

Five-Year Strategic Plan

Portion of the FY 2005-2009 Consolidated Plan For the Contra Costa County Consortium

Lead Agency:
Contra Costa County
Community Development Department
651 Pine Street, Fourth Floor, North Wing
Martinez, CA 94553

Points of Contact:

Robert Calkins
Contra Costa County
(925) 335-1260

Teri House
City of Concord
(925) 671-3283

Kara Douglas
Contra Costa County
(925) 335-1253

Annette Landry
City of Pittsburg
(925) 439-0622

Janet Kennedy
City of Antioch
(925) 779-7013

Laura Simpson
City of Walnut Creek
(925) 943-5899 x236

Amy Hodgett
City of Concord
(925) 671-3455

Margot Ernst
City of Walnut Creek
(925) 943-5899 x208



5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

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GENERAL

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 5-year strategic planning period.

5-Year Strategic Plan Executive Summary:

The Executive Summary for the Consolidated Plan is presented as a separate document for public review.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The Consortium is adopting a five-year Consolidated Plan covering the fiscal years 2005-2009. The preparation of the Consolidated Plan is guided by three major commitments and priorities:

- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of lower-income residents throughout Contra Costa County communities, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To expand economic opportunities through more jobs paying self-sufficiency wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of lower-income persons to achieve self-sufficiency.

General Questions

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*
2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for*

assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

3. *Identify any obstacles to meeting underserved needs (91.215(a)(3)).*

5-Year Strategic Plan General Questions response:

1. Geographic Areas

The Consortium consists of the Contra Costa Urban County and the cities of Antioch, Concord, Pittsburg and Walnut Creek. The Urban County includes the unincorporated area of Contra Costa County and the cities/towns of Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo and San Ramon.

Assistance within the Consortium will be targeted to populations residing in areas of low-income and minority concentrations. Refer to Attachments A and B of the Consolidated Plan, which contains maps of these areas. However, while projects and programs will target low-income and minority populations, they will not necessarily be limited geographically to areas where these populations are concentrated. The Consortium is encouraging a deconcentration of lower-income households by providing housing opportunities for these households in areas with a mix of income levels. New housing projects may also be located near jobs, transportation and/or services.

2. Basis for Allocating Investments

CDBG, HOME, ESG and HOPWA¹ funds are awarded to projects and programs on a competitive allocation basis. A Notice of Funding Availability (NOFA) is sent to jurisdictions, public agencies, affordable housing developers, community-based organizations, and interest groups active in the Consortium area. Projects are reviewed and funding allocations are made based upon several criteria, including the project's ability to reach and serve its target population. Consideration is given to project location, to ensure that funds are allocated throughout the Consortium area, while services are directed to those areas and persons with the greatest need.

The basis for assigning priorities to needs for which funding may be allocated is the National CDBG Objectives established by HUD. The National Objectives are to develop viable urban communities by the following:

- Providing decent housing.
- Providing a suitable living environment.
- Expanding economic opportunities, principally for lower-income persons.

Priorities were assigned locally based upon the established need and the urgency of the need, which in turn were based upon identified gaps in service as set forth in the HUD tables. Priorities were also based upon comments and correspondence from interested agencies and organizations, and from the general public. Priorities are generally consistent among all Consortium members. The specific priorities for the Consortium are in the following sections of this document:

¹ The County does not receive HOPWA funds directly, but is a subrecipient from the City of Oakland. Refer to the Housing Opportunities for People with AIDS (HOPWA) section in this document.

- Housing priorities - Priority Housing Needs, pages 18-19.
- Homeless priorities - Priority Homeless Needs, page 31.
- Community development priorities - Community Development, pages 37-38.
- Non-homeless special needs priorities - Priority Housing Needs and Community Development.

In all cases, applicants must demonstrate that they will be able to serve a minimum of 51 percent lower-income persons or households. However, it has been the practice to fund projects that serve a minimum of 75 percent extremely low-, very low- and low-income persons or households.² Furthermore, established policy gives priority to housing projects that provide units affordable to and occupied by households with extremely low incomes.

3. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting underserved needs is availability of funding. The availability of funding from both federal and State sources is a primary determinant in the ability of the local jurisdictions to address identified needs. Federal funding of housing and community development programs has been reduced in recent years, and more reductions are anticipated in the future. Budget problems experienced by the State of California have affected State funding of programs.

Another obstacle, as discussed in the Housing Market Analysis section, is the generally high cost of housing and the provision thereof, which increases the difficulty of meeting affordable housing needs. As described in the Barriers to Affordable Housing section, a third obstacle is ordinances and regulations that could limit the provision of housing for lower-income households and special needs groups.

Managing the Process (91.200 (b))

1. *Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*
2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*
3. *Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.*

**Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.*

5-Year Strategic Plan Managing the Process response:

² An "extremely low-income" household earns less than 30 percent of the area median income (AMI). A "very low-income" household earns from 30 to 50 percent of AMI. A "low-income" household earns from 50 to 80 percent of AMI. These definitions are associated with the Comprehensive Housing Affordability Strategy (CHAS) by HUD. "Lower-income" households, as used in this Consolidated Plan, refer to households at all three income levels mentioned here.

1. Lead Agency

The Consolidated Plan is being prepared by the Consortium, which includes Contra Costa County, as the Urban County representative, and the cities of Antioch, Concord, Pittsburg and Walnut Creek. Contra Costa County is the lead agency. Antioch, Concord, Pittsburg and Walnut Creek are CDBG entitlement cities that participate in the Consortium, but prepare their own annual action plans for the expenditure of their CDBG funds. The County represents the unincorporated area and all cities/towns within the County except Richmond and the CDBG entitlement cities.

2. Plan Development Process

Significant aspects of the Consolidated Plan development process included meetings with representatives from Consortium members. At these meetings, requests were made for the provision of information from their respective jurisdictions. A file containing two tables used in the CPMP tool developed by HUD - Community Development Needs and Regulatory Barriers - was distributed to members of the Consortium, with a request to complete the tables with information pertinent to their jurisdictions. The development of the Consolidated Plan also included citizen and agency participation, as described in the Citizen Participation section.

3. Consultations

Federal regulations include the requirement that a jurisdiction consult extensively with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community development issues, as part of the Consolidated Plan development process. The primary methods by which Consortium members consulted with service providers were through focus group meetings and service provider questionnaires. Service providers that were consulted included the following:

- Housing Services/Affordable Housing. Consulted with affordable housing providers and supportive service agencies.
- Social Services. Consulted with the County Department of Social Services and nonprofit social service agencies.
- Health Services. Consulted with County Health Services and nonprofit health service providers.
- Homeless Services. Consulted with County Health Services' Homeless Program and with the Continuum of Care Board.
- Lead-Based Paint Hazards. Conferred with County Health Services' Community Wellness and Prevention Program.
- Local Governments. Conducted, on an ongoing basis, collaboration among the Consortium member jurisdictions.
- State of California. Requested information from the State on housing and non-housing community development concerns, and provided drafts of the Consolidated Plan for review.

- Public Housing Agencies. Provided annual input into the Comprehensive Grant Plan of the Housing Authority of the County of Contra Costa (HACCC). In addition, jurisdictions are required to consult with the local Housing Authority regarding the completion of its Agency Plan. The HACCC contributed to several Consolidated Plan sections related to its activities, and it reviewed the overall draft document. In addition, the County Community Development Department reviewed the HACCC's Five-Year Public Agency Plan to ensure consistency. Consultations were also made with the Pittsburg Housing Authority.

Citizen Participation (91.200 (b))

1. *Provide a summary of the citizen participation process.*
2. *Provide a summary of citizen comments or views on the plan.*
3. *Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

**Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.*

5-Year Strategic Plan Citizen Participation response:

1. Summary of Citizen Participation Process

The community and agency outreach and participation process involved focus group and community meetings, service provider questionnaires, and resident surveys distributed by each of the participating entitlement jurisdictions. Eight focus group meetings were conducted during January 2005 on the following topics: disabled/special needs, seniors, female-headed households, economic development, lower-income neighborhood strategy needs (conducted in the Monument Corridor between Concord and Pleasant Hill), youth, homeless, and child care. Attachment F summarizes comments from these focus group meetings. Attendees included representatives of public agencies and nonprofit organizations and individuals interested in the Consolidated Plan.

The Contra Costa County Board of Supervisors held a public hearing on the Consolidated Plan. At this hearing, public comments were taken and a decision was made on adoption of the Consolidated Plan for the Consortium. Each of the participating entitlement cities also conducted their own public hearings on the draft Consolidated Plan.

2. Summary of Citizen Comments

Attachment F of this document provides a summary of comments by citizens made during several public meetings. A brief summary of these comments is presented below:

- The lack of affordable housing is an important issue for most citizens, particularly for special needs groups such as seniors and disabled.
- Coordination between housing providers and service providers needs improvement.
- Training for job skills is an important issue, especially for youth. Training in business skills, such as budgeting and management, was also suggested.
- Transportation to jobs and services is difficult for lower-income persons and special needs groups such as seniors and disabled persons, due to lack of available transportation options and lack of accessibility.
- There is a need for more multilingual and multicultural staff among service providers, particularly Spanish-speaking staff, to better communicate with clients and to inform potential clients of available services, particularly immigrant populations.
- Child care is a significant issue, primarily the lack of available and affordable child care.
- Programs targeting youth, particularly those "at risk", were mentioned frequently as something needed. After school programs were frequently suggested.

3. Summary of Efforts to Broaden Participation

As discussed in the response to Item #1 above, the Consortium sponsored a series of focus group meetings that solicited input from various special needs groups on housing and non-housing community development needs. These groups included the disabled, the homeless, female-headed households, seniors and youth.

4. Comments Accepted

The Consortium accepted all public comments on the Consolidated Plan.

Institutional Structure (91.215 (i))

1. *Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.*
2. *Assess the strengths and gaps in the delivery system.*
3. *Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

5-Year Strategic Plan Institutional Structure response:

1. Institutional Structure

State Institutions

The Department of Housing and Community Development (HCD) oversees the State housing planning process and provides technical assistance and review of local Housing Elements. HCD also administers State housing programs.

The California Housing Finance Agency is a primary funding vehicle for affordable housing. The Agency issues mortgage revenue bonds, and it finances rehabilitation and new construction programs for both rental and owner-occupied housing.

The California Debt Limit Allocation Committee is responsible for allocating authority for mortgage credit certificates, mortgage revenue bonds and tax-exempt bonds, subject to the annual volume cap for the State.

The California Tax Credit Allocation Committee coordinates the award of federal and State low-income housing tax credits for low-income housing projects through a competitive process.

County Institutions

The County Community Development Department maintains overall responsibility for the development of housing and community development plans, policies and strategies, including the Consolidated Plan. In addition, the Community Development Department implements programs designed to increase and maintain affordable housing, revitalize declining neighborhoods, and expand economic and social opportunities for lower-income, homeless and special needs populations.

County Health Services is responsible for the development of plans and programs to assist homeless individuals and families throughout the County, by providing emergency and interim housing and support services. This includes operation of the County's homeless shelters. County Health Services coordinates the activities of and provides staff support to the Contra Costa Continuum of Care Board (CoC Board). Responsibilities of the CoC Board include serving in an advisory capacity to the Board of Supervisors on issues related to homelessness, and participating in long-range planning and the development of strategies to alleviate homelessness in Contra Costa County. The CoC Board works with County Health Services to develop and refine the Continuum of Care Plan, develop the County's annual McKinney Act application, educate the public with respect to homeless issues, and advocate for increased funding for homeless programs.

The County Building Inspection Department conducts building inspection and code enforcement activities designed to ensure the safety of the County's housing stock. It also operates a weatherization and energy conservation program that assists lower-income households through the provision of resources for rehabilitation and other improvements designed to increase efficiency in energy use. In addition, the Building Inspection Department operates the Neighborhood Preservation Program, a housing rehabilitation loan program for low-income homeowners.

The County Employment and Human Services Department operates the Temporary Assistance for Needy Families (TANF), General Assistance, and Food Stamp

programs, and coordinates the provision of a variety of support services for lower-income households.

The County Redevelopment Agency (RDA) was created to assist the County in eliminating blight from designated areas, and to achieve desired development, reconstruction and rehabilitation of residential, commercial, industrial and retail activities within these areas. RDA resources are used for the installation and/or rehabilitation of infrastructure, job training and placement, incubator programs, commercial facade improvement, and other business assistance. The RDA supports and provides resources for affordable housing development in the County's redevelopment areas, including the maintenance and expansion of affordable homeownership and multifamily rental opportunities.

In addition to the specific departments and agencies discussed, the County and the cities of Antioch, Concord, Pittsburg and Walnut Creek established the Contra Costa HOME Program Consortium for purposes of participation in HUD's HOME Investment Partnerships Act Program.

City Institutions

The City of Antioch Community Development Department is responsible for both housing and non-housing community development activities. The City reorganized several departments in order to enhance the working relationship among Planning, Building, Engineering, Housing and Code Enforcement. The Antioch Development Agency oversees four project areas.

The City of Concord Building and Neighborhood Services Department is the agency responsible for housing programs, neighborhood preservation and code enforcement, and community services. The City also has a redevelopment agency responsible for redevelopment project areas. The Housing Division administers an extensive Housing Rehabilitation program, as well as the Fair Housing and Tenant/Landlord program. The Neighborhood Preservation Division administers the citywide Multi-Family Housing Inspection program, as well as code enforcement activities, neighborhood partnerships, and neighborhood cleanups. The Community Services Division administers the CDBG federal funds, as well as general funds and Child Care Developer funds that are used to provide services for low-income residents.

The City of Pittsburg's Department of Housing and Community Programs administers the Housing Rehabilitation Loan Program, the CDBG Program, and Housing Authority activities. The City contracts with outside agencies to provide housing counseling programs, investigate complaints of illegal housing discrimination, and assist with the development of affordable housing for very low- and low-income families. The City also has a Redevelopment Agency.

The City of Walnut Creek's Community Development Department is responsible for its affordable housing programs and non-housing community development activities. The Housing Program Manager maintains 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 Manager 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 Urban County cities each have a planning department or a community development department that is responsible for planning and housing activities. In addition, all but three of them (Martinez, Moraga and Orinda) have redevelopment agencies with housing responsibilities.

Nonprofit Organizations and Special Groups

There are over 500 nonprofit organizations and individuals whose activities are related to the provision of affordable housing and community development in Contra Costa County. These include housing providers, public service providers, and providers of supportive services for special needs groups such as disabled persons and domestic violence victims. The County maintains a mailing list of these organizations that is available upon request. In addition, a number of groups have been formed in Contra Costa County so that local jurisdictions, applicable service providers, and advocacy organizations can coordinate their efforts in addressing certain problems.

Developers

There are numerous housing developers who have worked with the members of the Consortium to produce both single family and multifamily affordable housing. These developers have utilized the mortgage revenue bond and mortgage credit certificate programs, Low Income Housing Tax Credits (LIHTC), density bonus programs, and funds from the various redevelopment agencies to assist them in housing development.

Lenders

Lender participation in Contra Costa County has included provision of construction and permanent loans, and participation in the County's mortgage revenue bond and mortgage credit certificate programs. In an effort to meet federal Community Reinvestment Act requirements, lenders are more actively seeking out local jurisdictions and offering their services and expertise in the development and operation of affordable housing projects. Some lenders are waiving bank fees and reducing points on first mortgages for eligible lower-income homebuyers.

Public Housing Authorities

The Housing Authority of the County of Contra Costa (HACCC) is responsible for the County's public housing and rental assistance programs (e.g., Section 8 vouchers), operates rental housing rehabilitation programs for several jurisdictions, and is the project sponsor for selected affordable housing projects. The HACCC retains ongoing responsibility for maintenance of the County-operated homeless shelters.

The City of Pittsburg Housing Authority is governed by the Housing Commission, which consists of the five City Council members and two resident members, one of which is over the age of 62. The Housing Commission consists of meets monthly (at the beginning of the City Council meeting) to review City of Pittsburg Housing Authority staff reports, disbursement lists, and recommendations relating to Housing

Authority business. The Pittsburg Housing Authority administers 948 Section 8 vouchers, but operates no public housing units.

2. Strengths and Gaps in Delivery System

One of the strengths in the delivery system is the existence of the Consortium. The Consortium allows for greater coordination among its members for the delivery of housing and community development services. In addition to the Consortium, local governments have formed collaboratives with nonprofit groups on issues related to housing and economic development. The most notable of these collaborations is the Homelessness Inter-Jurisdictional Inter-Departmental Work Group, which is an outcome of the County's "Ending Homelessness in Ten Years" Plan. Nonprofit organizations have also formed groups among themselves, such as the Contractor's Alliance, to coordinate activities on issues of common interest. These working groups have assisted in bringing together various organizations to share knowledge and to coordinate activities, thereby ensuring more efficient and effective services to targeted populations.

However, this structure also presents one of the gaps in the delivery system. Coordination among these various groups is difficult, which can lead to inefficiencies in the delivery of services. In addition, despite the comprehensive nature of the delivery system, there remains some geographic areas in the Consortium area that are not being adequately served.

3. Strengths and Gaps in Public Housing Delivery System

The Housing Authority of the County of Contra Costa (HACCC) is governed by a Board of Commissioners, composed of the Contra Costa County Board of Supervisors plus one resident representative. This Board of Commissioners appoints the Housing Authority's Advisory Housing Commission (AHC), which includes both private sector community leaders and resident leaders. The AHC reviews staff reports and recommendations on hiring, contracting and procurement for HACCC, and makes recommendations to the Board of Commissioners for approval. The Board of Commissioners ultimately authorizes the execution of all major contracts and agreements, reviews and approves proposed development sites, approves comprehensive planning, and approves any proposed demolition or disposition of public housing developments.

The HACCC, in its PHA Five-Year Plan for Fiscal Years 2005-2009, outlined its capital improvements plans. Refer to the Needs of Public Housing and the Public Housing Strategy sections of this document for a description of the proposed capital improvements.

In its Five-Year Plan, the HACCC states the following goals regarding its operations and management:

- Improve internal and external communication and customer service.
- Increase organizational effectiveness, efficiency and staff accountability.

As noted in the Managing the Process section, the City of Pittsburg Housing Authority is governed by the City's Housing Commission. The Pittsburg Housing Authority does not operate or manage any public housing units; therefore, it has no capital improvement plans.

Monitoring (91.230)

1. *Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

5-Year Strategic Plan Monitoring response:

The Consortium's monitoring procedures for housing development projects consist of the following:

- Prior to funding consideration, all project applications are reviewed to ensure consistency with federal regulations, the Consolidated Plan, the Analysis of Impediments to Fair Housing Choice (AI), and the local Housing Element.
- Following funding approval, project sponsors are required to attend a meeting with the appropriate staff to discuss the project funding and implementation process, applicable federal regulations, affordability restrictions, and procedures during the compliance period.
- Following this meeting, the local jurisdiction and project sponsor enter into project agreements, which specify project objectives, scope of work, eligible activities, performance targets, project budget, implementation time frame, federal regulatory requirements, and monitoring and reporting requirements. In addition, all housing development funds are provided to projects in the form of a loan, with applicable federal regulations and affordability and use restrictions incorporated into the loan documents that are effective throughout the loan term.
- During project implementation, project sponsors are required to submit quarterly progress reports detailing project progress, significant development problems, project funding and expenditures, outreach to women-owned and minority-owned businesses, and affirmative marketing activity. In addition, projects are monitored for compliance with federal accounting and procurement standards, labor and construction standards, relocation, affirmative marketing, equal opportunity, fair housing, and other federal requirements as applicable. Projects are also subject to an onsite performance and/or financial audit review on a selective basis.
- Following project completion, project sponsors are required to submit project completion reports identifying: project accomplishments; population served, including data on household characteristics; rent and/or housing affordability; and total sources and uses of funds.
- Affordable housing development projects must also submit annual compliance reports throughout the period of required affordability. These reports are designed to ensure continued compliance with federal regulations, affordability and use restrictions, and other requirements as specified in project loan documents. In addition, all HOME and CDBG-assisted projects will be subject to periodic onsite inspections to ensure continued compliance with federal housing quality standards.

For non-housing projects and programs, Consortium monitoring procedures include:

- Prior to funding consideration, all applications are reviewed for consistency with federal regulations, the Consolidated Plan, and local policies. Following funding approval, new subrecipients are required to attend a mandatory meeting to become familiar with program standards, local requirements, and federal

regulations. Project sponsors are also required to enter into agreements that specify objectives; scope of work; applicable timelines and performance targets; budget; federal, State and local regulatory requirements; and monitoring and reporting requirements.

- During project implementation, project sponsors are required to submit periodic progress reports detailing project progress toward objectives, problems and/or resolutions to meeting goals, and quantitative participation data by ethnicity, income and household status. In addition, project sponsors are also required to provide updated sources and uses budgets subsequent to the completion of the second quarter. Projects are also subject to an onsite performance and financial audit review on a selective basis. Priority is given to high-risk programs for onsite performance and/or audit review.
- Periodic reports and payment requests are reviewed for compliance with the project agreement, budget consistency, and documentation of expenditures. Project sponsors are advised of any procedural errors and/or ineligible activities, and provided with technical assistance as needed.
- Upon project completion, project sponsors are required to submit completion reports identifying program/project accomplishments; quantitative data, including number of persons or households served, ethnicity, and income level; and a final sources and uses budget.

The Consortium continues to seek to coordinate activities for the efficient provision of services in the following ways:

- Where applicable, Consortium members have developed standardized forms, including reporting forms and applications, in order to streamline and minimize paperwork.
- The Consortium follows a strategy of supporting programs that provide a variety of complementary and integrated services to targeted areas, and ensures that service providers are aware of other organizations that may augment their program.
- The Consortium participates with other County and city departments and nonprofit organizations in efforts to collaborate on the provision of services.

The Consortium members are working together to refine and implement the Performance Outcome Measurement System framework. The effort is in response to HUD consolidated planning guidelines for the measurement of outcomes for the CDBG, HOME, ESG and HOPWA programs. The system includes objectives, outcomes and indicators for each type of activity undertaken with funds made available from these programs.

Priority Needs Analysis and Strategies (91.215 (a))

1. *Describe the basis for assigning the priority given to each category of priority needs.*
2. *Identify any obstacles to meeting underserved needs.*

5-Year Strategic Plan Priority Needs Analysis and Strategies response:

1. Basis for Assigning Priorities

Refer to response to Item #2 in the General Questions section. Priorities for specific housing and community development issues are listed in other sections of this document.

2. Obstacles to Meeting Underserved Needs

Refer to response to Item #3 in the General Questions section.

Lead-Based Paint (91.215 (g))

- 1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, very low-income, and low-income families.*
- 2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead-based paint hazards will be integrated into housing policies and programs.*

5-Year Strategic Plan Lead-Based Paint response:

1. Number of Housing Units with Lead-Based Paint Hazards

This estimate is based on the number of housing units constructed prior to 1970, as indicated in the HUD CHAS table for the Consortium. As of 2000, there were 4,350 housing units occupied by extremely low-income households (renters only), 14,281 units occupied by very low-income households (owners and renters), and 27,250 units occupied by low-income households (owners and renters). National studies indicate that approximately 75 percent of these housing units contain a lead-based paint hazard. Therefore, a worst-case estimate is that a lead-based paint hazard exists in 3,263 housing units occupied by extremely low-income households, 10,711 units occupied by very low-income households, and 20,438 units occupied by low-income households (Source: HUD CHAS Data Book). The Consortium is in the process of more clearly defining the nature and magnitude of the health and safety problems associated with the presence of lead-based paint in the older housing stock of the Consortium area.

2. Actions to Evaluate and Reduce Lead-Based Paint Hazards

The Consortium members have incorporated the requirements of the lead-based paint regulations (24 CFR Part 35) into their affected programs, including the homeowner (if applicable) and rental rehabilitation programs. These programs have prepared implementation plans that include procedures for the following: testing for lead-based paint, determining a scope of work to address lead-based paint hazards, ensuring qualified contractors are performing the required work, and obtaining a clearance examination at project completion. All jurisdictions provide information for the community on lead-based paint hazards. The County and the City of Concord provide grants to homeowners who have received rehabilitation loans and need to abate lead hazards. The City of Pittsburg conducts special outreach to the Spanish-speaking community through a lead education program.

HOUSING

Housing Needs (91.205)

**Please also refer to the Housing Needs Table in the Needs.xls workbook*

- 1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, very low-income, low-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).*
- 2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

5-Year Strategic Plan Housing Needs response:

1. Estimated Housing Needs

Data for extremely low-, very low- and low-income households were provided by the Comprehensive Housing Affordability Strategy (CHAS) tables for the Consortium prepared for HUD, based on U.S. Census data. The CHAS tables contain information on households experiencing housing problems, defined by HUD as overcrowding, without adequate kitchen or plumbing facilities, and paying over 30 percent of household income for housing costs (cost burden). A subcategory of cost burden is extreme cost burden, defined by HUD as paying over 50 percent of household income for housing costs.

The Housing Needs table in this Consolidated Plan contains the CHAS data, which provide an estimate of the number of households in need of housing assistance. Attachment I of this document contains the Housing Needs table for the Consortium. A summary of the Housing Needs table is presented below:

- Households with Incomes Less than 30 Percent of AMI (Extremely Low Income). There were 27,431 households within this income category in the Consortium. Of these households, 76.4 percent experienced housing problems. Approximately 78.3 percent of renter households reported having housing problems, compared with 73.4 percent of owner households. Cost burden was the most common housing problem. Large related households, both renter and owner, experienced high rates of housing problems.

- Households with Incomes between 30 and 50 Percent of AMI (Very Low Income). There were 26,838 households within this income category in the Consortium. Of these households, 72.7 percent experienced housing problems. Approximately 84.9 percent of renter households reported having housing problems, compared with 60.7 percent of owner households. Again, cost burden was the primary housing problem. As in the extremely low income category, large related households experienced high rates of housing problems.
- Households with Incomes between 50 and 80 Percent of AMI (Low Income). There were 35,672 households within this income category in the Consortium. Of these households, 56.9 percent experienced housing problems. Approximately 57.8 percent of renter households reported having housing problems, compared with 56.3 percent of owner households. Cost burden, while significant, was less of a housing problem than in the other income categories. Again, large related households had a significantly higher rate of housing problems than other households.

In addition, housing needs were assessed for special groups. The Non-Homeless Special Needs and Community Development tables provide information on the housing needs of some of these groups. The Non-Homeless Special Needs section discusses housing needs for seniors, frail elderly, the physically and mentally disabled, and persons with HIV/AIDS. A summary of housing needs for other groups is presented below:

- Female-Headed Households. The 2000 U.S. Census indicated that about 32,736 households were female-headed households, which represented 10.6 percent of all Consortium households. Female-headed households increased by approximately 20 percent from 1990 to 2000. Needs often identified with female-headed households include child care and after-school care/programs.
- Large Households. The CHAS tables report that 35,838 households in the Consortium contain five or more members, representing 11.7 percent of the total households. According to CHAS data, approximately 73.5 percent of large renter households experienced housing problems (approximately 7,519 households), while 43.9 percent of large owner households experienced the same (approximately 11,241 households). Most of these large households experiencing housing problems had cost burden problems, but other households were dealing with overcrowding and/or inadequate facilities.

Priorities were established for housing needs based in part on this housing needs assessment. These priorities are listed in the Priority Housing Needs section of this document.

2. Disproportionate Need by Racial/Ethnic Group

There are three specific ethnic groups that have a disproportionate level of housing problems. HUD defines a "disproportionate level" as a level ten percent or greater than the overall percentage of housing problems experienced by households in a specific income category.

- Pacific Islanders. There were 70.8 percent of Pacific Islander low-income households that reported having housing problems, compared to 56.9 percent for all households in the low-income category.

- Asians. There were 84.2 percent of Asian very low-income households that reported having housing problems, compared with 72.7 percent for all households in the very low-income category. 70.7 percent of Asian low-income households reported having housing problems, compared to 56.9 percent for all households in the low-income category.
- Hispanics. There were 68.5 percent of Hispanic very low-income households that reported having housing problems, compared to 56.9 percent for all households in the very low-income category.

Priority Housing Needs (91.215 (b))

1. *Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*
2. *Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.*

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. *Describe the basis for assigning the priority given to each category of priority needs.*
4. *Identify any obstacles to meeting underserved needs.*

5-Year Strategic Plan Priority Housing Needs response:

1. Priority Housing Needs

The Consortium has assigned a high priority to housing needs for extremely low- and very low-income households. The Housing Needs table (Attachment I) contains specific numeric goals for affordable housing development. All non-senior households are represented in the "All Other Household" category. The Consortium encourages the development of small and large housing units, suitable for all family types.

More specifically, the Consortium establishes the following priorities for affordable housing programs and projects:

H-1 Rental Housing: Expand housing opportunities for lower-income households through an increase in the supply of decent, safe and affordable rental housing and rental assistance.

H-2 Homeownership: Increase homeownership opportunities for lower-income households.

H-3 Preservation: Maintain and preserve the affordable housing stock.

H-4 Public Housing: Improve the public housing stock.

H-5 Continuum of Care: Adopt the Continuum of Care Plan and the "Ending Homelessness in Ten Years" Plan as the overall approaches to addressing homelessness in the Consortium.

H-6 Housing for Homeless People: Assist the homeless and those at risk of becoming homeless by providing emergency, transitional, and permanent affordable housing with appropriate supportive services.

H-7 Supportive Housing: Increase the supply of appropriate and supportive housing for special needs populations.

H-8 Constraints: Remove constraints to affordable housing development.

2. Influence of Housing Market on Priorities

As discussed in the Housing Market Analysis section, housing costs in the Consortium area are so high as to make homeownership unaffordable to extremely low-income and very low-income households. Persons in the low-income group also cannot afford homeownership and must rent housing instead. Therefore, the construction of affordable rental housing is a high priority.

3. Basis for Assigning Priorities

Refer to response to Item #2 in the General Questions section.

4. Obstacles to Meeting Underserved Needs

Refer to response to Item #3 in the General Questions section. In addition, refer to the Housing Market Analysis section below.

Housing Market Analysis (91.210)

**Please also refer to the Housing Market Analysis Table in the Needs.xls workbook*

- 1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.*
- 2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*
- 3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.*

5-Year Strategic Plan Housing Market Analysis responses:

1. Characteristics of Housing Market

Attachment J of this document contains a summary of housing market conditions in the Consortium area. California Department of Finance figures indicate that, as of January 2004, the Consortium had 335,038 housing units. Of that total, single-family dwelling units comprised 76 percent, multi-family units comprised 22 percent, and mobile homes accounted for only 2 percent. Approximately 25 percent of the Consortium housing stock is 50 years or older, and 64.6 percent of the housing stock is 30 years or older. There were 1,057 units in the Consortium that lacked complete plumbing, and 1,521 units that lacked complete kitchen facilities (Source: 2000 U.S. Census).

The median home price in Contra Costa County in December 2004 was \$435,500. In December 2003, the median home price was \$379,100; thus, there was a 14.9 percent increase in the median home price from 2003 to 2004. The median home price varied significantly throughout Contra Costa County, ranging from \$339,000 in San Pablo to \$937,000 in Orinda. (Source: California Association of Realtors)

Persons in the extremely low-income and very low-income categories cannot afford homes in the Consortium area due to the high home prices. Often persons in this group seek housing assistance from the HACCC or non-profit housing assistance programs offered throughout the County. Housing options for persons in the low-income category are limited due to the high cost of housing. As such, rental housing is typically the housing option available for persons in this income group. In certain instance, low-income households may purchase condominiums, older homes and smaller housing units, since these housing units are typically less expensive than newer single-family homes.

State and federal laws recognize that people have many various needs and that certain members of society have more difficulty finding decent and affordable house or receiving fair housing treatment due to special circumstances. In Contra Costa County, these "special needs groups" include seniors, persons with disabilities, female-headed households, large families, persons with HIV/AIDS and persons with substance abuse problems. Some of these groups are served by community care facilities. There are 473 licensed community care facilities in the County, with a combined capacity of 7,008 beds or service slots. Attachment C to this document lists these facilities and shows their locations. Of these facilities:

- 20 are small family homes for children with 109 beds.
- 71 are group homes of various types and sizes with 438 beds.
- 344 are elderly residential care facilities of various types and size with 5,077 beds.
- One licensed transitional housing facility with 15 beds.
- 38 adult day care, foster care, and other licensed, non-residential day facilities for special needs groups with 1,369 slots (Source: State of California Department of Social Services, Community Care Licensing Division, November 2004).

The HACCC provides assistance with rent for both elderly and disabled persons. The HACCC indicated that there is currently a three- to six-year waiting period for senior and disabled housing assistance.

Consortium members offer housing incentive programs for the production of affordable housing for lower-income and senior households. The incentives include a 20 to 35 percent increase in the maximum allowed residential density in the General Plan and, under certain circumstances, additional incentives. A density bonus will be provided to housing developers who agree to construct the minimum percentage of affordable housing required by State law.

Consortium members offer housing programs to assist low-income persons with HIV/AIDS. The HOPWA Program provides affordable housing and housing counseling and advocacy programs for low-income persons with HIV/AIDS who are either homeless or have unstable housing. The County represents all Contra Costa jurisdictions for purposes of administering the HOPWA program. In addition, persons with HIV/AIDS whose income meet HUD guidelines are eligible to apply for public housing or Section 8 rental assistance available to the general community.

2. Assisted Housing Units

"Assisted housing units" are defined as units with rents subsidized by federal, State or local governmental programs. Attachment E contains a list of assisted housing units in the Consortium area.

The Urban County has 4,777 assisted housing units. There are currently 94 units at risk of converting to market-rate housing. Of these, 56 units are in a complex owned by a non-profit organization, so these units are not at high risk of conversion. The other 38 units are considered at high risk.

Antioch has 1,663 assisted housing units. None of these units are considered at risk of conversion.

Concord has 1,947 housing units assisted by City, State and federal programs. Of these units, 761 are at risk of conversion to market-rate housing.

Pittsburg has 1,240 assisted housing units. Of these, only 25 units are considered at risk of conversion to market-rate housing.

Walnut Creek has 647 assisted housing units, of which 79 are considered at risk of conversion to market-rate housing.

3. Influence of Housing Market on Funding Allocations

Housing market conditions in the Consortium area do not have a significant influence on funding allocation decisions regarding housing. Decisions are based primarily on identified housing needs and the availability of funding to meet these needs. Consortium members seek the most cost-effective use of their resources in meeting identified housing needs.

Specific Housing Objectives (91.215 (b))

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*
- 2. Describe how Federal, State, and local public and private sector resources that*

are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5-Year Strategic Plan Specific Housing Objectives response:

1. Priorities and Specific Housing Objectives

According to the Association of Bay Area Governments (ABAG) Regional Housing Needs Determination, a regional housing allocation plan for the period 1999-2007³, the Consortium should accommodate 9,860 new housing units affordable to lower-income households during the 8.5 years covered by the plan. The annual number of affordable units that the Consortium should accommodate is 1,160. The Consortium will use this annual need as its estimate of new construction need for the 2005-2009 Consolidated Plan period.

The Consortium has established its proposed housing objectives, along with their priorities, in its Community Development table, available in this document as Attachment G. Individual jurisdictions have established their own objectives in their own Community Development tables, which are found in Attachment H of this document.

In accordance with the priorities established in the Priority Housing Needs section (pages 18-19), the Consortium proposes the following strategies to address affordable housing needs:

- Expand the supply of affordable housing by supporting affordable housing providers in accessing State, federal, and private funds for affordable housing construction. Local redevelopment agencies and below market rate (inclusionary) housing programs may also assist in expanding the supply of affordable housing. (Priority H-1, H-2, H-6)
- Seek to incorporate new affordable housing in residential developments through below market rate (inclusionary) housing requirements. Not all members of the Consortium have adopted inclusionary housing programs. (Priority H-1, H-2, H-6)
- Assist first-time homebuyers with financial assistance for down payments and closing costs, homebuyer counseling, and referrals to State, federal, and private industry homebuyer assistance programs. (Priority H-2)
- Provide low-interest loans for single-family homeowner rehabilitation, with an emphasis on seniors and homeowners earning 50 percent or less of area median income. (Priority H-3, H-6)
- Provide low-interest loans to rental property owners with lower-income tenants who agree to maintain affordable rents for those tenants during the life of the loan or a specified period of time. (Priority H-3, H-6)
- Provide emergency home repair grants to lower-income homeowners to address urgent health and safety issues. (Priority H-3)
- Provide lead-based paint testing and abatement, and correction of mold and other health issues, in housing occupied by lower-income households. (Priority H-3)

³ The original ABAG plan covered the period 1999 to 2006. Subsequent to the adoption of the ABAG plan, the California Legislature extended the deadline for the next update to 2007.

- Support the efforts of owners of assisted rental housing properties in accessing State or federal programs that seek to preserve affordable rental units. (Priority H-3, H-6)
- Assist nonprofit housing providers with an interest in acquiring at-risk rental properties in accessing State, federal, or private funding for the acquisition and/or rehabilitation of these units. (Priority H-3, H-6)
- Adopt a Consolidated Plan that is consistent with the Housing Authority's five-year plan. (Priority H-4)
- Adopt a Consolidated Plan that is consistent with the Contra Costa County Health Services Department McKinney-Vento funding goals. (Priority H-5)
- Support the efforts of affordable housing providers in accessing State, federal, and private funds for housing that includes supportive services for special needs individuals. (Priority H-6, H-7)
- Implement the recommendations in the Analysis of Impediments to Fair Housing Choice. (Priority H-8)

2. Use of Federal, State and Local Resources

As indicated in its Community Development table, the Urban County is expected to utilize HOME and HOPWA funds and local bond revenues to support the proposed housing construction. CDBG, HOME and ADDI funds and mortgage credit certificates will be used for the direct homeownership assistance programs. CDBG funds primarily will be used for single-unit rehabilitation projects, while multi-unit rehabilitation projects will use local bond revenues and CDBG, HOME and HOPWA funds.

Individual jurisdictions have identified the resources they will use in their Community Development tables. Antioch will finance its rehabilitation program with funds from its local redevelopment agency. Concord will utilize CDBG and redevelopment agency funds for its new housing construction and rehabilitation projects. Pittsburg proposes to use both CDBG funds and funds from its redevelopment agency to fund proposed new construction and rehabilitation activities. Walnut Creek will use funds from its redevelopment agency for its housing activities, except for single-unit residential rehabilitation. For this activity, redevelopment and CDBG funds will be used. The proposed direct homeownership assistance would be funded by redevelopment and other funds. Walnut Creek also has adopted an inclusionary housing ordinance and a commercial linkage fee program. The inclusionary housing ordinance requires a certain percentage of housing units in a project to be affordable housing. The linkage fee program generates funds that would be used for affordable housing projects.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing

agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

5-Year Strategic Plan Needs of Public Housing response:

The public housing units in the Consortium area, operated by the Housing Authority of the County of Contra Costa (HACCC), are listed in Attachment D of the Consolidated Plan. The physical condition of the public housing units varies. The HACCC proposes to demolish all the units in the El Pueblo complex and 87 units in the Las Deltas complex within the next five years. The HACCC is negotiating with the City of Pittsburg to develop another multi-family apartment complex, which would replace the demolished El Pueblo units. Also, the HACCC plans to remodel select units in the Bayo Vista complex, conduct unit interior modernization at the Las Deltas complex, and minor repairs and repainting at other complexes (Source: HACCC Five-Year Plan for Fiscal Years 2005-2009).

There are currently 4,318 families on the waiting list for public housing, and 3,105 families on the waiting list for Section 8 tenant-based assistance. Based on a housing needs assessment conducted by the HACCC, housing affordability is the greatest housing need of families on the waiting list, with almost all family types identifying this need as having a "severe impact." The next greatest housing need was housing supply. Families with incomes 30 percent or less of the AMI identified the most needs as having a severe impact (affordability, supply, size and location). Hispanics were the racial/ethnic group which identified the most needs as a severe impact (affordability, supply and size). Elderly households identified affordability and supply as their greatest housing needs, while families with disabilities identified affordability as their greatest need (Source: HACCC Five-Year Plan for Fiscal Years 2005-2009).

Public Housing Strategy (91.210)

- 1. Describe the public housing agency's strategy to serve the needs of extremely low-income, very low-income, and low-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, very low-income, and low-income families residing in public housing.*
- 2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))*
- 3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))*

5-Year Strategic Plan Public Housing Strategy response:

1. Public Housing Agency Strategy

Since the Pittsburg Housing Authority does not own or operate any public housing units, this section will focus on the HACCC. The HACCC has prepared its Five-Year Plan for Fiscal Years 2005-2009, which proposes the following strategies for serving the needs of extremely low-, very low- and low-income families, including those on the public housing and Section 8 waiting lists:

- Maximize the number of affordable units available to the HACCC within its current resources.
- Target available assistance to families at or below 30 percent of AMI, and from 30 to 50 percent AMI.
- Improve the quality of life for families in public housing, in terms of improving safety and security.

The HACCC's Five-Year Plan contains details on how these strategies will be implemented. In addition, as described in the Needs of Public Housing section, the HACCC intends to perform some remodeling, modernization, repair and repainting work at some of its public housing complexes.

2. Actions to Encourage Public Housing Resident Involvement

The HACCC will take the following actions to encourage Section 8 and public housing participants to identify their needs, to become more involved in management, and to participate in homeownership:

- Develop and distribute customer service cards to Section 8 participants.
- Collate and analyze customer service cards received, and report the results to the Executive Management Team and to those who completed the cards.
- Meet with mid-management staff to communicate all pertinent information and get feedback from mid-managers about their and customers' concerns.
- Prepare and distribute to all Section 8 and public housing participants a list of all programs and workshops available in Contra Costa County for self-sufficiency.
- Develop a proposal to implement the Home Ownership Program for Section 8 and public housing participants, including staffing and funding needed and a financial analysis of how Section 8 and public housing participants can afford homeownership in the Bay Area.
- Develop a Home Ownership Network to assist participants for homeownership, to include family budgeting, credit clean-up, shopping the market, and form processing.
- Develop a Resident Self-Sufficiency Program for public housing participants.
- Ensure that there is at least one new Section 8 homeowner within the next six months.

3. "Troubled" Public Housing Agency

The Housing Authority of Contra Costa County is not classified as "troubled" by HUD, nor is it considered to be performing poorly.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

- 1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*
- 2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

5-Year Strategic Plan Barriers to Affordable Housing response:

1. Potential Public Policy Barriers to Affordable Housing

The State of California requires each city and county to prepare, and revise every five years, a housing element to its general plan that includes an analysis of constraints to housing and strategies to reduce those constraints. Constraints that must be addressed include public policies and regulations that limit the availability of housing, particularly affordable housing. Most of the jurisdictions in the Consortium area have adopted housing elements found to be in compliance with State law by the California Department of Housing and Community Development (HCD). Four cities - Antioch, Clayton, Martinez, and Oakley - are still working on revisions to their draft housing elements to address State comments and compliance issues. Moraga, Orinda and Brentwood have adopted housing elements that HCD found not to be in compliance with State law. (Source: California Department of Housing and Community Development, "Housing Element Compliance Report," February 18, 2005.)

Public policies that may affect the provision of affordable housing include:

Contra Costa County Measure C - 1988

This initiative, approved by voters in 1988, requires the County and cities to adopt Growth Management Elements in their General Plans, and requires new development in these jurisdictions to meet performance standards for roadways, water, sewer, storm drainage, schools, parks, police and fire, libraries and administration facilities.

Contra Costa County Measure C - 1990

This initiative, approved by voters in 1990 and unrelated to the 1988 Measure C, limits urban development to maximum of 35 percent of County area. An Urban Limit Line delineates developable areas within the County. Development limitations may affect Antioch's long-term supply of developable land.

Contra Costa County Measure J

This initiative, approved by voters in 2004, provides for the continuation of the County's half-cent transportation sales tax for 25 more years. In addition, Measure J includes revisions to the County's existing Growth Management Program to encourage the provision of more housing in some communities. It includes the

requirement that a new Urban Limit Line be established by mutual agreement of the County, cities and towns. It also includes a "Transportation for Livable Communities" component, to encourage more transit-oriented, pedestrian- and bicycle-friendly communities, and more affordable housing.

Antioch Measure U

Local advisory initiative passed by Antioch voters in 1998, which led the City to adopt a residential development allocation program, setting an average annual residential growth allocation of 600 units.

Development Fees

All jurisdictions acknowledge that fees charged for development add to the cost of housing construction, including affordable housing. However, these fees are necessary to provide municipal services, infrastructure, and community facilities. Under California's system of property taxation, cities, counties and school districts do not receive a sufficient share of local property taxes to fund services and facilities needed by new residential developments.

Fees in most Contra Costa County jurisdictions are roughly comparable to one another. Fees imposed by other agencies, such as school, fire and utility districts, also add to the cost of affordable housing development.

Second Unit Standards

Development standards may constrain second unit development, in that older properties may not have adequate area to accommodate both a second unit and required off-street parking space.

Uniform Building Code (UBC)

The UBC limits wood frame construction to four stories, thus requiring multi-family development more than four stories high to use more expensive concrete and steel construction.

Environmental Laws

Under the National Environmental Policy Act (NEPA), projects managed by federal agencies or receiving federal funds are required to assess the environmental impacts of the proposed project prior to final approval. In California, the California Environmental Quality Act (CEQA) imposes similar requirements on state and local projects. Depending on the nature and extent of the project, the environmental assessment process under NEPA and/or CEQA may take from weeks to months, adding to the time and cost of housing projects. In addition, CEQA requires the implementation of feasible mitigation measures to reduce the potentially significant impacts identified with a project. These mitigation measures, if required, also add to the cost of housing projects.

Prevailing Wages

Federal and State law require the payment of prevailing wages to all subcontractors that take advantage of financing incentives to construct affordable housing. The practical effect of these requirements is that virtually any publicly assisted housing project (except single-family housing assistance) must pay prevailing wages. This may add 10-20 percent to construction costs on new housing projects.

Tax Credit Rules

State rules pertaining to tax credits for affordable housing require that entire projects be occupied by lower-income households. Limited financing options for mixed-income housing developments can create a barrier to housing choice for lower-income families.

Construction Litigation

State laws regarding construction litigation discourages construction of condominium and townhouse developments that could be affordable to lower-income households. Limited reforms to State law were enacted in 2003, but many homebuilders, investors, financial institutions and insurers are still reluctant to participate in attached ownership housing developments.

2. Strategies to remove barriers

Measure C - 1988 and 1990

Most jurisdictions have not identified the Measure C initiatives as significant constraints to housing development. Antioch is able to use development set-aside funds and density bonuses/other considerations to assist affordable housing developments which might not otherwise be financially feasible due to fee costs associated with the two measures.

Measure J

It is not known if the new requirement regarding the Urban Limit Line will pose a significant constraint on housing development, as potential adjustments have not been proposed at this time. However, one of the intents of the measure is to increase the availability of affordable housing. Therefore, Measure J is not considered a significant constraint.

Measure U

Income-restricted housing needed to meet quantified objectives for very low- and low-income housing, second units, and housing for one or more special needs groups are exempt from the City of Antioch's residential development allocation program. Also, average annual limits are set above the annual average regional housing need allocation to Antioch.

Development Fees

Most jurisdictions report their fees are within the normal range charged by jurisdictions in Northern California. Walnut Creek may waive the property development tax for low-income senior housing projects, and will consider expanding this waiver to all affordable housing units. Fees imposed by special districts cannot be controlled by the County or cities, but Concord's Housing Element has a policy supporting State legislation to reduce special district fees.

Second Unit Standards

Development standards pertaining to second units are considered consistent with sound planning practice. Nevertheless, second unit applications are considered on a case-by-case basis, and exceptions may be granted when and where appropriate.

Uniform Building Code

Concord has responded to UBC limits on wood frame construction by allowing significantly higher densities in central areas of the City, allowing more construction of multi-family residences without requiring structures exceeding four stories.

Environmental Laws

NEPA can only be changed by an act of Congress. CEQA can only be changed by an act of the State Legislature. Guidelines for compliance with NEPA are prepared by various federal agencies. Guidelines for CEQA are prepared by the Governor's Office of Planning and Research. Given the complexity of the regulatory environment, the Consortium has limited influence on changing NEPA and CEQA, outside of lobbying for changes in the laws themselves or in the implementing regulations.

Prevailing Wages

Federal law can only be changed by an act of Congress. State law can only be changed by an act of the State Legislature, or by initiative or referendum. In February 2005, the California Department of Industrial Relations ruled that federal tax credits and tax-exempt bond financing do not trigger State prevailing wage requirements for projects. This decision may be subject to appeal.

Tax Credit Rules

State rules can be changed by the agency or agencies with jurisdiction over the issue. However, no changes have been proposed at this time, and none of the Consortium members have indicated plans to request any changes.

Construction Litigation

State law can only be changed by an act of the State Legislature, or by initiative or referendum.

The Consortium had reviewed potential barriers to affordable housing, along with impediments to fair housing choice, in its 2001 Analysis of Impediments to fair Housing Choice (AI). The Consortium has reviewed the AI, and it has found that the analysis and recommended actions are still accurate and relevant. Through this Consolidated Plan, the Consortium is re-adopting its AI. Recommendations in the AI to remove impediments will be implemented during the 2005-2009 Consolidated Plan period.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

**Please also refer to the Homeless Needs Table in the Needs.xls workbook*

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

5-Year Strategic Plan Homeless Needs response:

A 2005 count conducted on January 26, 2005 found over 7,000 homeless persons countywide, 1,463 living outdoors and the rest in shelters, transitional housing, soup kitchens and other programs serving the homeless. Of the people found in programs, 1,800 were members of homeless families, 5,200 were single adults, and 162 were youth under age 21.

According to the Consortium's 2004 Continuum of Care application for McKinney-Vento Act funds, approximately 12.4 percent of all homeless individuals were sheltered, while approximately 13.6 percent of all persons in homeless families with children were sheltered. The application indicated that the largest unmet need for homeless individuals and families was for permanent supportive housing (Source: Contra Costa County Continuum of Care Narrative 2004). Attachment K of this document contains a chart of the homeless population, which is from the Continuum of Care application.

The Continuum of Care application also indicated the following number of homeless subpopulations, also available in Attachment K:

- Chronically Homeless - 2,016, of which 266 were sheltered
- Severely Mentally Ill - 773
- Chronic Substance Abuse - 924
- Veterans - 153
- Persons with HIV/AIDS - 234
- Victims of Domestic Violence - 366
- Youth (under 18 years of age) - 276

According to the County's "Ending Homelessness in Ten Years" Plan, a countywide plan adopted in 2004 that addresses homelessness, an estimated 17,000 households in Contra Costa County have extremely low incomes and are at risk of homelessness, paying an excessive portion of their income for rent. An unexpected job loss, illness or eviction can put them in the streets. A high percentage of their income goes to cover housing costs, which precludes them from accumulating a savings cushion to protect themselves. The 17,000 estimate is similar to the number of extremely low-income renter households provided in the response to Item #1 in the Housing Needs section of this document (Source: Contra Costa County, Ending Homelessness in Ten Years, adopted 2004).

No information is available on the nature and extent of homelessness by racial or ethnic group.

Priority Homeless Needs

1. *Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of*

residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

- 2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.*

5-Year Strategic Plan Priority Homeless Needs response:

1. Homeless and Homeless Prevention Priorities

Based on its analysis conducted for the Continuum of Care application, the Consortium has identified the following homeless and homeless prevention priorities:

- Provide job opportunities and income supports to enable homeless people to afford housing and retain employment.
- Provide health services designed to avoid crises, thereby preventing homelessness due to illness and assisting those already homeless to regain their housing.
- Expand the availability of key support services to enable people to regain their housing or prevent its loss.
- Expand affordable housing options in order to enable homeless people to achieve long-term housing stability.
- Coordinate homeless-related services and housing into one integrated Continuum of Care system with the capacity for ongoing strategic planning.
- Increase use of mainstream resources by all homeless programs in the Continuum of Care.

(Source: Contra Costa County Continuum of Care Narrative 2004)

One of the anticipated outcomes of these goals and action steps is an increase in the capacity of facilities to accommodate homeless individuals and families. This would address the unmet needs identified in the Continuum of Care application. Specific action steps address the needs of homeless subpopulations such as veterans, youth and victims of domestic violence. The response to Item #2 in this section describes strategies dealing with chronic homelessness. No identified unmet need was assigned a low priority, as all aspects of homelessness were dealt with as a part of the County's Continuum of Care system and its "Ending Homelessness in Ten Years" plan.

2. Chronically Homeless Strategy

The County has identified chronic homelessness as a priority issue. Contra Costa County's new Project Coming Home is a multi-agency collaborative effort to provide integrated outreach, housing, treatment and permanent supportive housing to chronically homeless individuals. Project Coming Home's comprehensive, wraparound services are provided through integrated service teams, composed of staff from homeless, mainstream, and veterans services agencies. Through this multi-agency partnership, Project Coming Home facilitates ongoing efforts in the County to better integrate service delivery across agencies and service systems and to expand the involvement of mainstream agencies in serving homeless people (Source: Contra

Costa County, Ending Homelessness in Ten Years, adopted 2004). In addition, the County has adopted its "Ending Homelessness in Ten Years" Plan, which addresses chronic homelessness. The Homeless Strategic Plan section of this document discusses this plan in some detail.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

5-Year Strategic Plan Homeless Inventory response:

The Consortium has 10 emergency shelter facilities and services for homeless individuals and families. The total capacity of these emergency shelters and services is 308 individual beds, 228 family beds and 18 family units. The Consortium has 14 transitional housing facilities for homeless families and individuals, with a total capacity of 140 individual beds, 417 family beds and 113 family units. There are 13 permanent supportive housing facilities in the Consortium. Total capacity is 307 individual beds, 193 family beds and 83 family units. Two additional supportive housing facilities are currently under development, which will add 98 family beds and 40 family units to the total Consortium capacity. The Contra Costa County Continuum of Care application contains more detailed information on these facilities.

Homeless Strategic Plan (91.215 (c))

- 1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.*
- 2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.*

3. *Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*
4. *Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.*
5. *Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

5-Year Homeless Strategic Plan response:

1. Homelessness Strategy

The Consortium proposes the following strategies to address homelessness:

- Move homeless people into housing as soon as possible.
- Provide integrated, "wraparound" services to facilitate long-term residential stability.
- Help people to access jobs that pay wages that sustain self-sufficiency.
- Conduct outreach to link chronically homeless people with housing, treatment and services.
- Prevent homelessness from occurring in the first place.

Contra Costa County recently adopted "Ending Homelessness in Ten Years: A County-wide Plan for the Communities of Contra Costa County." The Plan emphasizes the County's intention to end homelessness, the necessity of tapping mainstream resources, and shifting to a housing first strategy. The Plan provides a housing first model of placing people directly into permanent supportive housing and ending homelessness, rather than managing issues related to homelessness.

2. Chronic Homelessness Strategy

Chronically homeless people need specialized, intensive assistance in order to get back into housing and linked with the services and treatment they need for ongoing stability. The County's "Ending Homelessness in Ten Years" Plan proposes a strategy to end chronic homelessness, with an emphasis on outreach. Specifically, the outreach strategy includes the following:

- Expand existing outreach capacity to fully meet the level of need.
- Adopt a "no wrong door" approach to entering into the continuum of care.

- Maintain linkages between outreach workers and the rest of the service system so that clients can be immediately linked to housing and services when they are ready to access them.

3. Homelessness Prevention

The County has the following strategies to help prevent homelessness for individuals and families with children who are imminently at risk of becoming homeless that include:

- Maintain and expand employment opportunities and income supports.
- Expand adult education and increase flexibility, avoid health care crisis through general healthcare services and forgiving hospital charges.
- Expand the availability of key support services, expand affordable housing options, coordinate homeless-related and housing services into one system.
- Increase use of mainstream resources.

(Source: Contra Costa County Continuum of Care Narrative 2004)

The Contra Costa Crisis Center provides a 24-hour homeless hotline for shelter referrals, emergency vouchers, crisis counseling, and information and referrals.

4. Institutional Structure

The primary agency that will implement the County's "Ending Homelessness in Ten Years" Plan will be the Homelessness Inter-Jurisdictional Inter-Departmental Work Group. The Work Group consists of city, county, for-profit, non-profit, and faith-based sectors working together. The County Office of Homeless Programs, within County Health Services, will coordinate the linkages between these groups (Source: Contra Costa County, Ending Homelessness in Ten Years, adopted 2004).

5. Discharge Coordination Policy

The goal of the County is to ensure that persons being discharged from foster care, hospitals, jails or prisons have appropriate permanent housing, and not be limited to emergency housing or transitional housing. The Police and Community Corrections Team (PACT) consists of a number of service providers. Through PACT, each newly released ex-offender must attend an orientation meeting. These orientation meetings give ex-offenders an opportunity to learn of resources available to them. Service providers assist with housing, education, employment, job training, substance abuse and child care.

For mentally and physically disabled persons, the County has established goals to ensure that hospitals avoid discharging people to homelessness who are not ambulatory or not capable of caring for themselves. The Discharge Planning Team describes the available homeless services to hospital personnel. The Team also explains the role of homeless services, how homeless persons are linked to services, and the concerns with discharging medically frail individuals into homelessness.

Contra Costa County focuses on four primary goals in its discharge plan for youth emancipating out of the foster care system:

- Secure a high school diploma, GED, or enrollment in college or trade school.
- Secure safe and affordable housing.
- Locate and maintain employment sufficient to pay rent and essentials of living independently.
- Obtain all necessary documentation of adulthood (driver's license, Social Security card, etc.).

(Source: Contra Costa County Continuum of Care Narrative 2004)

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

5-Year Strategic Plan ESG response:

Since this section is applicable to states only, no response is required.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

**Please also refer to the Community Development Table in the Needs.xls workbook*

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.*
2. *Describe the basis for assigning the priority given to each category of priority needs.*
3. *Identify any obstacles to meeting underserved needs.*
4. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for lower-income persons.*

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

5-Year Strategic Plan Community Development response:

1. Priority Non-Housing Community Development Needs

Non-housing community development needs are those public service, infrastructure, economic development and other development needs in the community that have an important impact on the living conditions of County residents, particularly lower-income residents. By providing access to services and projects that address these needs, members of the Consortium can provide opportunities for self-sufficiency and empower those most in need.

An assessment of the non-housing needs can be difficult, given the wide range of issues involved. To address this difficulty, the Consortium held a series of focus group meetings to ascertain needs among special population groups, as described in the Citizen Participation section. A summary of these comments is provided in Attachment F of this document. By combining information from the focus group meetings with available statistical information, a better picture emerged regarding the Consortium's community development needs.

Within the Consortium, approximately 29.4 percent of all households have incomes equal to or less than 80 percent of AMI, which is the cutoff point for lower-income households (Source: HUD). However, special needs individuals who are the focus of the Consolidated Plan are much more likely than the population at large to live in lower-income households.

A major concern of the Consortium is the ability of lower-income households to afford a reasonable standard of living. Part of this concern includes access to jobs that provide adequate income. A 2003 report by the California Budget Project (CBP) showed that, to support a modest standard of living, the yearly income for a Bay Area family of four needed to be at least \$70,204. This assumes that both parents work and must pay for child care, and that housing and utility costs would be \$1,509 per month (Source: California Budget Project, 2003). Yet, the U.S. Department of Housing and Urban Development estimated in 2003 that a lower-income family of four in Contra Costa County earned at most \$64,100, which is less than the CBP's "modest living standard." As identified in focus group meetings on the Consolidated Plan, lack of affordable housing is a significant problem.

Since 2000, when the last Consortium Consolidated Plan was adopted, unemployment has become more of a problem in Contra Costa County. In 2000, the unemployment rate in the County was 2.7 percent. By 2004, this had increased to 5.5 percent. On the more positive side, the 2004 County unemployment rate was less than that for California as a whole (6.2 percent). Also, the total number of employed persons in the Oakland Metropolitan Statistical Area, which includes Contra Costa County, increased between 2000 and 2004 (Source: California Employment Development Department).

There is concern about the types of jobs being created, many of which pay low wages. According to information from the California Employment Development Department, the largest projected growth industries in Contra Costa County are services, government and retail trade. Service and government jobs vary in salary, depending on occupation. However, most occupations in retail trade pay relatively low wages, and would not support a modest standard of living for a family of four in the County. Therefore, there remains a need for programs and services that support lower-income households and offer opportunities for economic advancement. Job training has been identified as an important need by the Consortium.

The Consortium has established the following priority community development needs, as set forth in the Community Development Needs table in Attachment G of this document:

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.

Basis for priority: Comments from focus group meetings on economic and social problems facing special needs individuals and lower-income households, in general.

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

Basis for priority: Refer to discussion on seniors in the Non-Homeless Special Needs section.

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

Basis for priority: The number of youth in Contra Costa County increased by 17.7 percent between the 1990 Census and the 2000 Census. The number of youth in poverty increased by 14.6 percent between 1989 and 1999 (Source: 1990 and 2000 U.S. Census). Also, refer to response to Item #1 above.

CD-4 Homeless Services: Reduce incidence of homelessness and assist in alleviating the needs of the homeless.

Basis for priority: Refer to Homeless Needs section.

CD-5 Non-Homeless Special Needs: Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, illiterate adults and migrant farmworkers.

Basis for priority: Refer to discussion on frail elderly, disabled persons, and persons with AIDS in the Non-Homeless Special Needs section. Also, refer to response to Item #1 above.

CD-6 Fair Housing: Continue to promote fair housing activities and affirmatively further fair housing.

Basis for priority: Refer to the Analysis of Impediments to Fair Housing Choice document, available on the Internet at www.ccreach.org/publications/index.cfm.

CD-7 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.

Basis for priority: Refer to response to Item #1 above.

CD-8 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.

Basis for priority: Refer to response to Item #1 above. Also, the federal Americans with Disabilities Act (ADA) requires that public facilities be accessible to disabled persons.

CD-9 Administration/Planning: 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.

2. Basis for Establishing Priorities

The Consortium has established priorities for community development needs based in part upon an analysis of statistical data related to community development. Sources for this data include the 2000 U.S. Census, California Department of Finance reports, and California Employment Development Department figures. Other data sources include reports from County agencies such as Health Services and the HACCC. Information on community development needs was also obtained from County and city documents such as general plans, redevelopment plans and special studies.

As noted previously, some priorities were established by Consortium members based upon public comments received at focus group meetings for the Consolidated Plan. Attachment B to the Consolidated Plan provides a summary of comments at the meetings. Priorities based upon public comments include:

- Transportation services.
- School-based and after-school youth services.
- Child care services.
- Facilities for adult day care and other non-profit service providers.
- Access to services for non-English speaking residents.
- Job training programs.

The Consortium also solicited input through the distribution of service provider questionnaires and resident surveys in each of the entitlement jurisdictions. Results from these questionnaires and surveys were used in establishing community development priorities.

3. Obstacles to Meeting Underserved Needs

As previously noted, one of the main obstacles to meeting underserved community development needs is inadequate funding for programs from the State and the federal government. Over the past five years, appropriations for the CDBG program have decreased, leading to reduced support for local community development programs. It is anticipated that CDBG funding will not significantly increase in the future due to the continuing federal budget deficit, and may in fact decrease.

State funding sources for community development programs are expected to be limited, due to the State's ongoing budget problems. In November 2004, the voters of California approved Proposition 63, the Mental Health Services Act, which will

provide a dedicated funding source for public mental health services from the personal income tax revenues of individuals whose adjusted gross income exceeds \$1,000,000 annually. However, funding for other community development facilities and services is less certain.

Another obstacle to meeting underserved needs is the lack of available transportation for lower-income households and certain special needs groups, such as seniors and the disabled. Comments at the focus group meetings often referred to the lack of available transportation, which would allow people to reach needed services or jobs. A summary of these comments is available in Attachment F of this document.

4. Specific Long-Term and Short-Term Objectives

Long-Term Objectives. The Consortium intends to provide supportive and other services to the following during the 2005-2009 Consolidated Plan period, based upon information in the Community Development table:

- 118,142 individuals requiring general public services.
- 48,890 seniors.
- 1,303 disabled persons.
- 12,407 at-risk youth.
- 2,140 individuals with substance abuse problems.
- 3,325 victims of domestic violence.
- 706 abused and neglected children.
- 70 children requiring child care.
- 1,100 individuals requiring health services.
- 1,040 individuals requiring mental health services.
- 800 individuals requiring legal services.
- 900 individuals requiring transportation services.
- 700 fair housing investigations.
- 2,450 individuals requiring tenant/landlord counseling.
- 730 individuals assisted with employment training.
- 2,435 individuals requiring economic development technical assistance.
- 302 individuals requiring micro-enterprise assistance.

Specific objectives by entitlement city and by the Urban County are available in the Community Development Needs tables for each jurisdiction, which are in Attachment H of this document.

Short-Term Objectives. References in parentheses are to lines in the Community Development Needs table for the Consortium (Attachment G). The Consortium proposes the following short-term objectives in the provision of community development needs:

General Public Services (Line 05)

- Provide food for low-income residents, and meals to people seeking emergency food assistance.
- Enable low-income families to create and maintain a stable home environment by providing first-time parents with a strong foundation of skills and support.
- Increase family self-sufficiency through the provisions of mental and physical health services and job training services.

- Assist lower-income individuals/families by providing trauma intervention services, crisis hotline access, grief counseling, child abuse hotline, mental health hotline, suicide prevention outreach, services to victims of rape and their families, and home care and assistance to terminally ill lower-income residents.
- Assist residents in accessing health care and community services by providing Spanish language translation and literacy assistance.
- Assist in bringing together seniors, youth and families in a variety of literacy, tutoring and mentoring programs.

Senior Services (Line 05A)

- Provide a wide variety of services, including counseling services, in-home care, onsite crisis intervention, and care management services.
- Provide meals to low-income frail, disabled and homebound seniors.
- Use trained student volunteers to provide home safety assessments to seniors.
- Enable frail, isolated and disabled seniors to stay in their homes and remain independent by providing free non-medical in-home assistance, including representative payee/bill payer services and financial abuse education.
- Educate low-income seniors on reverse mortgages to prevent displacement or premature institutionalization.
- Assure that institutionalized elderly residing in nursing homes and residential care facilities have their personal rights protected by providing for investigation of complaints, advocacy, training on rights, family support groups, and training for volunteers who serve this population.
- Support the County's Ombudsman Services in protecting the health, safety, welfare and rights of institutionalized seniors.
- Provide day care services for low-income frail elderly residents, and sheltered day care and support services to Alzheimer's patients and their care givers.
- Provide daily activities for elderly low-income residents, and recruit and place low-income senior volunteers in schools, child care programs, and crime prevention activities.

Youth Services (Lines 03D, 03Q, 05D)

- Provide after school classes and activities, including programs such as a midnight basketball league that includes educational and employment workshops.
- Provide comprehensive mental health services to students, and assault prevention workshops to preschool and elementary school students.
- Conduct job readiness training for high school students.
- Provide youth delinquency programs to reduce recidivism, decrease alcohol/drug use, and improve relationships for youth offenders and their families.
- Provide comprehensive youth substance abuse prevention and intervention counseling services.
- Support mentoring programs that pair low-income, at-risk youth with adult mentors to engage in homework clubs and other activities.
- Assist children with severe developmental and behavioral disabilities to communicate, to prevent/reduce the rate of youth delinquency and to reduce substance abuse.
- Provide an opportunity for low-income youth to participate in youth recreational programs, including programs with volunteer and work experience activities.

Disabled Services (Line 05B)

- Increase employment opportunities for residents with disabilities by providing counseling, pre-employment training and job placement assistance.
- Establish and maintain safe, secure and independent living arrangements for persons with disabilities.
- Provide independent living skills training for newly blind and physically/mentally disabled clients.
- Provide group and individual counseling for disabled students.
- Assure that institutionalized dependent, disabled adults residing in nursing homes and residential care facilities have their personal rights protected by providing for investigation of complaints, advocacy, training on rights, family support groups, and training for volunteers who serve this population.
- Ensure that homebound disabled and persons with HIV/AIDS have home-delivered meals or access to meals and groceries, preventing premature institutionalization.

Battered and Abused Spouses (Line 05G)

- Provide emergency services to battered women and their children.
- Provide assistance with case management and counseling services.
- Establish a new life and achieve self-sufficiency for families experiencing domestic violence by providing transitional housing and supportive services.
- Provide medical and legal accompaniment, court advocacy, follow-up counseling, community education and assault prevention training.

Abused and Neglected Children (Lines 03Q, 05N)

- Provide advocacy and mentoring services to children up to age 18 who have been abused and neglected.
- Provide child advocate supportive service for households.
- Provide volunteers to serve as advocates for abused, neglected, abandoned and sexually abused children.
- For children in the foster care and child welfare system, provide personal advocates to interface with parents, foster parents, social workers and the courts, and to act as a mentor, friend and confidant to the children.
- Provide therapy for children of low-income families experiencing or at risk of abuse and neglect.
- Provides parent education workshops for parents in family homeless shelters.

Child Care Services (Line 05L)

- Provide quality, affordable child care for lower-income residents by supporting programs that train people to become child care providers, offering ongoing training to service providers, and funding capital improvements for child care centers.

Health Services (Line 05M)

- Serve low-income persons with HIV/AIDS and their families by providing food and nutrition education.
- Provide case management and support services to residents with HIV/AIDS, and substance abuse services as necessary.

- Provide accessible outreach, prevention and support services related to breast cancer for low-income and minority women, including no-cost mammograms to women who do not have insurance or the ability to pay for a breast exam, upon referral by a physician.

Mental Health Services (Line 05O)

- Provide counseling services for low-income residents.
- Provide short-term mental health youth and family counseling services to help establish personal and family stability that can lead to improved overall family functioning.
- Provide comprehensive psychosocial case management services, emergency food and utility vouchers, substance abuse services and group counseling for residents with HIV/AIDS.

Substance Abuse Services (Line 05F)

- Provide assessment and counseling services to residents.
- Support intervention and prevention programs that assist at-risk adults and families.

Legal Services (Line 05C)

- Provide housing-related legal advice and direct representation for tenants.
- Provide free legal counsel and direct representation for seniors, particularly low-income seniors.

Crime Awareness (Line 05I)

- Provide support to victims of violent crime.

Fair Housing Activities (Line 05J)

- Provide landlord-tenant counseling and mediation services, and community seminars for low-income residents.
- Provide rental assistance and case management services for low-income residents.

Tenant/Landlord Counseling (Line 05K)

- Educate public on their housing rights and responsibilities, resolve tenant/landlord conflicts, and help callers obtain and keep their homes.

Improvements to Facilities Serving Lower-Income Households (Lines 03, 03B, 03D, 03K, 03L, 03M)

- Improve facilities that house agencies providing services to lower-income households.
- Assist nonprofit agencies in the purchase and/or rehabilitation of facilities that provide services.
- Develop multi-agency counseling centers where needed.
- Target resources in specific areas for a variety of housing, service and infrastructure improvements, while maintaining an effective level of service.

Public Facility Improvements (Lines 03K, 03L, 10)

- Provide curb cuts to remove physical barriers on public roads and provide better access for physically handicapped residents.
- Fund handicap improvements to provide access to and within public facilities, and other handicap improvements as identified.
- Construct or reconstruct infrastructure in lower-income areas, including replacement and/or construction of utilities, sidewalks, curbs, gutters, streets and flood drain improvements.

Employment Training (Line 05H)

- Increase employment opportunities for very low- and low-income persons by providing on-the-job training, as well as life skills training, placement, and support services. Programs include training for youth in construction trades, and training for jobs in information technology, health care and biotechnology.
- Conduct a feasibility study for a job training program for persons in substance abuse and HIV/AIDS treatment programs.
- Provide an array of computer-based adult education services at night to low-income residents.
- Provide vocational and pre-vocational training for disabled students.
- Support programs providing professional clothing, accessories and career development support to disadvantaged women actively seeking employment.
- Develop and deliver workplace English instruction and basic computer skills training to low-level English-speaking residents, to improve job capacity and retention and to increase employment opportunities.
- Provide training and general support leading to State licensing of in-home assisted living providers.

Business and Job Creation (Lines 18A, 18B, 18C)

- Increase opportunities for very low- and low-income persons to achieve economic self-sufficiency by providing technical assistance, training and forgivable loans to start and/or expand micro-enterprises and businesses (1-5 employees). Assistance includes programs to assist people in opening up licensed day care businesses, loans and technical assistance to sustain and/or increase existing businesses, and grants to improve building facades for businesses.
- Implement economic development strategies to provide opportunities for business and residents in low-income areas, including assisting merchants in forming a Business Improvement District.
- Support programs that will provide financial assistance to businesses and commercial property owners who rehabilitate their business or commercial property.
- Target low-income micro-businesses and other entrepreneurs and facilitate development of business plans and ongoing consulting in business management.

In order to more effectively accomplish its community development objectives, the Consortium intends to pursue these strategies:

- The Consortium members will continue to collaborate in administering their respective programs, including developing standardized forms, reports and monitoring protocols in order to streamline and minimize paperwork.

- The Consortium will continue to support the Housing Authority of Contra Costa County and Pittsburg Housing Authority five-year plans, and support the Continuum of Care Board.

Antipoverty Strategy (91.215 (h))

1. *Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.*
2. *Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

5-Year Strategic Plan Antipoverty Strategy response:

1. Goals, Programs and Policies

The Consortium employs a variety of strategies to help alleviate poverty in communities, including efforts to stimulate economic growth and additional job opportunities and to provide residents with the skills and abilities required to take advantage of those opportunities. For example, Consortium members provide resources and technical assistance to existing and potential new businesses in an effort to revitalize and expand economic activity, which in turn will create more higher-paying job opportunities for those with poverty level incomes.

In addition, Consortium members have funded job creation and commercial revitalization efforts using a combination of CDBG and local redevelopment resources. The priorities described in the Community Development section highlight a variety of ways in which this is accomplished. As described in detail in the Homeless Strategic Plan section, the Consortium works with other jurisdictions and area nonprofits to provide emergency and transitional housing and the full range of support services required to assist this population in achieving economic independence. Along with programs designed to improve employment skills and provide job opportunities for this population, Consortium members provide counseling and assistance in obtaining benefits to qualified individuals and families.

The lack of affordable housing is frequently cited as a significant factor in the movement of businesses out of the Bay Area and the difficulty encountered by many jurisdictions in attracting new businesses. Therefore, the Consortium's strategies to increase and maintain the supply of affordable housing and to achieve an improved jobs-housing balance contribute to the alleviation of poverty by creating a more positive business environment.

The following strategies have been proposed for areas with relatively high concentrations of poverty and minority populations:

- Implement programs and projects to rehabilitate and upgrade the existing housing stock to alleviate identified conditions of neighborhood blight and provide additional affordable housing opportunities for very low- and low-income households.
- Encourage the development of mixed-income housing to assist in neighborhood revitalization and the deconcentration of lower-income households, while providing expanded affordable housing opportunities.
- Provide increased affordable homeownership opportunities for very low- and low-income households to increase neighborhood stability.

In addition to these strategies, the Consortium also recognizes the importance of developing affordable housing opportunities throughout the County in order to provide adequate housing for residents within reasonable proximity to their place of employment.

2. Extent Strategy Will Reduce Poverty

The Community Development table provides an indication of how many households in the Consortium will be assisted by the anti-poverty strategies of providing more affordable housing and job training. However, the number of households that would be positively affected by economic development actions cannot be accurately determined, as it is not known how many jobs would be created.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. *(States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to lower-income families.*

5-Year Strategic Plan LIHTC Coordination response:

Since this section is applicable to states only, no response is required.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

5-Year Non-Homeless Special Needs Analysis response:

1. Priorities and Specific Objectives

The Non-Homeless Special Needs table, available in Attachment L of this document, describes the priorities and objectives for the Consortium regarding non-homeless special needs, including needed facilities and services. The table is based upon information contained in both the Housing Needs table and the Community Development table.

2. Use of Federal, State and Local Resources

The Urban County area and the City of Pittsburg proposes the use of CDBG funds for its non-homeless special needs objectives. The City of Antioch will use CDBG funds for its special needs objectives, but will also use money from its general fund to support youth services. Concord will use a combination of CDBG funds and its general fund to finance its objectives. Walnut Creek will use CDBG and CSG funds.

Non-Homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

**Please also refer to the Non-Homeless Special Needs Table in the Needs.xls workbook.*

1. *Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.*

**Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.*

2. *Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*
3. *Describe the basis for assigning the priority given to each category of priority needs.*
4. *Identify any obstacles to meeting underserved needs.*
5. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*
6. *If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

5-Year Non-Homeless Special Needs Analysis response:

1. Non-Homeless Special Needs Groups

Estimated non-homeless housing and supportive services need within the Consortium for special needs groups, as listed in the Non-Homeless Special Needs table (Attachment L), are as follows:

Seniors. According to the CHAS tables for the Consortium, data from which were included in the Housing Needs table, there were approximately 20,104 senior households experiencing housing problems. Among those senior households that rent, 59.8 percent pay 30 percent or more of their income for rent, compared with 37.5 percent of renter householders ages 15 to 64. Among senior households that are homeowners, only 8.5 percent of senior homeowners have a cost burden. Senior renters have a greater need for assistance with housing costs, compared with other households. Currently, there are 3,786 subsidized senior housing units in the Consortium, which house approximately 3.9 percent of the senior renters.

Frail Elderly. For the purposes of this Consolidated Plan, "frail elderly" are defined as people 65 years of age and older who have a disability that limits their mobility and/or their ability to live independently. The 2000 U.S. Census indicated that 77 percent of the senior population in the Consortium had a disability. Of the disabilities identified in this population, 9,027 were self-care disabilities and 17,746 were go-outside-home disabilities. It is probable that some frail elderly had both types of disabilities, but the number is unknown.

Disabled Persons. Disabled persons include those with physical, mental or developmental disabilities that limit their mobility, their potential for employment and/or their ability to live independently. The 2000 U.S. Census counted 143,267 residents age 16 to 64 in the Consortium area with a disability. In that age group, the Census tallied 54,237 employment disabilities. The Census also indicated that there were 6,847 self-care disabilities and 29,131 go-outside-home disabilities. It is probable that some persons had more than one type of disability, but the number is unknown. HUD's CHAS data indicate that 10,756 persons in lower-income households had mobility or self-care limitations. By subtracting Census data on physical disabilities, it is estimated that 3,919 individuals in lower-income households had developmental disabilities.

According to the Contra Costa County Mental Health Department, there are approximately 18,000 people with mental disabilities who receive case management services per year. Moreover, there are at least twice that many people in need of social services who do not receive these services.

Alcohol/Other Drug Addicted Persons. The Contra Costa County Department of Alcohol and Other Drug Services Division indicated that there were 3,400 individuals in all its outpatient programs in 2003, the most recent year for which data are available. Also, there were 2,300 individuals in Health Services' narcotics treatment program. Some of the individuals treated in these programs were youth, and it is not known if any individuals were treated in both programs. Nevertheless, the figures provide a rough approximation of the number of addicted persons with potential special housing and service needs (5,700 total). (Source: 2003 Contra Costa Health Services Performance Report)

Persons with HIV/AIDS. As of February 2005, there were 938 persons with AIDS and 578 HIV-infected persons in Contra Costa County, for a total of 1,516 County residents with HIV/AIDS (Source: California Office of AIDS, February 2005).

In addition, there are other special needs groups that are not listed in the Non-Homeless Special Needs table, but for whom services will be funded. These include:

Illiterate Adults. According to California Literacy, a statewide volunteer adult literacy organization, approximately 2,000,000 native English speakers in California are functionally illiterate.⁴ It is not known how many live in Contra Costa County. According to data from the California State Library, the Contra Costa County library system provided adult learner services to 250 adults in fiscal year 2002-03. The services were tutoring in English or referral to other agencies for skills remediation.

Farmworkers. Data from the 2002 Census of Agriculture, conducted by the U.S. Department of Agriculture, indicated there were 2,604 farmworkers in Contra Costa County. Of these workers, 1,874 worked less than 150 days, and 57 were classified as migrant farm labor. Most of these farmworkers were located in eastern Contra Costa County, where most agricultural operations are located.

2. Priority Non-Homeless Special Needs

The response to Item #4 in the Community Development section identifies the priority supportive service needs of special needs groups, including seniors, frail elderly, the disabled, persons with HIV/AIDS, and persons with substance abuse problems.

Within the Consortium area, special needs groups identified as having high priority housing needs includes seniors and frail elderly, disabled persons, and persons with HIV/AIDS. Housing objectives focus primarily on making it possible for members of these special needs groups to live independently, and the programs proposed by Consortium members are consistent with these objectives. Refer to the response to Item #4 in the Community Development section for specific objectives.

3. Basis for Assigning Priorities

Refer to response to Item #2 in the General Questions section.

4. Obstacles to Meeting Underserved Needs

Refer to response to Item #3 in the General Questions section.

5. Supportive Housing Facilities and Services

The HACCC operates two supportive housing programs for non-homeless persons with special needs under the Section 8 Rental Assistance Program:

- Shared Housing - The Shared Housing Program enables recipients of rental assistance to share an apartment or house with another recipient or a housemate

⁴ A "functionally illiterate" adult is unable to read, write and communicate in English, and compute and solve problems at levels of proficiency necessary to function on the job and in society (Source: California Literacy website, www.caliteracy.org).

not receiving assistance. The program was designed to assist developmentally disabled adults ready to live in a more independent setting, but needing to share housing for support. The Shared Housing Program is available to any Section 8 recipient, but mainly appeals to seniors and physically- or developmentally-challenged clients.

- After Care - The After Care Program awards rental assistance vouchers to very low-income families whose head of household is physically or mentally disabled and participating in a rehabilitation program. This program is funded by federal Section 8 rental assistance funds obtained through the State of California.

The HACCC has two other programs under the Section 8 program that are designed to strengthen families and support self-sufficiency. HACCC considers these programs to be "supportive housing," although they may not fit the traditional definition.

- Family Self-Sufficiency – The Family Self-Sufficiency Program (FSS) is designed to integrate education, job training, day care and other social services for Section 8 voucher holders. The goal of FSS is to enable families to become free of public assistance after five years. A Family Self-Sufficiency Coordinator completes a needs assessment and develops a self-sufficiency plan for each family. HACCC works closely with the County Social Services Department to provide the services needed to attain self-sufficiency.
- Family Unification – The Family Unification Program helps families whose children are in danger of being removed from the home because their parents lack stable housing. Vouchers have been set aside for this program. HACCC works closely with the County Social Services Department to provide services to these families, including counseling.

The Homeless Strategic Plan section of this document discusses strategies regarding institutional discharges.

6. HOME and Other Tenant-Based Rental Assistance

None of the Consortium members proposes to use HOME or tenant-based rental assistance to specifically target the needs of any special needs group. These programs target extremely low- and low-income households. Since some members of these special needs groups are in these income categories, these members will indirectly benefit from HOME and tenant-based rental assistance programs.

Housing Opportunities for People with AIDS (HOPWA)

**Please also refer to the HOPWA Table in the Needs.xls workbook.*

1. *The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.*

2. *The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
3. *For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*
4. *The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*
5. *The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*
6. *The Plan includes the certifications relevant to the HOPWA Program.*

5-Year Strategic Plan HOPWA response:

The Consortium does not receive HOPWA funds directly. The City of Oakland is the HOPWA recipient for the Oakland PMSA, which includes both Alameda and Contra Costa Counties. Oakland distributes HOPWA funds on a formula basis to Contra Costa County. The County uses its share of HOPWA funds primarily for the development of permanent housing. Some funds are used for support services, which help people with HIV/AIDS obtain or maintain housing. The anticipated Consortium need for housing assistance and supportive services for which HOPWA funds may be spent is included in the Community Development table (Attachment G), based upon estimates provided by County Health Services.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

5-Year Specific HOPWA Objectives response:

Refer to response in the Housing Opportunities for People with AIDS section.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

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