numbers/goals are not additive. We frequently use multiple sources of funds for a single project. A single project may fit under multiple categories. For example, a single project may receive for CDBG acquisition of the land, and HOME and HOPWA for the new construction.

Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>City of Antioch</b>					
Acquisition of Real Property	L				
Disposition	L				
Clearance and Demolition	L				
Clearance of Contaminated Sites	L				
Code Enforcement	H	5	\$ 240,000	5	1
Public Facility (General)	M				
<i>Senior Centers</i>	L				
<i>Handicapped Centers</i>	L				
<i>Homeless Facilities</i>	M				
<i>Youth Centers</i>	L				
<i>Neighborhood Facilities</i>	L				
<i>Child Care Centers</i>	L				
<i>Health Facilities</i>	L				
<i>Mental Health Facilities</i>	L				
<i>Parks and/or Recreation Facilities</i>	L				
<i>Parking Facilities</i>	L				
<i>Tree Planting</i>	L				
<i>Fire Stations/Equipment</i>	L				
<i>Abused/Neglected Children Facilities</i>	L				
<i>Asbestos Removal</i>	L				
<i>Non-Residential Historic Preservation</i>	L				
<i>Other Public Facility Needs</i>	L				
Infrastructure (General)	M				
<i>Water/Sewer Improvements</i>	L				
<i>Street Improvements</i>	M				
<i>Sidewalks</i>	M				
<i>Solid Waste Disposal Improvements</i>	L				
<i>Flood Drainage Improvements</i>	L				
<i>Other Infrastructure</i>	M				
Public Services (General)	H	10,000	600,000	10,000	2,000
<i>Senior Services</i>	H	5,000	205,000	5,000	1,000
<i>Handicapped Services</i>	M				
<i>Legal Services</i>	H	600	15,000	600	120
<i>Youth Services</i>	H	705	75,000	705	141
<i>Child Care Services</i>	M				
<i>Transportation Services</i>	L				
<i>Substance Abuse Services</i>	M				
<i>Employment/Training Services</i>	M				
<i>Health Services</i>	M				
<i>Lead Hazard Screening</i>	L				
<i>Crime Awareness</i>	L				
<i>Fair Housing Activities</i>	H	90	50,000	90	18
<i>Tenant Landlord Counseling</i>	H	900	100,000	900	180
<i>Other Services</i>	M				
Economic Development (General)	M				
<i>C/I Land Acquisition/Disposition</i>	L				
<i>C/I Infrastructure Development</i>	M				
<i>C/I Building Acq/Const/Rehab</i>	M				
<i>Other C/I</i>	L				
<i>ED Assistance to For-Profit</i>	L				
<i>ED Technical Assistance</i>	M				
<i>Micro-enterprise Assistance</i>	M				
Other					

Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>City of Concord</b>					
Acquisition of Real Property	L				
Disposition	L				
Clearance and Demolition	L				
Clearance of Contaminated Sites	L				
Code Enforcement	H	5,000	\$520,000	5,000	1000
Public Facility (General)	L				
<i>Senior Centers</i>	L				
<i>Handicapped Centers</i>	L				
<i>Homeless Facilities</i>	L				
<i>Youth Centers</i>	L				
<i>Neighborhood Facilities</i>	L				
<i>Child Care Centers</i>	M				
<i>Health Facilities</i>	L				
<i>Mental Health Facilities</i>	L				
<i>Parks and/or Recreation Facilities</i>	M				
<i>Parking Facilities</i>	L				
<i>Tree Planting</i>	L				
<i>Fire Stations/Equipment</i>	L				
<i>Abused/Neglected Children Facilities</i>	L				
<i>Asbestos Removal</i>	L				
<i>Non-Residential Historic Preservation</i>	L				
<i>Other Public Facility Needs</i>	L				
Infrastructure (General)	M				
<i>Water/Sewer Improvements</i>	L				
<i>Street Improvements</i>	M				
<i>Sidewalks</i>	H	50,000	1,232,000	50,000	10000
<i>Solid Waste Disposal Improvements</i>	L				
<i>Flood Drainage Improvements</i>	M				
<i>Other Infrastructure</i>	M				
Public Services (General)	H	3,000	315,000	3,000	600
<i>Senior Services</i>	H	600	200,000	600	120
<i>Handicapped Services</i>	H	60	50,000	60	12
<i>Legal Services</i>	M				
<i>Youth Services</i>	M				
<i>Child Care Services</i>	H	2,500	150,000	2,500	500
<i>Transportation Services</i>	L				
<i>Substance Abuse Services</i>	M	250	50,000	250	50
<i>Employment/Training Services</i>	L				
<i>Health Services</i>	L				
<i>Lead Hazard Screening</i>	L				
<i>Crime Awareness</i>	L				
<i>Fair Housing Activities</i>	H	120	375,000	120	24
<i>Tenant Landlord Counseling</i>	H	900	300,000	900	180
<i>Other Services</i>	H	2,050	250,000	2,050	410
Economic Development (General)	L				
<i>C/I Land Acquisition/Disposition</i>	L				
<i>C/I Infrastructure Development</i>	L				
<i>C/I Building Acq/Const/Rehab</i>	L				
<i>Other C/I</i>	L				
<i>ED Assistance to For-Profit</i>	L				
<i>ED Technical Assistance</i>	M				
<i>Micro-enterprise Assistance</i>	M				
Other					



Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>City of Pittsburgh</b>					
Acquisition of Real Property	L				
Disposition	L				
Clearance and Demolition	L				
Clearance of Contaminated Sites	L				
Code Enforcement	H	20,000	\$692,740	20,000	4,000
<b>Public Facility (General)</b>					
Senior Centers	M				
Handicapped Centers	M				
Homeless Facilities	M				
Youth Centers	M				
Neighborhood Facilities	M				
Child Care Centers	M				
Health Facilities	M				
Mental Health Facilities	M				
Parks and/or Recreation Facilities	L				
Parking Facilities	M				
Tree Planting	L				
Fire Stations/Equipment	L				
Abused/Neglected Children Facilities	M				
Asbestos Removal	M				
Non-Residential Historic Preservation	M				
Other Public Facility Needs					
<b>Infrastructure (General)</b>					
Water/Sewer Improvements	H				
Street Improvements	H				
Sidewalks	H	5	625,000	5	1
Solid Waste Disposal Improvements	M				
Flood Drainage Improvements	M				
Other Infrastructure -- Accessibility	M				
<b>Public Services (General)</b>					
Senior Services	H	1,350	50,000	1,350	270
Handicapped Services	M				
Legal Services	H	625	10,000	625	125
Youth Services	H	6,760	30,000	6,760	1,352
Child Care Services	M				
Transportation Services	M				
Substance Abuse Services	H	500	5,000	500	100
Employment/Training Services	M				
Health Services	M				
Lead Hazard Screening	M				
Crime Awareness	M				
Fair Housing Activities	M				
Tenant Landlord Counseling	M				
Other Services	M				
<b>Economic Development (General)</b>					
C/I Land Acquisition/Disposition					
C/I Infrastructure Development					
C/I Building Acq/Const/Rehab					
Other C/I					
ED Assistance to For-Profit	M				
ED Technical Assistance	M				
Micro-enterprise Assistance	H	50	300,000	50	10
Job Training & Placement Program	M	25	150,000	25	5

Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>City of Richmond</b>					
Acquisition of Real Property	M	500,000	\$ 100,000	500,000	100,000
Disposition	M	50,000	10,000	50,000	10,000
Clearance and Demolition	M	50,000	10,000	50,000	10,000
Clearance of Contaminated Sites	M	50,000	10,000	50,000	10,000
Code Enforcement	M	50,000	10,000	50,000	10,000
Public Facility (General)	M				
<i>Senior Centers</i>	M				
<i>Handicapped Centers</i>	M				
<i>Homeless Facilities</i>	M				
<i>Youth Centers</i>	M				
<i>Neighborhood Facilities</i>	M	50,000	10,000	50,000	10,000
<i>Child Care Centers</i>	M				
<i>Health Facilities</i>	M				
<i>Mental Health Facilities</i>	M				
<i>Parks and/or Recreation Facilities</i>	M	50,000	10,000	50,000	10,000
<i>Parking Facilities</i>	M				
<i>Tree Planting</i>	M				
<i>Fire Stations/Equipment</i>	M				
<i>Abused/Neglected Children Facilities</i>	M	50,000	10,000	50,000	10,000
<i>Asbestos Removal</i>	M				
<i>Non-Residential Historic Preservation</i>	M				
<i>Other Public Facility Needs</i>	M	50,000	10,000	50,000	10,000
Infrastructure (General)	M				
<i>Water/Sewer Improvements</i>	M				
<i>Street Improvements</i>	M	50,000	10,000	50,000	10,000
<i>Sidewalks</i>	M				
<i>Solid Waste Disposal Improvements</i>	M				
<i>Flood Drainage Improvements</i>	M				
<i>Other Infrastructure</i>	M				
Public Services (General)	M				
<i>Senior Services</i>	M	50,000	10,000	50,000	10,000
<i>Handicapped Services</i>	M	50,000	10,000	50,000	10,000
<i>Legal Services</i>	M	50,000	10,000	50,000	10,000
<i>Youth Services</i>	M	50,000	10,000	50,000	10,000
<i>Child Care Services</i>	M	50,000	10,000	50,000	10,000
<i>Transportation Services</i>	M				
<i>Substance Abuse Services</i>	M	50,000	10,000	50,000	10,000
<i>Employment/Training Services</i>	H	50,000	10,000	50,000	10,000
<i>Health Services</i>	M	50,000	10,000	50,000	10,000
<i>Lead Hazard Screening</i>	M				
<i>Crime Awareness</i>	H	50,000	10,000	50,000	10,000
<i>Fair Housing Activities</i>	H	50,000	10,000	50,000	10,000
<i>Tenant Landlord Counseling</i>	M	50,000	10,000	50,000	10,000
<i>Other Services</i>	M	50,000	10,000	50,000	10,000
Economic Development (General)	M				
<i>C/I Land Acquisition/Disposition</i>	M				
<i>C/I Infrastructure Development</i>	M				
<i>C/I Building Acq/Const/Rehab</i>	M				
<i>Other C/I</i>	M				
<i>ED Assistance to For-Profit</i>	M				
<i>ED Technical Assistance</i>	M				
<i>Micro-enterprise Assistance</i>	M				
Other					

Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>City of Walnut Creek</b>					
Acquisition of Real Property	L				
Disposition	L				
Clearance and Demolition	M				
Clearance of Contaminated Sites	M				
Code Enforcement	L				
Public Facility (General)	H	10	\$ 90,000	3	1
<i>Senior Centers</i>	M				
<i>Handicapped Centers</i>	M				
<i>Homeless Facilities</i>	M				
<i>Youth Centers</i>	M				
<i>Neighborhood Facilities</i>	M				
<i>Child Care Centers</i>	M				
<i>Health Facilities</i>	M				
<i>Mental Health Facilities</i>	M				
<i>Parks and/or Recreation Facilities</i>	M				
<i>Parking Facilities</i>	L				
<i>Tree Planting</i>	M				
<i>Fire Stations/Equipment</i>	L				
<i>Abused/Neglected Children Facilities</i>	M				
<i>Asbestos Removal</i>	M				
<i>Non-Residential Historic Preservation</i>	M				
<i>Other Public Facility Needs</i>					
Infrastructure (General)	H	10	450,000	1	0
<i>Water/Sewer Improvements</i>	M				
<i>Street Improvements</i>	H				
<i>Sidewalks</i>	H				
<i>Solid Waste Disposal Improvements</i>	M				
<i>Flood Drainage Improvements</i>	M				
<i>Other Infrastructure</i>					
Public Services (General)			631,500		
<i>Senior Services</i>	H	17,676		6,455	1,291
<i>Handicapped Services</i>	M				
<i>Legal Services</i>	H	500		495	99
<i>Youth Services</i>	H	125		125	25
<i>Child Care Services</i>	M				
<i>Transportation Services</i>	M				
<i>Substance Abuse Services</i>	H	2,692		225	45
<i>Employment/Training Services</i>	H				
<i>Health Services</i>	M				
<i>Lead Hazard Screening</i>	M				
<i>Crime Awareness</i>	M				
<i>Fair Housing Activities</i>	H	150		125	25
<i>Tenant Landlord Counseling</i>	H	350		300	60
<i>Other Services</i>					
Economic Development (General)					
<i>C/I Land Acquisition/Disposition</i>					
<i>C/I Infrastructure Development</i>					
<i>C/I Building Acq/Const/Rehab</i>					
<i>Other C/I</i>					
<i>ED Assistance to For-Profit</i>	M				
<i>ED Technical Assistance</i>	M				
<i>Micro-enterprise Assistance</i>	H	100	150,000	75	15
Other					

Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>Urban County</b>					
Acquisition of Real Property	L				
Disposition	L				
Clearance and Demolition	L				
Clearance of Contaminated Sites	L				
Code Enforcement	L				
Public Facility (General)	H	10	\$ 417,500	10	2
<i>Senior Centers</i>	M	2	83,500	2	1
<i>Handicapped Centers</i>	H	1	41,750	1	1
<i>Homeless Facilities</i>	H	1	41,750	1	1
<i>Youth Centers</i>	M				
<i>Neighborhood Facilities</i>	H	4	167,000	4	1
<i>Child Care Centers</i>	M				
<i>Health Facilities</i>	M				
<i>Mental Health Facilities</i>	M				
<i>Parks and/or Recreation Facilities</i>	H	2	83,500		1
<i>Parking Facilities</i>	L				
<i>Tree Planting</i>	L				
<i>Fire Stations/Equipment</i>	L				
<i>Abused/Neglected Children Facilities</i>	M				
<i>Asbestos Removal</i>	L				
<i>Non-Residential Historic Preservation</i>	L				
<i>Other Public Facility Needs</i>	L				
Infrastructure (General)	H	5	250,000	5	1
<i>Water/Sewer Improvements</i>	L				
<i>Street Improvements</i>	H	2	100,000	2	1
<i>Sidewalks</i>	H	3	150,000	3	1
<i>Solid Waste Disposal Improvements</i>	L				
<i>Flood Drainage Improvements</i>	L				
<i>Other Infrastructure</i>	M				
Public Services (General)	H	25,000	2,567,000	25,000	5,000
<i>Senior Services</i>	H	4,500	462,000	4,500	900
<i>Handicapped Services</i>	H	750	77,000	750	150
<i>Legal Services</i>	M				
<i>Youth Services</i>	H	12,200	1,250,000	12,200	2,440
<i>Child Care Services</i>	L				
<i>Transportation Services</i>	L				
<i>Substance Abuse Services</i>	H	700	77,000	700	140
<i>Employment/Training Services</i>	H	300	1,200,000	300	60
<i>Health Services</i>	M				
<i>Lead Hazard Screening</i>	L				
<i>Crime Awareness</i>	L				
<i>Fair Housing Activities</i>	H	1,000	513,400	1,000	200
<i>Tenant Landlord Counseling</i>	H	2,500	256,700	2,500	500
<i>Other Services</i>	H	670	70,000	670	134
Economic Development (General)	H	1,145	2,395,000	1,145	229
<i>C/I Land Acquisition/Disposition</i>	L				
<i>C/I Infrastructure Development</i>	L		1,195,000		
<i>C/I Building Acq/Const/Rehab</i>	L				
<i>Other C/I</i>	L				
<i>ED Assistance to For-Profit</i>	H	20	195,000	20	4
<i>ED Technical Assistance</i>	H	700	600,000	700	140
<i>Micro-enterprise Assistance</i>	H	425	400,000	425	85
Other					

## APPENDIX 5. LEAD HAZARD ESTIMATE TABLES

## ESTIMATE OF UNITS WITH LEAD-BASED PAINT, CITY OF WALNUT CREEK

Year Built	Presumed Percentage with Lead-Based Paint (LBP)	Total Occupied Housing Units	Presumed Number with Lead-Based Paint
<b>Owner occupied</b>			
1980 to March 2000	0%	4,203	0
1960 to 1979	62%	13,111	8,129
1940 to 1959	80%	3,071	2,457
1939 or earlier	90%	269	242
Total owner-occupied units		20,654	
Total owner-occupied presumed LBP - "A"			10,828
Percentage owner-occupied households at or below 80% of the area median income - "B"			16.62%
Total at-risk owner-occupied households = "A * B"			1,800
<b>Renter occupied</b>			
1980 to March 2000	0%	2,218	0
1960 to 1979	62%	5,742	3,560
1940 to 1959	80%	1,491	1,193
1939 or earlier	90%	235	212
Total renter-occupied units		9,686	
Total renter-occupied presumed LBP (c)			4,964
Percentage renter-occupied households at or below 80% AMI (d)			11.53%
Total at-risk renter-occupied households (c*d)			572
Total at-risk households			2,372

Source: 2000 U.S. Census, Summary File 3 and 2000 CHAS Housing Problems

**Objectives for Meeting Priority Needs**  
(from the Draft Consolidated Plan 2010-2015)

**Affordable Housing**

AH-1: Expand housing opportunities for extremely low-income, very low-income, low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.

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

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

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

**Special Needs Housing**

AH-5: Increase the supply of appropriate and supportive housing for special needs populations.

AH-6: Preserve existing special needs housing

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

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

**Assisting the Homeless**

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

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

**Public Services**

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

CD-2 Seniors: Enhance the quality of life of senior citizens and frail elderly, and enable them to maintain independence.

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

CD-4 Non-Homeless Special Needs: Ensure that opportunities and services are provided to improve the quality of life and independence for person with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, illiterate adults, and migrant farm workers.

CD-5 Fair Housing: Continue to promote fair housing activities and affirmatively further fair housing.

### **Economic Development**

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

### **Infrastructure/Public Facilities**

CD-7 Infrastructure and Accessibility: Maintain quality public facilities and adequate infrastructure, and ensure access for the mobility-impaired by addressing physical access barriers to public facilities.

### **Administration**

CD-8 Administration: Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

**Community Development Block Grant**  
 Funded Activities Chart  
 Program Year 2011-2012

Attachment E

***Housing Programs***

ID/Applicant Address / Phone / Type /	Program Time Frame	HUD Matrix National Objective/ Eligible Activity/ Priority Need - Objective	Outcomes, Objectives, Indicators	Allocation
<p><b>Habitat for Humanity</b>                      2619 Broadway                      Oakland, CA 94612                      Ph# (510) 251-6309</p> <p><b>Type – Non-Profit</b></p>	<p>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 design/predevelopment work and necessary infrastructure improvement, primarily utility access.</p> <p><b>Start-7/1/10; End-6/30/12</b></p>	<p><b>Matrix – 11/12</b>  <b>NO:</b> 24 CFR 570.208(a)(3)  <b>EA -</b> 24 CFR 570.201 (a)  <b>PN –</b> AH-1, AH-2</p>	<p><b>Objective:</b> Decent Housing</p> <p><b>Outcome:</b> Affordability</p> <p><b>Indicator:</b> # 10 units of low income housing</p>	<p>\$ 186,286</p>

***Economic Development***

ID/Applicant Address / Phone / Type /	Program Time Frame	HUD Matrix National Objective/ Eligible Activity/ Priority Need	Program Beneficiaries/ Performance Indicator	Allocation
<p><b>Contra Costa Child-Care Council</b>                      1035 Detroit Avenue, Ste. 200                      Concord, CA 94518                      PH# (925) 676-5442</p> <p><b>Type – Non-Profit</b></p>	<p><b>Road to Success –</b> Will provide technical assistance, training and general support leading to the State Licensing of Walnut Creek family child care providers.</p> <p><b>Start-7/1/11; End-6/30/12</b></p>	<p><b>Matrix – 18C</b>  <b>NO –</b> 24 CFR 570.208(a)(2)(iii)  <b>EA –</b> 24 CFR 570.201(o)  <b>PN –</b> CD-6</p>	<p><b>Objective:</b> Economic Opportunities</p> <p><b>Outcome:</b> Affordability</p> <p><b>Indicator:</b> Assist 15 businesses</p>	<p>\$ 15,000</p>



**Community Development Block Grant**  
**Funded Activities Chart**  
**Program Year 2011-2012**

Attachment E

<p><b>Workforce Development Board of Contra Costa County</b>                  2425 Bisso Lane, Ste 200                  Concord, CA 94520                  PH# (925) 646-5377</p> <p><b>Type – Non-Profit</b></p>	<p><b>Small Business Management Development Center</b>                  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.</p> <p><b>Start-7/1/11; End-6/30/12</b></p>	<p><b>Matrix – 18C</b>  <b>NO – 24 CFR 570.208 (a)(2)(iii)</b>  <b>EA – 24 CFR 570.201 (o)</b>  <b>PN – CD-6</b></p>	<p><b>Objective:</b>                  Economic Opportunities</p> <p><b>Outcome:</b>                  Affordability</p> <p><b>Indicator:</b> Assist 5 businesses</p>	<p align="right">\$ 10,000</p>
<p><b>Women’s Initiative</b>                  1465 Enea Circle, Ste. 900                  Concord, CA 94520                  PH# (510) 287-3103</p> <p><b>Type – Non-Profit</b></p>	<p><b>Microenterprise Opportunities for Low Income Women</b>                  Women's Initiative for Self Employment is seeking support to provide 370 Contra Costa County 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.</p> <p><b>Start-7/1/11; End-6/30/12</b></p>	<p><b>Matrix – 18C</b>  <b>NO – 24 CFR 570.208 (a)(2)(iii)</b>  <b>EA – 24 CFR 570.201 (o)</b>  <b>PN – CD-6</b></p>	<p><b>Objective:</b>                  Economic Opportunities</p> <p><b>Outcome:</b>                  Affordability</p> <p><b>Indicator:</b> Assist 3 businesses</p>	<p align="right">\$ 5,000</p>

**Community Development Block Grant**  
Funded Activities Chart  
Program Year 2011-2012

Attachment E

***Public Services***

<b>ID/Applicant Address / Phone / Type /</b>	<b>Program Time Frame</b>	<b>HUD Matrix National Objective/ Eligible Activity/ Priority Need</b>	<b>Program Beneficiaries/ Performance Indicator</b>	<b>Allocation</b>
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**Community Development Block Grant**  
**Funded Activities Chart**  
**Program Year 2011-2012**

Attachment E

<p><b>ANKA Behavioral Services</b>  1875 Willow Pass Road, Suite 300  Concord, CA 94520  Ph# 925-827-5137</p> <p><b>Type – Non-Profit</b></p>	<p><b>HOPE Plus</b>  HOPE Plus is a project managed and operated by Anka Behavioral Health Inc., in partnership the following agencies: Contra Costa County Alcohol and Other Drug 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 disorders in Contra Costa County.</p> <p><b>Start-7/1/11; End-6/30/12</b></p>	<p><b>Matrix – 05</b>  <b>NO – 24 CFR</b>  570.208(a)(2)((i)(A)  <b>EA – 24 CFR 570.201(e)</b>  <b>PN – H-1</b></p>	<p><b>Objective:</b>  Suitable Living Environment</p> <p><b>Outcome:</b>  Availability/  Accessibility</p> <p><b>Indicator:</b> New access for 14 homeless individuals</p>	<p align="center">\$ 5,000</p>
<p><b>Contra Costa County Homeless Program</b>  597 Center Avenue, Suite 355  Martinez, CA 94553  PH# (925) 313-6124</p> <p><b>Type – Non-Profit</b></p>	<p><b>Adult Interim Housing Program</b>  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.</p> <p><b>Start-7/1/11; End-6/30/12</b></p>	<p><b>Matrix – 05</b>  <b>NO – 24 CFR</b>  570.208(a)(2)((i)(A)  <b>EA – 24 CFR 570.201(e)</b>  <b>PN – H-1</b></p>	<p><b>Objective:</b>  Suitable Living Environment</p> <p><b>Outcome:</b>  Availability/  Accessibility</p> <p><b>Indicator:</b> New access for 20 homeless individuals</p>	<p align="center">\$ 7,000</p>

**Community Development Block Grant**  
**Funded Activities Chart**  
**Program Year 2011-2012**

Attachment E

<p><b>New Connections</b>  3024 Willow Pass Road  Concord, CA 94519-2588  PH# (925) 363-5000</p> <p><b>Type</b> – Non-Profit</p>	<p><b>HIV/AIDS Services</b>  Includes an integrated, 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.</p> <p><b>Start</b>-7/1/11; <b>End</b>-6/30/12</p>	<p><b>Martix</b> – 05  <b>NO</b> – 24 CFR 570.208(a)(2)(i)(A)  <b>EA</b> – 24 CFR 570.201(e)  <b>PN</b> – CD-4</p>	<p><b>Objective:</b>  Suitable Living Environment</p> <p><b>Outcome:</b>  Availability/  Accessibility</p> <p><b>Indicator:</b> New Access for 10 individuals living with HIV/AIDS.</p>	<p align="center">\$ 6,000</p>
<p><b>Community Housing Development Corporation</b>  1535 A Third Street,  Richmond, CA</p> <p><b>Type</b> – Non-Profit</p>	<p><b>Home Equity Preservation Alliance (HEPA)</b>  HEPA is a coalition of agencies (CHDC, BALA, PCSI, HR, Inc., and HERA) serving families that are at risk of losing home because of Contra Costa County's current foreclosure crisis and the last 5 years increase in sub prime lending.</p> <p><b>Start</b>-7/1/11; <b>End</b>-6/30/12</p>	<p><b>Matrix</b> – 05U  <b>NO</b> – 24 CFR 570.208(a)2(i)(B)  <b>EA</b> – 24 CFR 570.201(e)  <b>PN</b> – AH-4; CD-1</p>	<p><b>Objective:</b>  Suitable Living Environment</p> <p><b>Outcome:</b>  Availability/  Accessibility</p> <p><b>Indicator:</b> New access for 17 households</p>	<p align="center">\$ 7,000</p>
<p><b>Housing Rights, Inc.</b>  PO Box 12895  Berkeley, CA 94712  PH# 510-548-8776</p> <p><b>Type</b> – Non-Profit</p>	<p><b>Tenant Landlord Services</b>  Goal is to prevent evictions by educating the public and callers as to their housing rights and responsibilities, to resolve conflicts between residents and their landlords and helping callers to get and keep their homes by enabling them to exercise their housing rights.</p> <p><b>Start</b>-7/1/11; <b>End</b>-6/30/12</p>	<p><b>Matrix</b> – 21D  <b>NO</b> –24 CFR 570.208(d)(4)  <b>EA</b> – 24 CFR 570.206(c)  <b>PN</b> – CD-1</p>	<p><b>Objective:</b>  Decent Housing</p> <p><b>Outcome:</b>  Availability/  Accessibility</p> <p><b>Indicators:</b> New access for 80households</p>	<p align="center">\$ 5,500</p>

**Community Development Block Grant**  
**Funded Activities Chart**  
**Program Year 2011-2012**

Attachment E

<p><b>Contra Costa Senior Legal Services</b>  4006 MacDonald Avenue  Richmond, CA 94805</p> <p><b>Type</b> – Non-Profit</p>	<p><b>Legal Services for the Elderly</b>  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.</p> <p><b>Start</b>-7/1/11; <b>End</b>-6/30/12</p>	<p><b>Martix</b> – 05a  <b>NO</b> – 24 CFR 570.208(a)(2)(A)  <b>EA</b> – 24 CFR 570.201(e)  <b>PN</b> – CD-2</p>	<p><b>Objective:</b>  Suitable Living Environment</p> <p><b>Outcome:</b>  Availability/  Accessibility</p> <p><b>Indicators:</b> New access for 110 households</p>	<p align="right">\$ 5,987</p>
<p><b>Ombudsman Services of Contra Costa County</b>  1601 Sutter Street, Suite A  Concord, CA 94520-2621  PH# (925) 685-2070</p> <p><b>Type</b> – Non profit</p>	<p><b>Complaint Resolution for Long-Term Care Patients</b>  Investigates/reports abuse and resolves complaints of frail elderly, developmentally disabled, and mentally disoriented persons in nursing homes and residential care facilities throughout Walnut Creek.</p> <p><b>Start</b>-7/1/11; <b>End</b>-6/30/12</p>	<p><b>Martix</b> – 05a  <b>NO</b> – 24 CFR 570.208(a)(2)(A)  <b>EA</b> – 24 CFR 570.201(e)  <b>PN</b> – CD-2</p>	<p><b>Objective:</b>  Suitable Living Environment</p> <p><b>Outcome:</b>  Availability/  Accessibility</p> <p><b>Indicators:</b> New access for 775 households</p>	<p align="right">\$ 7,300</p>

**Community Development Block Grant**  
 Funded Activities Chart  
 Program Year 2011-2012

Attachment E

***Administration/Planning and Fair Housing***

<b>ID/Applicant Address / Phone / Type /</b>	<b>Program Time Frame</b>	<b>HUD Matrix National Objective/ Eligible Activity/ Priority Need</b>	<b>Program Beneficiaries/ Performance Indicator</b>	<b>Allocation</b>
<b>AD-01</b> <b>Housing Rights, Inc.</b> PO Box 12895 Berkeley, CA 94712 PH# 510-548-8776  <b>Type – Non-Profit</b>	<b>Comprehensive Fair Housing Services</b> Provides Federal Fair Housing Law information, counseling, investigation, mediation and educational training services.  <b>Start-7/1/11; End-6/30/12</b>	<b>Matrix – 21D</b> <b>NO – 24 CFR 570.208(d)(4)</b> <b>EA – 24 CFR 570.206(c)</b> <b>PN – CD-5</b>	<b>Objective:</b> Decent Housing  <b>Outcome:</b> Availability/ Accessibility  <b>Indicators:</b> New access for 24 households	\$ 5,500
<b>AD-02</b> <b>City of Walnut Creek</b> 1666 North Main Street Walnut Creek, CA 94596 PH# (925) 943-5899 x236  <b>Type – City of Walnut Creek</b>	<b>Program Administration</b> Covers salaries, benefits, training and general administrative costs associated with the management and monitoring of affordable housing activities and the CDBG and CSG programs.  <b>Start-7/1/11; End-6/30/12</b>	<b>Matrix – 21A</b> <b>NO – 24 CFR 570.208(d)(4)</b> <b>EA – 24 CFR 570.206</b> <b>PN – CD-8</b>	N/A	\$ 56,053

**Community Services Grant**  
 Funded Activities Chart  
 Program Year 2011-2012

Attachment F

***Public Services***

Applicant	Program	Priority Need	Program Beneficiaries	Allocation
<p><b>Court Appointed Special Advocates</b>                      2020 No. Broadway, Suite 204                      Walnut Creek, CA 94596                      PH# (925) 256-7284</p>	<p><b>Child Advocates Program: Walnut Creek</b>                      Provides volunteers to serve as child advocates for abused, neglected, abandoned and sexually abused Walnut Creek children who are referred by the Juvenile Court for legal advocacy and representation.</p>	<p>PN – CD-3,                      CD-4</p>	<p><b>Indicator:</b> New access for 4 children</p>	<p>\$ 4,000</p>
<p><b>Contra Costa Crisis Center</b>                      PO Box 3364                      Walnut Creek, CA 94598                      PH# (925) 935-1916</p>	<p><b>Homeless Hotline/ 211</b>                      Provides 24-hour information and referral to people who are homeless.</p>	<p>PN –CD-1,2                      H-1</p>	<p><b>Indicator:</b> New access for 4000 households.</p>	<p>\$ 5,000</p>
<p><b>Monument Crisis Center</b>                      2350 Monument Blvd, Ste.B                      Concord, CA 94520</p> <p><b>Type – Non profit</b></p>	<p><b>Nutritional Resources for Low-Income Individuals and Families</b>                      Provides nutritious food, information, referrals, education and support to extremely low-income families, children, seniors and homeless in Contra Costa County.</p>	<p>PN – CD-1</p>	<p><b>Objective:</b>                      Suitable Living Environment</p> <p><b>Outcome:</b>                      Availability/                      Accessibility</p> <p><b>Indicators:</b>                      New access for 400 households</p>	<p>\$ 8,000</p>

**Community Services Grant**  
**Funded Activities Chart**  
**Program Year 2011-2012**

Attachment F

<p><b>Shelter, Inc</b>          1815 Arnold Drive          Martinez, CA 94553          Ph # 925-957-7595</p>	<p><b>Rental Assistance</b>          The Homeless Prevention Program seeks to end or prevent homelessness by providing residents of Contra Costa County with one-time financial assistance for move-in costs, past due rent or mortgage in arrears. Staff examines each request thoroughly to determine whether financial help will truly resolve the housing crisis or simply prolong the crisis.</p>	<p><b>PN – H-2</b></p>	<p><b>Indicator:</b> New access for 35 individuals</p>	<p>\$ 5,000</p>
<p><b>Contra Costa Senior Legal Services</b>          4006 MacDonald Avenue          Richmond, CA 94805</p> <p><b>Type – Non-Profit</b></p>	<p><b>Legal Services for the Elderly</b>          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.</p>	<p><b>PN – CD-2</b></p>	<p><b>Indicators:</b>          New access for 110 households</p>	<p>\$ 513</p>
<p><b>Senior Outreach Services of Contra Costa County</b>          1300 Civic Drive          Walnut Creek, CA 94596          PH# (925) 937-8311</p>	<p><b>Meals on Wheels</b>          Delivers hot, nutritious meals primarily to frail, homebound persons over age 60 who are unable to shop or cook for themselves. Participants benefit from daily contact by volunteers and periodic visits by outreach workers to assess status and integrate support services as needed.</p>	<p><b>CD-2</b></p>	<p>230 People</p>	<p>\$ 18,000</p>



**Community Services Grant**  
**Funded Activities Chart**  
**Program Year 2011-2012**

Attachment F

<p><b>Contra Costa Crisis Center</b>          PO Box 3364          Walnut Creek, CA 94598          PH# (925) 935-1916</p>	<p><b>Crisis Line</b>          24- hour phone counseling for people in crisis. Program includes separate lines for crisis, suicide, grief, youth in crisis, child abuse, and elder abuse.</p>	<p>CD-1</p>	<p>1750 People</p>	<p>\$ 5,000</p>
<p><b>Community Violence Solutions</b>          2101 Van Ness Street          San Pablo, CA 94806          PH# (510) 237-0113</p>	<p><b>Sexual Assault Victim Empowerment</b>          Provides 24-hour medical and legal accompaniment, court advocacy, follow-up counseling, community education and assault prevention training to Walnut Creek residents.</p>	<p>CD-1,          CD-4</p>	<p>250 People</p>	<p>\$ 5,500</p>
<p><b>STAND! Against Domestic Violence</b>          1410 Danzig Plaza, Suite 200          Concord, CA 94520          PH # (925) 676-2845</p>	<p><b>Domestic Violence Services for Walnut Creek Women</b>          Provides 24-hour crisis line services to battered women and their children. Crisis line services include emergency shelter screening, restraining order needs, and a broad array of referrals for supportive services such as counseling, emergency response team, support groups, and emergency shelter.</p>	<p>CD-5,          CD-4</p>	<p>80 People</p>	<p>\$ 7,000</p>

**Community Services Grant**  
**Funded Activities Chart**  
**Program Year 2011-2012**

<p><b>Lions Center for the Visually Impaired</b>  1475 Alvarado Avenue  Pittsburg, CA 94565</p>	<p><b>Independent Living Skills</b>  Teaches independent living skills to visually impaired adults in Contra Costa County so that institutionalization can be avoided. Vision rehabilitation staff provide in-home self-help training to the visually impaired to help them regain or maintain independence. Services include: Needs assessment, adaptive daily living instruction, individual counseling, financial management, training in adaptive aids, orientation and mobility training, advocacy and case management.</p>	<p>CD-2,  CD-4</p>	<p>45 People</p>	<p>\$ 5,500</p>
<p><b>New Connections</b>  3024 Willow Pass Road  Concord, CA 94519-2588  PH# (925) 363-5000</p>	<p><b>Substance Abuse Program</b>  Community substance abuse education; senior outreach and education; and adult and youth substance abuse treatment in English and Spanish.</p>	<p>CD-1</p>	<p>35 People</p>	<p>\$ 5,000</p>
<p><b>The Wellness Community</b>  3276 McNutt Avenue  Walnut Creek, CA 94597  PH # (925) 933-0107</p>	<p><b>Support Services for Cancer Patients</b>  Provides support groups to cancer patients and their loved ones in English and Spanish, offers educational workshops and a kids program.</p>	<p>CD-1</p>	<p>200 People</p>	<p>\$ 5,000</p>

**CITY OF WALNUT CREEK  
 NOTICE OF PUBLIC HEARING FOR ADOPTION OF:  
 THE 2010-2015 CONSOLIDATED PLAN, THE ANALYSIS OF IMPEDIMENTS TO FAIR  
 HOUSING CHOICE, AND THE 2010-2011 ANNUAL ACTION PLAN,  
 INCLUDING EXPENDITURE OF  
 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
 AND COMMUNITY SERVICE GRANT FUNDS**

Notice is hereby given that the Walnut Creek City Council will hold a public hearing on **Tuesday, May 4, 2010 at 7:00 p.m.** in the Council Chamber, City Hall, 1666 North Main Street, Walnut Creek to consider a proposed FY 2010-2015 Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, and the 2010-2011 Annual Action Plan, including expenditure of FY 2010-2011 Community Development Block Grant funds and Community Service Grant funds.

**Consolidated Plan**

The Contra Costa Consortium (which includes the CDBG entitlement jurisdictions of Antioch, Concord, Pittsburg, Richmond, Walnut Creek, and Contra Costa County) has prepared a draft housing and community development plan – the five-year Consolidated Plan. The Consolidated Plan is mandated by the federal Department of Housing and Urban Development (HUD) and outlines existing and future housing and community development needs, and sets forth the strategies the Consortium will undertake and prioritize for using federal funds to address those needs.

**Analysis of Impediments to Fair Housing Choice**

The Contra Costa Consortium has prepared a draft Analysis of Impediments to Fair Housing Choice (AI). The AI includes an analysis of local factors that may impact fair housing choice, identification of specific impediments to fair housing choice, and a plan to address those impediments.

**Annual Action Plan**

The 2010-2011 Annual Action Plan outlines Walnut Creek’s funding plan for the first year of the Contra Costa Consortium’s Five-Year Consolidated Plan.

In developing the proposed FY 2010-2011 Action Plan, the City's overriding goal was to utilize funds for the benefit of lower income persons. Activities were funded which met one or more of the affordable housing and community development needs and strategies identified in the Consolidated Plan, such as expanding economic opportunities principally for lower income persons, improving, increasing and preserving the supply of affordable housing, ensuring fair housing opportunities and the continued support of services to seniors, persons with disabilities, abused and neglected children, battered women, persons with HIV/AIDS, homeless persons and other persons in crisis.

In order to meet these objectives, the City is proposing to utilize the 2010-2011 Community Development Block Grant (CDBG) funds, including program income, estimated at \$367,899 combined with an estimated \$70,000 of General Funds in the form of Community Service Grants (CSG). All activities benefit primarily lower income persons and are consistent with a primary objective of the CDBG program.

**FY 2010-2011 COMMUNITY DEVELOPMENT FUNDING PLAN SUMMARY**

<u>RECOMMENDED ALLOCATIONS</u>		<u>SOURCES OF FUNDS</u>	
Housing / Infrastructure	\$220,391	2010-2011 CDBG Grant	\$320,034
Economic Development	\$ 30,000	CDBG Program Income	\$ 47,865
Public Services (CDBG)	\$ 49,500	and Carry Forward	
Public Services (CSG)	\$ 70,000		

Fair Housing Activities	5,500	2010-2011 CSG Grant	\$ 70,000
Administration/Planning	<u>\$ 62,508</u>		
<b>Total Funds Allocated:</b>	<b>\$ 437,899</b>	<b>Total Funds Available:</b>	<b>\$437,899</b>

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The draft 2010-2015 Consolidated Plan, the draft 2010-2011 Action Plan, and the Analysis of Impediments to Fair Housing Choice may be reviewed during normal business hours in the Walnut Creek Community Development Department, City of Walnut Creek, 1666 N. Main Street, Walnut Creek, CA 94596, or online at [www.walnut-creek.org](http://www.walnut-creek.org). Interested parties are encouraged to submit written comments on the proposed plans. Written comments may be submitted to: Margot Ernst, CDBG/Housing Analyst, City of Walnut Creek, 1666 North Main Street, Walnut Creek, CA 94596; FAX No. (925) 256-3500; or e-mail: [ernst@walnut-creek.org](mailto:ernst@walnut-creek.org), no later than 5:00 p.m. Tuesday, May 4, 2010. Oral comments may be made at the May 4, 2010 City Council meeting, or prior to the meeting by calling Margot Ernst at 925-943-5899 x 2208.

Disabled individuals requiring special accommodation in order to participate in the public hearing process should contact the City Clerk, Patrice Olds at (925) 943-5819. Hearing impaired individuals may call the California Relay Service at (800) 735-2929 for assistance.

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This Notice of Public Hearing is published in accordance with federal regulations from the U. S. Department of Housing and Urban Development.

/s/ PATRICE OLDS  
CITY CLERK

## LOCAL GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; &
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under

subparagraph 4(b), with respect to any employee who is so convicted -

- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying --** To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction --** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan --** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 --** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

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**Sandra Meyer**

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**Date**

**Community Development Director**

Attachment H

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation --** It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan --** Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan --** It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds --** It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2011, 2012, 2013 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made



against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.

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**Sandra Meyer**  
**Community Development Director**

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**Date**

**APPENDIX TO CERTIFICATIONS****INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:****A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**B. Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment

office, performers in concert halls or radio stations).

7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance: 1666 North Main Street  
Walnut Creek, CA 94596

Check \_\_\_ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).