

City of Concord FY 2018/19 Action Plan

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

For FY 2018/19, the City expects to receive \$1,049,881 in CDBG funding and will allocate \$130,190 in unallocated prior-year funds. CDBG funds are used by the City for affordable housing, homeless services, non-housing community development activities and administrative costs. In addition to CDBG funds, in this funding year the City will allocate \$100,000 in Revolving Loan Funds for Housing Rehabilitation Loans and Grants to low-income Concord homeowners, \$40,000 in Child Care Developer Fees for child care related programs and \$2,818 in Program Income to Public Services programs.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Following is a brief summary of the overall objectives identified in the 2015/20 Consolidated Plan and supported by the 2018/19 Action Plan:

Priority Need: Affordable Housing

AH-1: Maintain and preserve the existing affordable housing stock.

Priority Need: Reduce/Alleviate Homelessness

H-1: Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability,

H-2: Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

The affordable housing and human services objectives of the Plan also address the needs of the homeless and the problem of homelessness.

Priority Need: Non-Housing Community Development

Public Services

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

CD-2 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 elderly/frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farmworkers.

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

CD-4 Fair Housing: Continue to promote fair housing activities and affirmatively further fair housing.

Priority Need: Economic Development

CD-5 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.

Priority Need: Infrastructure/Public Facilities

CD-6 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.

Priority Need: Administration

CD-7 Administration: Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City has made significant progress in meeting the goals and objectives contained in the 2015/20 Consolidated Plan. In FY 2017/18, CDBG-funded public service projects provided a wide range of social services and assistance to more than 30,000 residents and households,

including the homeless, mentally and physically disabled, seniors, victims of domestic violence, and other special needs populations. Funding for the City's ADA Transition Plan provided curb, sidewalk and infrastructure improvements that removed barriers that restrict mobility and accessibility of elderly or disabled persons. The City's Housing Rehabilitation Loan and Grant Program provided grants and low-interest loans to low-income homeowners for needed repairs and improvements.

The City continues to focus on outcome-based performance measurements as a means to ensure that needed services are delivered and that the results can be easily quantified. The City is completing the first year of the 2015/20 Consolidated Plan period and is on track to meet every Consolidated Plan goal/objective.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A public review draft of the Action Plan was made available to the public from May 22, 2018, to June 22, 2018. A notice announcing the public review draft and the proposed City Council meeting for approval of the FY 2018/19 Action Plan was posted in the Contra Costa Times and on the City's website on May 22, 2018.

The Action Plan was approved by the Concord City Council in a properly noticed public hearing on June 26, 2018. (Update after Council meeting)

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received. (Update after public notice period)

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

No public comments were received. (Update after public notice period)

7. Summary

As required by the City's Citizen Participation Plan, the FY 2018/19 Action Plan legal notice was published and the document was available on the City's website and in hard copy at the City's administrative office for a 30-day public review beginning May 22, 2018. A Public Hearing was held on June 26, 2018. No public comments were received. (Update after Council meeting)

Exhibit A

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CONCORD	Community & Economic Development

Table 1 – Responsible Agencies

Narrative

The City of Concord's entitlement grant is administered by the City under the direction of the Housing/Community Services Manager.

Consolidated Plan Public Contact Information

Brenda Kain, City of Concord Housing/Community Services Manager

1950 Parkside Drive, Concord, California 94519

(925) 671-3088

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The consolidated planning process requires jurisdictions to reach out to and consult with other public and private agencies when developing the Plan. The Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Concord works closely with public and private affordable housing providers and the Housing Authority of Contra Costa County, as well Contra Costa County’s Public Health, Behavioral Health and Homeless Services departments to coordinate the allocation of funds to best meet the needs of the City’s most at risk residents. CDBG funds are distributed to programs that provide services to persons with physical, developmental, substance abuse and mental health issues. This coordination leverages CDBG funds to maximize their impact.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

In developing the 2015/20 Consolidated Plan and related objectives and outcomes, City staff consulted with the Contra Costa Council on Homelessness (CCCH) Executive Board, which provides advice and input on the operations of homeless services, program operation and program development efforts in Contra Costa County. CCCH is the working group of the CoC and membership includes representation from non-profit, governmental, housing development, law enforcement, faith-based, business, and homeless services providers as well as non-profit community and advocacy groups, the interfaith community, business organizations and other relevant community groups to implement key strategies identified in the County’s Ten Year Plan to End Homelessness. In addition, the City’s Housing/Community Services Manager is active in CCCH and is closely involved in homeless services Countywide.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City does not receive ESG funds. ESG funds are received by Contra Costa County and are allocated in coordination with the CoC.

2. Agencies, groups, organizations and others who participated in the process and consultations

Exhibit A

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Contra Costa County Department of Conservation & Development
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Conservation and Development was the lead agency in the development of the Contra Costa Consortium's Consolidated Plan.
2	Agency/Group/Organization	Contra Costa County Health Services
	Agency/Group/Organization Type	Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

Exhibit A

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County's Health and Homeless Services staff works closely with City staff to provide information on special needs populations, including homeless populations. It is anticipated that this consultation will result in improved coordination of services to the City's at risk and homeless populations.
3	Agency/Group/Organization	STAND! For Families Free of Violence
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	STAND! staff works closely with City staff to provide information regarding victims of domestic violence in the City and the services provided to this population. It is anticipated that this coordination will result in improved coordination of services to the City's victims of domestic violence.
4	Agency/Group/Organization	Contra Costa Continuum of Care
	Agency/Group/Organization Type	Services-homeless Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The CoC works closely with City staff to provide information on homelessness and the City's overall homeless population. It is anticipated that this coordination will result in improved coordination of services to the City's population who are homeless or at risk of homelessness.

Exhibit A

5	Agency/Group/Organization	Hello Housing
	Agency/Group/Organization Type	Services - Housing Homeowner Rehabilitation Loans and Grants
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Housing Conservation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City contracts with Hello Housing to administer the Housing Rehabilitation Loan and Grant program for low-income homeowners. Lead-based paint remediation is a required element of the program and has been successful in helping to reduce the incidence of lead-based paint in the City's older home population.
6	Agency/Group/Organization	City of Concord Code Enforcement Division
	Agency/Group/Organization Type	Housing Other government - Local Code Enforcement
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Multi-Family Inspection
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City's Multi-Family Housing inspector responds to complaints and regularly inspects all multi-family units in the City to identify code violations and to address health issues such as mold, rodents and insect infestations. The inspector works closely with the Community Services Program Manager to see that the housing needs of the City's low income residents are met.

Identify any Agency Types not consulted and provide rationale for not consulting

All organizations and services providers were either consulted or invited to participate in the Plan process.

Exhibit A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Contra Costa County Homeless Services	The City's Housing/Community Services Manager is active in the Contra Costa Council on Homelessness, ensuring coordination with the CoC and the consolidated planning process.
Contra Costa Consortium	Contra Costa County Dept. of Conservation & Development	The cities of Antioch, Concord, Pittsburg, and Walnut Creek and the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of the County.

Table 3 - Other local / regional / federal planning efforts

Narrative

In addition to the organizations listed in this section significant aspects of the Plan development process included consultations with the CoC and its membership which is comprised of both public and private non-profit and for-profit entities, as well as private citizens. The Strategic Plan section of the 2015/20 Consolidated Plan, specifically SP-40, includes a complete listing of the entities through which the City will carry out the activities of its Consolidated Plan.

Exhibit A

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In developing the 2015/20 Consolidated Plan, which informs the Action Plan, the Contra Costa Consortium held five public meetings and requested that those attending comment on the level of housing and community development needs Countywide and the relative priority of those needs by completing a survey. All public meetings were advertised in the Contra Costa Times. Recognizing that not all can attend public meetings and that the scope of a one-hour meeting is limited, the Consortium also provided an online survey. The survey was mentioned in all meeting advertisements and provided at all public meetings. A draft of the Consolidated Plan was made available for a 30 day public review and comment period.

To be consistent with the Consolidated Plan, the City's grant process starts with a two-year funding cycle followed by a three year funding cycle. In the first year, a specific grant amount is awarded. Second and third year funding is based on fund availability and grantee performance. Contracts are issued on an annual basis and adjusted proportionally among all grantees for fluctuations in funding. Because 2018/19 is the second year of this three-year funding cycle, no new applications were entertained. All 2017/18 grantees who met the contractual requirements for performance and appropriate expenditure of funds received a proportionate amount of funding for the coming year.

The City's CDBG advisory commission, the Community Services Commission (CSC), met to review reports submitted over the past year and to make funding recommendations to be presented to City Council. A regular meeting was held March 14 and a public hearing to approve funding recommendations by City Council was held on April 24, 2018.

The FY 2018/19 Action Plan was made available for a 30-day public review period on March 21, 2018, by posting of a legal notice. It was also available on the City's webpage and in hard copy at the Administrative office.

Exhibit A

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	N/A	None.	None.	
2	Internet Outreach	Non-targeted/broad community	N/A	None.	None.	
3	Public Meeting	Non-targeted/broad community	A public meeting was held on May 16, 2018, and was attended by all Community Services Commission members. No members of the general public attended.	No public comments were received.	No public comments were received.	

Table 4 – Citizen Participation Outreach

Exhibit A

Expected Resources

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

Introduction

During the Consolidated Plan period, 2015/20, the City expects to receive approximately \$900,000 annually in CDBG funding, for a five-year total of nearly \$5 million. CDBG funds are used by the City for affordable housing, homeless services, non-housing community development activities and administrative costs. The table below provides a breakdown of these anticipated resources which are based on FY 2018/19 allocations.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,037,268	2,818	130,190	1,170,276	1,000,000	Anticipated amount available to City based on FY 2018/19 funding.

Exhibit A

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	100,000	0	0	100,000	100,000	The City will allocate Revolving Loan funds for housing administration, grants and loans to low-income homeowners as part of the Housing Rehabilitation Loan and Grant program.
Other	public - local	Public Services	40,000	0	0	40,000	40,000	Child Care Developer Fees (CCDF): The City collects a fee equal to 0.5 percent of the development cost of a project at the time of issuance of the certificates of occupancy for the purpose of funding the activities of the Concord Child Care Program. The program provides grants for direct and indirect child care services, including the provision of child care subsidies or benefits for working parents, start-up costs for child care programs, and support for existing programs. 80% of funds are available for grants to local agencies and 20% is available to the City for administration.

Table 5 - Expected Resources – Priority Table

Exhibit A

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City requires a 20% match for all projects receiving CDBG or Child Care Developer Fee funds which typically includes other federal, state or local public and/or private funds. Matching funds help to ensure that agencies are not dependent upon Federal funds and that they would be able to continue operations in the absence of these funds.

CDBG funds are coupled with local and private funds, allowing projects to compete for additional funding provided by tax credits, bonds, and state financing programs. An investment by the City makes projects more competitive in various funding competitions. All sources and types of funds are more limited due to the current economic climate and the demise of statewide redevelopment tax-increment funds. The City will continue to search for additional sources of funding from local, state, federal, and private sources in order to develop and deliver efficient and cost effective projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

While there is no publically owned land in Concord that may be used to address identified needs, in February, 2018, the City released a NOFA announcing the availability of \$14 million in affordable housing funds and requesting proposals for the acquisition/rehabilitation of existing multi-family housing units or new multi-family affordable housing construction. Concord City Council accepted three proposals and those developers will submit formal applications in October, 2018. The City is particularly interested in housing for veterans, seniors, disabled and the low-income workforce. Services to these communities are among the priorities identified in Concord's 2015/20 consolidated plan.

Discussion

The City of Concord will utilize funds from the FY 2018/19 entitlement grant, as well as prior-year CDBG funds, Revolving Loan Funds, Child Care Developer Fees and Program Income, to provide services to further the well-being of the City's most at-risk residents.

Exhibit A

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-1 Existing Housing Stock	2015	2020	Affordable Housing	City of Concord	Affordable Housing	CDBG: \$400,000 Revolving Loan Funds: \$100,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	H-1 Shelter for Homeless Population	2015	2020	Homeless	City of Concord	Homelessness	CDBG: \$22,900	Homeless Person Overnight Shelter: 160 Persons Assisted
3	H-2 Services for Homeless (Non-Shelter Related)	2015	2020	Homeless	City of Concord	Homelessness	CDBG: \$22,900	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
4	CD-1 General Public Services	2015	2020	Non-Housing Community Development	City of Concord	Non-Housing Community Development	CDBG: \$34,350	Public service activities other than Low/Moderate Income Housing Benefit: 7600 Persons Assisted
5	CD-2 Non-Homeless Special Needs Population	2015	2020	Non-Homeless Special Needs Non-Housing Community Development	City of Concord	Non-Housing Community Development	CDBG: \$68,700	Public service activities other than Low/Moderate Income Housing Benefit: 2700 Persons Assisted

Exhibit A

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CD-3 Youth	2015	2020	Non-Housing Community Development	City of Concord	Non-Housing Community Development	Child Care Developer Fees: \$22,000	Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
7	CD-4 Fair Housing	2015	2020	Non-Housing Community Development	City of Concord	Non-Housing Community Development	CDBG: \$11,450	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
8	CD-5 Economic Development	2015	2020	Non-Housing Community Development	City of Concord	Non-Housing Community Development	CDBG: \$50,000 Child Care Developer Fees: \$10,000	Businesses assisted: 40 Businesses Assisted
9	CD-6 Infrastructure/Public Facilities	2015	2020	Non-Housing Community Development	City of Concord	Non-Housing Community Development	CDBG: \$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8000 Persons Assisted
10	CD-7 Administration	2015	2020	Administration	City of Concord	Administration	CDBG: \$209,976 Child Care Developer Fees: \$8,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

Exhibit A

1	Goal Name	AH-1 Existing Housing Stock
	Goal Description	Maintain and preserve existing housing for low-income homeowners through rehabilitation activities.
2	Goal Name	H-1 Shelter for Homeless Population
	Goal Description	Further “Housing First” approach to ending homelessness by supporting emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.
3	Goal Name	H-2 Services for Homeless (Non-Shelter Related)
	Goal Description	Expand existing homeless services including outreach efforts in the places where the homeless congregate and day program services.
4	Goal Name	CD-1 General Public Services
	Goal Description	Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, 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.
5	Goal Name	CD-2 Non-Homeless Special Needs Population
	Goal Description	Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly/frail elderly, disabled persons, victims of domestic violence, abused/neglected children, persons with HIV/AIDS, illiterate adults and migrant farmworkers.
6	Goal Name	CD-3 Youth
	Goal Description	Increase opportunities for children/youth to be healthy, succeed in school and prepare for productive adulthood.

Exhibit A

7	Goal Name	CD-4 Fair Housing
	Goal Description	Continue to promote fair housing activities and affirmatively further fair housing.
8	Goal Name	CD-5 Economic Development
	Goal Description	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.
9	Goal Name	CD-6 Infrastructure/Public Facilities
	Goal Description	Maintain quality public facilities and adequate infrastructure and ensure access to public facilities for the disabled; Remove barriers to the safe travel of persons with disabilities and enhance public safety and accessibility; Provide or improve access to facilities for disabled persons.
10	Goal Name	CD-7 Administration
	Goal Description	<p>Support the 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. Strategies include:</p> <ul style="list-style-type: none"> • To continue the collaborative administration with the other Consortia jurisdictions for the City’s community development and affordable housing programs undertaken under this Strategic Plan. This effort will include common policies and procedures for requests for the use of funds, Subrecipient reporting, record-keeping, and monitoring. • The City will also cooperatively further the efforts of the Contra Costa Council on Homelessness (CCCH).

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City will prioritize the use of its CDBG funding to meet the priority needs of the City as noted in the 2015/20 Consolidated Plan, including services to the homeless and special needs groups such as elderly/frail elderly, persons with disabilities, persons who suffer from alcohol and other drug addictions, persons who are victims of domestic violence and persons living with HIV/AIDS.

#	Project Name
1	Workforce Development Board of Contra Costa County-Small Business Development Center (SBDC)
2	Monument Impact - Technology 2018
3	Mt. Diablo Unified School District - CARES After School Program
4	City Child Care Developer Fee (CCDF) Administration
5	Food Bank of Contra Costa and Solano Food Distribution Program
6	Bay Area Legal Aid - Tenant/Landlord Counseling
7	Contra Costa County Health Services-Adult Interim Housing Program
8	Contra Costa Crisis Center - Contra Costa 211
9	ECHO (Eden Council for Hope & Opportunity)- Fair Housing Services
10	Court Appointed Special Advocates (CASA)-Children at Risk
11	Monument Crisis Center Critical Safety Net Resources
12	Meals On Wheels and Senior Outreach Services (SOS) - Meals on Wheels
13	Meals On Wheels and Senior Outreach Services (SOS) - Senior Nutrition
14	STAND! For Families Free of Violence
15	City Engineering - ADA Transition Plan
16	City Housing Conservation Program - Loans & Grants
17	City Housing Administration
18	CDBG Administration
19	Ombudsman Services of Contra Costa
20	CC Child Care Council - Road to Success
21	Contra Costa Health Services - CORE Outreach Team
22	Trinity Center - Day Center Program for the Homeless
23	Interfaith Council - Winter Nights Emergency Family Shelter

Table 7 – Project Information

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

Given that the homeless and special needs populations have various obstacles to accessing housing and community services, the City of Concord will continue to provide CDBG funds for housing rehabilitation activities, public facility/infrastructure improvements, and public service activities that improve the quality of life for special needs groups.

Exhibit A

AP-38 Project Summary **Project Summary Information**

Exhibit A

1	Project Name	Workforce Development Board of Contra Costa County-Small Business Development Center (SBDC)
	Target Area	City of Concord
	Goals Supported	CD-5 Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$30,000
	Description	The Small Business Development Center (SBDC) delivers group training and individualized advising to support low-to-moderate income individuals to achieve self-sufficiency by starting and/or growing micro-enterprises. (LMC/18C)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 low-to-moderate income individuals will receive assistance in starting and/or growing a micro-enterprise.
	Location Description	Main Office: 300 Ellinwood Drive #300, Pleasant Hill, California 94523
	Planned Activities	The Small Business Development Center (SBDC) will provide group training and individualized advising to support low-to-moderate income individuals to achieve self-sufficiency by starting and/or growing micro-enterprises. The project will support existing and emerging businesses by assisting in the creation of new positions and in the retention of current positions, and with growth via equity and debt investments.
2	Project Name	Monument Impact - Technology 2018
	Target Area	City of Concord
	Goals Supported	CD-5 Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$20,000
	Description	Technology 2018 provides business computer skills training and individualized advising to low-to-moderate income individuals to achieve self-sufficiency by starting and/or growing a microenterprise. (LMC/18C)
	Target Date	6/30/2019

Exhibit A

	Estimate the number and type of families that will benefit from the proposed activities	10 low-to-moderate income individuals will receive business computer skills training and individual advising.
	Location Description	2699 Monument Blvd. Suite G Concord, California 94520 -
	Planned Activities	Technology 2018 will provide business computer skills training to low-income individuals to achieve self-sufficiency by starting and/or growing a microenterprise. The project will support existing and emerging businesses to qualify for and/or secure a business license.
3	Project Name	Mt. Diablo Unified School District - CARES After School Program
	Target Area	City of Concord
	Goals Supported	CD-3 Youth
	Needs Addressed	Non-Housing Community Development
	Funding	Child Care Developer Fees: \$22,000
	Description	The CARES Program provides comprehensive, on-site after school programs to approximately 1250 students at five elementary schools and two middle schools in the Monument Corridor, Solano Way and Willow Pass neighborhoods. (LMC/05D)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1250 children and their families will benefit from on-site, after school programs.
	Location Description	Services will be provided at five elementary schools and two middle-schools in Concord.

Exhibit A

	Planned Activities	The CARES Program will provide comprehensive, on-site after school programs to provide services to students at five elementary schools and two middle schools in the Monument Corridor, Solano Way and Willow Pass neighborhoods, including academic support and intervention, arts and enrichment, health and nutrition education, sports and fitness activities, leadership and youth development and family events.
4	Project Name	City Child Care Developer Fee (CCDF) Administration
	Target Area	City of Concord
	Goals Supported	CD-7 Administration
	Needs Addressed	Administration
	Funding	Child Care Developer Fees: \$8,000
	Description	Project administers CCDF program and ensures compliance with all local rules and regulations. (21A)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	CCDF will administer funds for a children's after school program that serves 1,250 students and an economic development project that provides support to 10 in-home child care providers.
	Location Description	1950 Parkside Drive, Concord, California 94519
	Planned Activities	City of Concord will administer the CCDF program in a fiscally responsible manner and will ensure compliance with all applicable local rules and regulations.
5	Project Name	Food Bank of Contra Costa and Solano Food Distribution Program
	Target Area	City of Concord
	Goals Supported	CD-1 General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,450
	Description	Collect, store and distribute nutritious food to eligible low income households through three direct distribution programs: Food for Children, Brown Bag for Seniors and the Food Assistance program. (LMC/05W)

Exhibit A

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	6,000 Low-to-moderate income individuals will receive nutritious food.
	Location Description	Main Office/Warehouse: 4010 Nelson Avenue, Concord, California 94520. Food is distributed at various sites throughout the City.
	Planned Activities	Operate a year-round food program which collects and distributes nutritious food to low-income households through three of its direct food distribution programs: Food for Children, Brown Bag for Seniors, and Food Assistance program
6	Project Name	Bay Area Legal Aid - Tenant/Landlord Counseling
	Target Area	City of Concord
	Goals Supported	CD-1 General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,450
	Description	Provide landlord/tenant counseling services and/or legal services to Concord tenants and landlords on their rights and responsibilities under federal, state and local housing laws. (LMC/05K)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	100 low-to-moderate income Concord residents will receive Tenant/Landlord Services.
	Location Description	Main Office: 1025 MacDonald Avenue, Richmond, California 94801. Services are provided by phone and at various locations throughout the County.
Planned Activities	Concord residents will have access to Tenant/Landlord counseling services, as well as access to 6 community activities throughout the year. Legal advice and representation will be provided for housing issues that cannot be resolved through counseling	
7	Project Name	Contra Costa County Health Services-Adult Interim Housing Program
	Target Area	City of Concord

Exhibit A

	Goals Supported	H-1 Shelter for Homeless Population
	Needs Addressed	Homelessness
	Funding	CDBG: \$11,450
	Description	The Adult Interim Housing Program will provide 24-hour emergency shelter to single homeless adults to assist them in finding appropriate long-term housing by providing wrap-around services including case management, housing and benefits assistance, meals, laundry facilities, healthcare, mental health services and substance abuse treatment to residents for access to safe secure interim housing for up to 120 days. (LMC/05)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	150 homeless residents will receive shelter.
	Location Description	2047 Arnold Industrial Way Ste C, Concord
	Planned Activities	The Adult Interim Housing Program will provide 24-hour emergency shelter to single homeless adults to assist them in finding appropriate long-term housing by providing wrap-around services including case management, housing and benefits assistance, meals, laundry facilities, healthcare, mental health services and substance abuse treatment to residents for up to 120 days.
8	Project Name	Contra Costa Crisis Center - Contra Costa 211
	Target Area	City of Concord
	Goals Supported	CD-2 Non-Homeless Special Needs Population
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,450
	Description	The homeless hotline and 211 information and referral line helps children, teens, adults and seniors access local health and social services 24 hours per day, 365 days per year. Resource information, motel vouchers and free, personal voice mail boxes are provided to homeless people allowing them to connect with services, get emergency needs met and help them begin to develop self-sufficiency. (LMC/05)

Exhibit A

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	2,000 homeless and special needs residents will receive assistance.
	Location Description	307 Lennon Lane Walnut Creek, CA 94598
	Planned Activities	Trained counselors will provide immediate crisis mental health/suicide intervention services by phone 24 hours a day and will provide immediate information and referral services to persons who are presumed beneficiaries, including homeless persons, abused children, people over age 62, migrant farm workers, battered spouses, illiterate adults, severely disabled adults, and persons with AIDS.
9	Project Name	ECHO (Eden Council for Hope & Opportunity)- Fair Housing Services
	Target Area	City of Concord
	Goals Supported	CD-4 Fair Housing
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,450
	Description	ECHO is a HUD-approved housing counseling agency, and satisfies the HUD definition of Fair Housing Enforcement Organization (FHO) and Qualified Fair Housing Enforcement Organization (QFHO). ECHO will affirmatively further fair housing by addressing discrimination in Concord; assist and educate residents who allege discrimination, conduct a systemic audit to uncover hidden discrimination, and provide training to owners and managers. (LMC/05J)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	25 families will receive Fair Housing services.
	Location Description	Main Office: 770 A St, Hayward, California. Services are provided by phone and at various locations throughout the County.</div>

Exhibit A

	Planned Activities	ECHO's Fair Housing Services will assist Concord tenants and landlords who require information regarding fair housing and discrimination, or complainants who allege discrimination based on federal, state, and local protected classes including race, color, religion, national origin, age, sex, familial status, marital status, sexual orientation, gender, mental or physical disability.
10	Project Name	Court Appointed Special Advocates (CASA)-Children at Risk
	Target Area	City of Concord
	Goals Supported	CD-2 Non-Homeless Special Needs Population
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,450
	Description	CASA provides trained volunteers who advocate for the needs of abused and neglected children who are wards of the county's juvenile dependency court. (LMC/05N)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	25 children will receive services.
	Location Description	Main Office: 2151 Salvio Street Ste 295, Concord, California
	Planned Activities	Trained volunteers will provide advocacy, mentoring and representation services to abused and neglected children who are wards of the County's Juvenile Dependency Court as a way to improve access to health and social services and a safe and permanent living situation.
11	Project Name	Monument Crisis Center Critical Safety Net Resources
	Target Area	City of Concord
	Goals Supported	CD-1 General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,450

Exhibit A

	Description	The Monument Crisis Center provides crisis assistance, nutritious food, information, referrals, education and support to extremely low income families, children, teens, seniors and homeless in Central Contra Costa County. (LMC/05)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1,500 homeless and low-income individuals will receive services.
	Location Description	1990 Market St, Concord, CA 94520
	Planned Activities	The Monument Crisis Center offers wrap-around safety net services through on-site food distribution, direct referrals to shelter, referrals and workshops for financial assistance, referrals and access to health care and health care services, basic employment workshops, court mandated community service programs, on site legal and crisis support services.
12	Project Name	Meals On Wheels and Senior Outreach Services (SOS) - Meals on Wheels
	Target Area	City of Concord
	Goals Supported	CD-2 Non-Homeless Special Needs Population
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,450
	Description	Meals On Wheels delivers nutritious meals to frail, home bound seniors living in Concord to help them to live at home in safety, in comfort, and with dignity for as long as they can. Clients are over 62, home bound, and are unable to shop and/or prepare meals for themselves. Seniors benefit from daily health and wellness checks from volunteer drivers and ongoing client monitoring through in-home visits by outreach workers. (LMC/05A)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	150 seniors will receive a hot, nutritious lunch delivered to their home.
	Location Description	Main Office: 1300 Civic Dr, Walnut Creek, California 94596. Meals are delivered to seniors homes throughout the City.

Exhibit A

	Planned Activities	Deliver nutritious meals to frail, home bound seniors to help them to live at home in safety, in comfort, and with dignity for as long as they can.
13	Project Name	Meals On Wheels and Senior Outreach Services (SOS) - Senior Nutrition
	Target Area	City of Concord
	Goals Supported	CD-2 Non-Homeless Special Needs Population
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,450
	Description	The Senior Nutrition/CC Cafes Program serves hot, nutritious lunches Monday through Friday to persons age 62 and over at the Concord Senior Center. In addition to providing a balanced, nutritious meal, which may be the only one of the day for some participants, the Cafe experience connects seniors with their peers and with volunteers in the community to reduce isolation. (LMC/05A)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	200 seniors age 62 and over will receive a hot, nutritious lunch.
	Location Description	Concord Senior Center 2727 Parkside Circle Concord, California
	Planned Activities	The Senior Nutrition/CC Cafes Program will serve hot, nutritious lunches Monday through Friday to persons age 62 and over at the Concord Senior Center.
14	Project Name	STAND! For Families Free of Violence
	Target Area	City of Concord
	Goals Supported	CD-2 Non-Homeless Special Needs Population
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,450
	Description	The Rollie Mullen Center emergency shelter provides 24 beds to women and children fleeing violent relationships at no cost for up to 3 months. (LMC/05G)
	Target Date	6/30/2019

Exhibit A

	Estimate the number and type of families that will benefit from the proposed activities	25 persons (10 women and their children) will receive emergency shelter and support services.
	Location Description	Shelter is located in an undisclosed location in Concord.
	Planned Activities	STAND!'s Rollie Mullen Center will provide emergency shelter to 10 women and their children fleeing life-threatening violent relationships at no cost for up to 3 months. The shelter provides clients with access to comprehensive supportive services, including food, clothing, social and legal advocacy, vocational assistance, child care, housing referrals, and evidence-based counseling to aid in transitioning clients toward independence.
15	Project Name	City Engineering - ADA Transition Plan
	Target Area	City of Concord
	Goals Supported	CD-6 Infrastructure/Public Facilities
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$350,000
	Description	Program installs curb ramps that provide access to sidewalks and public transportation and constructs/replaces sidewalks throughout the City where gaps and uplifted sidewalks create barriers for the mobility impaired. (LMC/03L)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	8,000 mobility impaired residents will have safe access to sidewalks and businesses.
	Location Description	Various locations throughout the City.
	Planned Activities	This project will implement portions of the City's ADA transition plan by removing barriers, constructing sidewalks and installing curb ramps.
16	Project Name	City Housing Conservation Program - Loans & Grants
	Target Area	City of Concord

Exhibit A

	Goals Supported	AH-1 Existing Housing Stock
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$250,000 Revolving Loan Funds: \$100,000
	Description	Program assists Low and Moderate income Concord homeowners with loans and grants to rehabilitate their single family or mobile homes and address emergency, weatherization, security, handicap accessibility and other issues. (LMH/14A)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	30 low- to moderate-income owner-occupied households will receive grants or loans to preserve the City's existing housing stock.
	Location Description	Repairs are done at the homes of low-income residents throughout the City.
	Planned Activities	The City's Housing Conservation Program will provide grants and loans for home repairs to low-income homeowners of single family homes and mobile homes. The program provides home repair loans, emergency repair and accessibility grants, weatherization and home security grants for seniors and lead-based paint abatement grants.
17	Project Name	City Housing Administration
	Target Area	City of Concord
	Goals Supported	AH-1 Existing Housing Stock
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$150,000
	Description	Project provides funding for administration of the portion of the housing rehabilitation program that is CDBG eligible, including City of Concord and Hello Housing staff time to administer the program and costs of loan processing, inspections, etc. Hello Housing will administer the program including application review and approval, completion of contracts and loan documents and construction management. City staff will have oversight of the program including outreach to homeowners, final approval of loans, processing of payments to contractors and tracking expenditures for accuracy and appropriateness.. (14H)

Exhibit A

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	30 low-to moderate income owner-occupied households will receive assistance with loans or grants to preserve the City's housing stock.
	Location Description	City Offices: 1950 Parkside Drive Concord, California 94519 Hello Housing Offices: 1242 Market St Fl 3, San Francisco, California 94102
	Planned Activities	This project will administer CDBG funds for the housing rehabilitation grant and loan program in a manner that is fiscally responsible and that ensures compliance with all applicable Federal rules and regulations. The City will work with Hello Housing to administer the program.
18	Project Name	CDBG Administration
	Target Area	City of Concord
	Goals Supported	CD-7 Administration
	Needs Addressed	Administration
	Funding	CDBG: \$209,976
	Description	Project administers CDBG entitlement grant program and ensures compliance with all applicable rules and regulations. (21A)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Through the administration of CDBG funds, City staff will ensure essential services are provided to residents throughout Concord.
	Location Description	City Offices: 1950 Parkside Drive Concord, California 94519
	Planned Activities	City of Concord will administer CDBG entitlement grant program in a fiscally responsible manner and will ensure compliance with all applicable Federal rules and regulations.
19	Project Name	Ombudsman Services of Contra Costa
	Target Area	City of Concord

Exhibit A

	Goals Supported	CD-2 Non-Homeless Special Needs Population
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,450
	Description	Dependent adults and elderly residing in long term care facilities will have access to safe and secure environments through the advocacy of trained and certified Ombudsmen who investigate abuse and ensure compliance of facilities with Title 22 California Code of Regulations. (LMC/05A)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	300 frail elderly and disabled residents will receive advocacy services.
	Location Description	Services will be provided in long term care facilities throughout the City.
	Planned Activities	Dependent adults and elderly residing in long term care facilities will have access to safe and secure environments through the advocacy of trained and certified Ombudsmen who investigate abuse and ensure compliance of facilities with Title 22 California Code of Regulations.
20	Project Name	CC Child Care Council - Road to Success
	Target Area	City of Concord
	Goals Supported	CD-5 Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	Child Care Developer Fees: \$10,000
	Description	The project will recruit, train and support very low-income, low-income and moderate-income residents who desire to start and maintain stable microenterprises as they become successful licensed family child care providers. (LMC/18C)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	10 Concord residents will receive assistance in starting or maintaining a home-based family child care business.
	Location Description	1035 Detroit Ave Ste 200, Concord, California 94518

Exhibit A

	Planned Activities	The program will provide microenterprise assistance to very low-income, low-income and moderate-income Concord residents who want to maintain or start stable small businesses as licensed home-based family child care providers.
21	Project Name	Contra Costa Health Services - CORE Outreach Team
	Target Area	City of Concord
	Goals Supported	H-2 Services for Homeless (Non-Shelter Related)
	Needs Addressed	Homelessness
	Funding	CDBG: \$11,450
	Description	A team of two outreach workers will deliver services to homeless individuals in encampments and on the streets, completing housing and service assessments and providing basic needs supplies such as socks, hygiene kits and emergency food. (LMC/05)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	100 homeless residents will receive services.
	Location Description	Services are provided where homeless individuals congregate including on the streets, in parks and along waterways.
	Planned Activities	A team of two outreach workers will deliver services to homeless individuals in encampments and on the streets, completing housing and service assessments and providing basic needs supplies such as socks, hygiene kits and emergency food. Teams will assist with the completion and submission of MediCal, CalFresh, and/or SSI applications and will link individuals to shelter and day centers.
22	Project Name	Trinity Center - Day Center Program for the Homeless
	Target Area	City of Concord
	Goals Supported	H-2 Services for Homeless (Non-Shelter Related)
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,450
	Description	Trinity Center is a day center that provides services to homeless individuals to help them establish and maintain stable lives. (LMC/05)

Exhibit A

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	50 homeless individuals will receive services.
	Location Description	1924 Trinity Ave, Walnut Creek, California 94596
	Planned Activities	Trinity Center is a day center for homeless individuals and provides basic services including meals, laundry, showers and clothing as well as employment counseling, benefits assistance and assistance securing housing.
23	Project Name	Interfaith Council - Winter Nights Emergency Family Shelter
	Target Area	City of Concord
	Goals Supported	H-1 Shelter for Homeless Population
	Needs Addressed	Homelessness
	Funding	CDBG: \$11,450
	Description	The project will provide rotating emergency shelter for homeless adults and their children. (LMC/05)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Program will serve 10 homeless adults and children.
	Location Description	The shelter is located at various churches throughout the County on a two-week rotation.
Planned Activities	The project, which rotates to different churches for two week periods, will provide emergency shelter, food, tutoring, transportation, case management and housing placement assistance to homeless families from October through May each year.	

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

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

City of Concord: Citywide

Geographic Distribution

Target Area	Percentage of Funds
City of Concord	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Concord does not allocate funds on a geographic basis. The City will prioritize the use of its CDBG funding for the conservation of affordable housing for low-income households and to address homelessness. Infrastructure improvements will be focused on those city-wide barrier removal priorities noted in the City’s ADA Transition Plan. Investments in public facilities and services serving the homeless, special needs populations and low to moderate income persons will be made by allocating funds to local organizations that provide services to low-income households throughout the City.

Discussion

CDBG Funds are allocated throughout the City of Concord to respond to priority needs.

Exhibit A

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

High land and development costs constrain housing production throughout the Bay Area, and place a significant constraint on the production of housing for low- and moderate-income households. Contributing factors include the cost of land, materials, labor, fees and associated development requirements, sales commissions, and developer profits.

The Department of Housing and Urban Development defines affordable housing as housing for which the owner or tenant pays less than 30 percent of the household income. The cost of housing vis-à-vis income directly impacts the degree of affordability. If housing costs are high relative to income, there will be a correspondingly higher prevalence of borrowing in the case of home owners, and overpayment in the case of renters. Overcrowding also increases as people turn to sharing homes and apartments to reduce housing costs. Furthermore, households with unaffordable housing costs will have less income available to spend elsewhere, and may have difficulty affording food, healthcare, transportation, or other goods and services.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City took several steps in recent years to remove governmental constraints that are barriers to affordable housing. These include adoption of additional Development Code technical revisions to clarify interpretations and streamline processing, implementation of the Downtown Specific Plan, adoption of the Todos Santos Design Guidelines, adoption of the Housing Element Update 2014-2022, launch the Home Share Pilot Program, creation of a Residential Rent Review Program, and working with the Contra Costa Water District to reduce facility reserve charges for small accessory dwelling units with the goal of reducing the hurdles and challenges involved in an effort to add to the City's affordable housing inventory. To further encourage accessory dwelling units and junior accessory dwelling units, the City reduced the size allowance to 150 sq. ft. for lots of any size and increased the size allowance to 1,200 sq. ft. for lots greater than 12,000 sq. ft. Another alleviated constraint included outlining the process for requesting payment of a parking in-lieu fee, which is subsidized below the actual cost of providing the parking on-site.

Exhibit A

Discussion

As Concord looks to the future, the City is developing plans for key infill and other development sites that will shape the next phase of residential and commercial development in Concord. Planning for the City's existing and future housing needs will be an essential element of this process, and the City in continuing its history of planning for housing for all segments of the population.

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

Introduction

Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, the information gathered during the consultation and citizen participation process and the availability of resources to address these needs. Based on all of these components, affordable housing, homelessness, non-housing community development needs and grant administration are all considered “high” priorities.

Actions planned to address obstacles to meeting underserved needs

Special needs groups such as elderly/frail elderly, persons with disabilities, persons who suffer from alcohol and other drug addictions, persons who are victims of domestic violence and persons living with HIV/AIDS live throughout the City. Given that these special needs populations have various obstacles to accessing housing and various services, the City of Concord will continue to provide CDBG funds for housing rehabilitation activities, public facility/infrastructure improvements, and public service activities that improve the quality of life for special needs groups.

Concord addresses the needs of children by funding various programs that assist low-income families, such as the Monument Crisis Center and the Food Bank. In addition, the City provides Child Care Developer Fees to the Mt. Diablo School District CARES After School program to provide after school activities that include sports, arts and crafts and healthy eating. This program provides on-site after-school care to 1,200 children at five elementary and two middle schools.

The City also supports services that assist the homeless with accessing food, shelter, benefits and permanent housing. The Emergency Adult Shelter in Concord provides 24 hour emergency shelter to single homeless adults with access to a variety of services for up to 120 days. The CORE Outreach Team delivers services to homeless individuals in encampments and on the streets, providing basic needs supplies and connecting people to local services and housing.

Actions planned to foster and maintain affordable housing

In June, 2017, in an effort to curb the rising cost of rental housing in the City, the Concord City Council approved an ordinance that established the Residential Rent Review Program and the Rent Review Panel. The ordinance requires that a notice of availability of the program must accompany any rent increase letter or lease/rental agreement provided to tenants. Any tenant who receives an increase in excess of 10% in a twelve month period may request conciliation and mediation services through the City’s program administrator, ECHO Housing.

ECHO will first attempt phone conciliation with the tenant and landlord. If conciliation is unsuccessful ECHO will facilitate a face to face mediation between the two. If mediation is unsuccessful the Rent Review Panel will be convened in a hearing to hear testimony from both parties and issue a non-binding determination in the matter. In the first nine months of the program only one hearing has been held, which resulted in the landlord agreeing to reduce the amount of the rent increase and delay its start by three months. After learning of the ordinance

most landlords have issued increases below the 10% maximum, helping to maintain the affordability of rental housing to Concord residents.

The Concord Naval Base Reuse Project includes a total of up to 12,280 housing units over a 30-year time horizon. As part of the commitment within the Area Plan adopted in 2012, 25 percent of the units would be affordable to low income households. The land use program for Phase One, with an anticipated timing for construction of 2022 – 2030, reflects 1,101 housing units that are affordable, consistent with the 25% project requirement for affordable housing. Such housing will occur through scattered sites, with proximate access to transit, and be spread throughout the development phases of the Specific Plan.

Actions planned to reduce lead-based paint hazards

Lead-based paint management and abatement has been incorporated into the City of Concord's Home Rehabilitation Loan and Grant Program. Lead-based paint abatement grants up to \$22,500 are provided to low-income homeowners (households earning at or below 80% of the Area Median Income [AMI]). The City requires that recipients of funds from the Housing Rehabilitation Loan and Grant program sign HUD's Notification for Lead Based Paint and that any abatement required be included in the home's repairs.

Actions planned to reduce the number of poverty-level families

Concord employs a variety of strategies to help alleviate poverty in the City, including efforts to stimulate economic growth and job opportunities, and to provide residents with the skills and abilities required to take advantage of those opportunities. The City uses a portion of its CDBG funding to provide grants to non-profit agencies to operate the Public Services programs that serve the homeless and address fair housing issues in the community, which directly impact poverty-level individuals. Concord also funds economic development activities designed to support low-income individuals in achieving self-sufficiency through starting and/or growing micro-enterprises. The City, through its various departments, provides services and supports programs that promote personal responsibility, independence and self-sufficiency.

Actions planned to develop institutional structure

The Contra Costa County Consortium was formed by the County of Contra Costa and the cities of Antioch, Concord, Pittsburg and Walnut Creek to develop a collaborative approach to administering and implementing the goals and objectives of their respective CDBG programs. The Consortium members coordinate Consolidated Planning efforts and have developed a streamlined process for applying for CDBG/HOME/ESG funds that allows applicants to complete one application for multiple jurisdictions and, once funded, complete one periodic performance report for all funding jurisdictions. This joint effort has eased the administrative burden for Subrecipients and allows jurisdictions to easily share information. Furthermore, the Consortia established a multiple-year funding cycle that has greatly reduced the time spent on completing and reviewing applications for both Subrecipients and CDBG/HOME staff respectively.

Each entitlement jurisdiction in the Consortia completes its own annual planning and allocation process, including preparation and completion of its annual Action Plan, as well as its

Exhibit A

Consolidated Annual Performance Evaluation Report (CAPER). These planning efforts have a high degree of coordination with Consortium members working together to closely align CDBG allocations, helping to maximize funding and to ensure collaboration between agencies.

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

The majority of the City's goals and objectives within the Consolidated Plan and Annual Action Plan are met through activities that are carried out by Subrecipients that are primarily public and private agencies within the County, including non-profit organizations. There is ongoing concern about the long-term capacity of the non-profit community during these severe budgetary times and their ability to comply with often complex federal regulations and requirements in implementing federally funded programs. Concord will continue to support these agencies by providing technical assistance, helping to establish collaboration between agencies and with funding, when possible.

Discussion

The City of Concord works closely with public and private affordable housing providers as well Contra Costa County's Public Health, Behavioral Health and Homeless Services departments to coordinate the allocation of funds to best meet the needs of the City's most at risk residents. CDBG funds are distributed to programs that provide services to persons with physical, developmental, substance abuse and mental health issues. This coordination leverages CDBG funds to maximize their impact.

Program Specific Requirements

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

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in AP-35 of the Action Plan. The following identifies program income that is available for use that is included in projects to be carried out.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	19,824
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	19,824

Other CDBG Requirements

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

Discussion

In Fiscal Year 2017/18, the City received approximately \$19,824 in program income. Of this amount, \$2,818 has been allocated to Public Services for FY 2018/19. The City does not have a Section 108 project or urban renewal settlements. No funds have been returned as a result of ineligible activities, excessive draws, or ineligible expenditures. The City does not have float-funded activities.

The City has not identified any urgent needs as part of the consolidated planning process or for this Action Plan.

The City estimates that for the next two Action Plans CDBG funds will be used to benefit a minimum of 80% low and moderate income persons