

City of Concord

FY 2021/22 Consolidated Annual Performance and Evaluation Report (CAPER)

CR-05 - Goals and Outcomes

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

The City has made significant progress in meeting the goals and objectives contained in the 2020/25 Consolidated Plan. CDBG-funded projects provided a wide range of social services and assistance to more than 25,000 residents and households, including the homeless, mentally and physically disabled, seniors, victims of domestic violence, and other special needs populations. Concord 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 currently completing the first year of the 2020/25 Consolidated Plan period and anticipates meeting or exceeding every goal/objective.

Funding for the City's ADA Transition Plan provided curb and sidewalk improvements that removed barriers that restrict mobility and accessibility of elderly or disabled persons. The City installed 26 curb ramps, providing mobility impaired residents and visitors new and safer access to local services and businesses.

The City's Housing Rehabilitation Loan and Grant Program provided twelve grants to low-income homeowners for needed repairs and improvements. Eleven of the homeowners were elderly, five were disabled and eleven were low- to extremely-low income. Needed repairs included roof replacement, plumbing repairs, sewer replacement, water heaters and accessibility features such as ramps, handrails, grab bars and step-in showers.

The City provided funding for Economic Development programs. Low-income existing and emerging small businesses were assisted with business plan development, financial planning and applying for business licenses, allowing them to achieve self-sufficiency by starting or growing a micro-enterprise. The City also funded a Certified Nursing Assistant (CNA) training program to help participants earn certification and build a foundation for a sustainable career in healthcare services. The program combines technical training with life skills, case management, career skills, job placement, and long-term follow-up. These programs will help to provide jobs to low-income residents in the City now and in the future.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AH-1 Existing Housing Stock	Affordable Housing	CDBG Revolving Loan Fund	Homeowner Housing Rehabilitated	Household Housing Unit	125	32	25.60%	25	12	48.00%
CD-1 General Public Services	Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	45000	28882	64.18%	8600	13430	156.16%
CD-2 Non-Homeless Special Needs Population	Non-Homeless Special Needs	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7500	2982	39.76%	900	1584	176.00%
CD-3 Youth		Child Care Developer Fees	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4500	2707	60.16%	1300	1498	115.23%

CD-4 Fair Housing	Non-Housing Community Development	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	69	55.20%	25	35	140.00%
CD-5 Economic Development	Non-Housing Community Development	CDBG	Jobs created/retained	Jobs	20	15	75.00%	5	10	200.00%
CD-5 Economic Development	Non-Housing Community Development	CDBG / Child Care Developer Fees	Businesses assisted	Businesses Assisted	50	62	124.00%	30	34	113.33%
CD-6 Infrastructure/Public Facilities	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	40000	16000	40.00%	8000	8000	100.00%
CD-7 Administration	Administration	CDBG / Child Care Developer Fees	Other	Other	1	1	100.00%	1	0	0.00%
H-1 Emergency Shelter and Homeless Related Svcs	Homeless	CDBG	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	1695	1,695.00%	100	954	954.00%

H-1 Emergency Shelter and Homeless Related Svcs	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds		0				
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

The City identified a number of high priorities for FY 2021/22 and made excellent progress in meeting the objectives and goals submitted in the FY 2020/25 Consolidated Plan. Special effort has been made to help preserve affordable housing and maintain Concord’s older housing stock, which is predominately owned by the elderly. Through the Housing Rehabilitation Loan and Grant Program the City provides emergency repair grants to \$15,000 and loans to \$75,000 to income-qualified homeowners. The number of loans and grants available is limited by the amount of funds and the needs of the City’s older housing stock. The City was able to provide twelve grants to low-income homeowners, eleven of them seniors.

The City’s older homes are often owned by elderly residents who purchased their homes many years ago. These residents are typically on fixed incomes and may not have the means to perform regular maintenance and repairs or to qualify for traditional home repair loans. In recent years the cost of construction has increased dramatically due to the rising cost of lumber and other supplies. This has had an impact on the number of residents who can be assisted as the cost of each individual project has increased.

Concord provided funds for Economic Development with the goal of reducing the number of persons with incomes below the poverty level, expanding economic opportunities for low-income residents, and increasing the viability of neighborhood commercial areas. Opportunity Junction and Monument Impact, both local nonprofits, received CDBG funds to provide training and job placement for Certified Nursing Assistants and to assist the low-income owners of existing and emerging small businesses. The Child Care Council received Child Care Developer Fees (CCDF) to provide microenterprise assistance to very low to moderate-income Concord residents who want to maintain or start stable small businesses as licensed home-based family child care providers.

The City funds one youth project through CDBG, Community Violence Solutions. Concord uses CCDF to fund most youth programs including the Mt. Diablo School District CARES After School Program, which provides activities, homework assistance and healthy snacks to elementary and middle school students. The City also provides CCDF to the Bay Area Crisis Nursery, which provides shelter

and care to children up to five years old whose parents are in crisis and are unable to care for them.

The City submitted two substantial amendments to the FY 2019/20 Action Plan to allocate a total of \$1,559,046 in CDBG-Coronavirus (CDBG-CV) funds. While the amendments were to the 2019/20 plan, expenditure of funds did not begin until July 1, 2020. Funds were allocated to local agencies to respond to the needs of low-income residents impacted by the COVID-19 pandemic, providing increased access to food, emergency rental assistance and other services to over 5,000 individuals. Funding allocated to the tenant emergency rental assistance program was put on hold as residents were assisted with accessing State ERAP funds. The State program sunset on March 31, 2022, and the City's ERAP was reinstated on April 1.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	11,184
Black or African American	2,173
Asian	2,080
American Indian or American Native	215
Native Hawaiian or Other Pacific Islander	166
Total	15,818
Hispanic	7,497
Not Hispanic	8,321

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

Narrative

HUD reporting requirements for race and ethnicity include five additional categories not reflected above. City CDBG funds also provided services to residents self-identifying as American Indian/White, Asian/White, Black/White, American Indian/Black and Other Multi-Racial for a total of more than 25,000 residents. Please see Exhibit A-1 for specific race/ethnicity data by project.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,167,360	967,420
Other	public - federal		
Other	public - local	192,000	185,160

Table 3 - Resources Made Available

Narrative

In addition to CDBG funds, the City allocated \$192,000 in Child Care Developer Fees (CCDF) specifically to support child day care services. The Mt. Diablo School District CARES After School program received funding to provide after school activities to more than 1,000 youth. CocoKids received CCDF to provide support and training to local family day care providers in Concord. The Bay Area Crisis Nurssery (BACN) received funding to provide secure emergency shelter for up to 30 days for children up to five years old whose parents are in crisis. In the past year BACN sheltered 36 Concord children. The City also allocated \$50,000 in Revolving Loan Funds to the Homeowners Rehabilitation Loan and Grant program.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Concord	100	100	Citywide

Table 4 – Identify the geographic distribution and location of investments

Narrative

Concord does not allocate funds on a geographic basis. Funds are allocated throughout the City to respond to priority needs. 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 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. CDBG-CV funds for emergency rental assistance were prioritized for families with children and seniors citywide.

Leveraging

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

During FY 2021/22, CDBG and CCDF funds leveraged almost \$28 million from local resources and agency matching funds to accomplish the housing and non-housing objectives identified in Concord's Consolidated Plan (Exhibit A-2). These funds are often coupled with local 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. Although 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.

To help leverage resources, the City requires a 15% match for all projects funded up to \$10,000, and a 20% match for all projects over \$10,000. Matching funds for these projects typically include other federal or state funds, or private funds from foundations and donations. Please see Exhibit A-2 for leveraging information by project.

As CDBG-CV funds were allocated for emergency services through short-term contracts, matching funds were not required.

The City owns two properties that may be used for housing purposes. For one property, Council entered into an Initial Exclusive Negotiating Agreement that gives a developer permission to study feasibility for 18 months of a mixed-use project that would include a residential component. Concord City Council has allocated \$7.8 million to a nonprofit developer for the new construction of 62 units of affordable housing which is expected to begin construction in late summer, 2022. 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 2020/25 consolidated plan.

CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	25	12
Number of households supported through Acquisition of Existing Units	0	0
Total	25	12

Table 6 – Number of Households Supported

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

The City made significant progress in meeting the goals and objectives contained in the 2020/25 Consolidated Plan and the 2021/22 Action Plan. Problems in meeting those goals are primarily the result of the limited funding available and the increased costs of materials and labor in today's market. There were also some delays in completing projects due to COVID restrictions.

The City allocated \$325,000 in CDBG and Revolving Loan Funds to be used for housing rehabilitation grants and loans. As discussed previously, the City provided twelve (12) grants to low-income households for the repair of health and safety issues in their homes. The number of homeowners that can be assisted is limited by the amount of funds available. In addition, the

number of contractors willing to bid on these small projects on a reimbursement basis is very limited, making it difficult to move projects along in a timely manner.

The City provided \$1,298,132 in CDBG-CV funds for emergency rental assistance and legal services to low-income tenants impacted by the COVID-19 pandemic. Assistance was provided to 121 households through April, 2021. At that time, the California State rental assistance program was introduced. Agencies funded by Concord began assisting tenants with applying for those funds in order to preserve CDBG-CV funds for when the State program sunset on March 31, 2022. At that time, the balance of the CDBG-CV funds were again made available and assistance was provided to 36 tenant households.

On July 7, 2020, the Concord City Council adopted the Residential Tenant Protection Program (RTPP). The RTPP builds on State tenant protections by increasing the amount of relocation assistance from \$1,000 to \$5,000 or two months rent, whichever is more. The RTPP also includes a requirement for the landlord to offer a lease of at least 12 months. If the tenant declines, the landlord must offer a lease of at least 6 months. If the tenant again declines the landlord may issue a month-to-month lease.

Concord has a long history of supporting the construction and conservation of affordable housing. In June, 2018, Concord allocated \$5.5 million in City Affordable Housing Funds to Resources for Community Development (RCD), a nonprofit housing developer, for the new construction of 44 units. In May, 2019, City Council allocated an additional \$2.3 million for a total of \$7.8 million to allow RCD to acquire an adjacent property and increase the size of the project to 62 units. When completed, the complex will serve low income residents at 30% to 60% of AMI. The project is expected to break ground in September, 2022.

Concord is currently developing a Reuse Plan for the 5,028 acre Inland Area of the Concord Naval Weapons Station, which was created by the Navy in the 1940s during World War II. The Inland Area of the base was deactivated in 1997 and declared surplus property by the Navy in 2007. The development of the area represents a significant opportunity for the City. The Reuse Plan will improve the quality of life for residents of Concord and the region through creation of new jobs, a variety of housing types, significant open space, preservation of natural resources, active parks, pedestrian and bike trails and community facilities. The project is expected include 12,000 new residential units, 25 percent of which will be affordable housing.

Discuss how these outcomes will impact future annual action plans.

In FY 2021/22, Concord allocated CDBG funds for the Housing Rehabilitation Loan and Grant program. Due to the rising cost of construction and repairs it is difficult to adequately meet the needs of the City's aging housing stock. Due to the rising cost of materials and labor, as of July 1, 2022, the City has increased the maximum grant amount from \$15,000 to \$25,000, which will further limit the number of residents that can be served. .

As the Naval Weapons Station Reuse Plan is developed the resulting affordable housing units will be included in future action plans. The development will provide a variety of services for homeless and low-income individuals and families, including emergency shelter and housing, and will be reported in future action plans.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	10	0
Low-income	1	0
Moderate-income	1	0
Total	12	0

Table 7 – Number of Households Served

Narrative Information

Along with the greater Bay Area, Concord is faced with rapid increases in the cost of rental housing without a corresponding increase in wages for low-income earners. The City will continue to support the preservation of affordable housing by funding needed home repairs for low income homeowners, providing funds for financial assistance to help prevent homelessness or to quickly rehouse the homeless, and by supporting economic development to promote self-sufficiency. Special needs groups such as elderly/frail elderly, persons with disabilities, persons who suffer from alcohol and other drug addictions, persons who are victims of domestic violence and persons living with HIV/AIDS are at an especially high risk of homelessness. Due to their special needs and/or circumstances, they may have difficulty accessing affordable housing and face obstacles created by lack of income. The City of Concord will continue to provide CDBG and local funds to programs that improve the quality of life for residents with special needs.

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

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

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

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

Outreach Services: As a part of the Contra Costa Coordinated Entry System, CORE (Coordinated Outreach, Referral and Engagement) Teams serve as an entry point into the homeless system of care, providing both day and evening outreach resources and services to encampments and service sites. Concord provides CDBG, CPHHCD and other local funds to provide dedicated homeless outreach services in the City 40 hours per week. The outreach teams seek out individuals on the street and in encampments and provide clients with access to food and shelter, and to integrated health, mental health and substance abuse services. In January, 2022, the City added a Mental Health Evaluation Team (MHET) Masters in Social Work (MSW) to the CORE team to better meet the needs of unhoused residents.

Health Care for the Homeless: In addition to providing direct medical care, testing and immunization services, the County-funded Health Care for the Homeless Program uses its mobile healthcare van for outreach. The bilingual Healthcare for the Homeless Team assesses client's needs, provides social support, and links clients to appropriate services and programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

County CoC Strategic Plan and System Modeling: In October 2014, the Contra Costa CoC updated its Strategic Plan to End Homelessness. The City's Housing Manager participated in the updating process as a member of the CoC Board and has served on various CoC subcommittees focused on five key modules: coordinated intake and assessment, performance measurement, prevention services and other supports, housing and communication. That plan has continued to be updated and informed by data identifying the utilization rates and costs per unit of service and intervention and demographic information to better plan to meet the needs of persons experiencing homelessness.

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

The Contra Costa CoC has implemented a triage tool used by 211 and other crisis service entry points into our system to identify clients on the brink of homelessness and connect them to prevention, mainstream services, and diversion services. In 2019 the CoC also implemented rapid resolution services to assist clients at the system access points move towards early alternate stable housing options and reduce inflow and length of time in the homeless system. In 2020 rapid resolution services, which also includes landlord-tenant mediation, was scaled to allow all service providers to use those strategies to help clients at any stage. Rapid Resolution services have also been paired successfully with the CoC's flexible housing pool (Housing Security Fund), to provide financial assistance that may be necessary to secure those alternate housing options, including short term rental assistance and utility arrears.

There is significant cross system collaboration including with hospitals and clinics, Department of Probation, law enforcement, and the Office of the Public Defender. H3 and other CoC partner agencies work closely with those systems, agencies and the County Employment and Human Services Department to ensure affordable housing and social services are available to individuals who are at risk of discharge into homelessness or unstable housing.

In cooperation with the local VA, Contra Costa's CoC has worked to increase its capacity to house and serve homeless veterans, including the distribution of HUD-VASH vouchers and rental assistance for permanent housing units provided to homeless veterans and their families under the Supportive Services for Veteran Families (SSVF) program. Concord's Housing Manager serves on Contra Costa County's SSVF Homeless Veteran Planning Group.

Access to Affordable Housing: The City has a long history of working with non-profit housing developers and encouraging the inclusion of units affordable to households with extremely-low incomes and those with special needs. Concord is currently developing a Reuse Plan for the 5,028 acre Inland Area of the Concord Naval Weapons Station, which was created by the Navy in the 1940s during World War II. The project is expected include 12,000 new residential units, 25 percent of which will be affordable housing.

Construction of Affordable Housing: In February, 2018, Concord released a Notice of Funding Availability (NOFA) for \$14 million in affordable housing funds to be used toward further

actualizing Concord's opportunities for quality affordable housing. The City accepted a proposal from Resources for Community Development (RCD) for the new construction of 62 affordable units. The project is anticipated to break ground in September, 2022.

The City continues to work with the Contra Costa Public Housing Authority (PHA) and local affordable housing developers to maximize the inventory of affordable housing units to which formerly homeless clients can eventually transition.

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

The City received State Permanent Local Housing Allocation (PLHA) grant funds and have allocated those funds to a Rapid Rehousing Program for Homeless Individuals and Families. The program was developed over during Spring, 2022, and launched on September 1, 2022, and will be reported on in the 2022/23 CAPER.

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

Chronically Homeless: Chronically homeless consumers are generally the most difficult to move from the streets and back into housing. The county tracks chronicity in a By-Name List. As of 2019 approximately one third of the County's 7,897 consumers were chronically homeless individuals and 52% of the chronically homeless individuals' VI-SPDAT scores indicated a need for permanent supportive housing. The County continues to invest in permanent supportive housing, housing intensive interim housing strategies, and other resources to reduce the length of time persons remain homeless and ensure healthy, stable housing is available for those who need it. . The County has planned the development of a HUD CoC-funded County project for High Utilizers of Multiple Systems (HUMS) containing microunits with onsite intensive case management. Since those funds were awarded, the County has used that funding to permanently house chronically homeless high needs individuals, which allows the target population to benefit from stable permanent housing even before the project building is completed.

Families with Children: Families experiencing a housing crisis who cannot be diverted are connected to crisis services and assessed for permanent housing using the Family VI-SPDAT. Using a Housing First approach, the CE Manager makes referrals to services and housing based on the prioritization to ensure the most vulnerable are first matched to resources that meet their needs. As of FY21/22 there are three large Rapid Rehousing projects dedicated to families with children.

Veterans: As part of their involvement in the Built For Zero campaign, the Contra Costa CoC focused on improving connections between the Veteran and homeless systems of care by facilitating data sharing between programs to better assess the number of veterans being housed each month in the community. All CoC program-funded providers, including outreach teams, assess veteran eligibility using a standardized HMIS intake form and qualifying clients are referred to veteran services using the coordinated entry system and HMIS database.

Transition Aged Youth: When foster youth age out of the foster care system, the County links them to the Independent Living Skills Program (ILSP). ILSP includes workshops that prepare youth for emancipation (money management, education, computer skills, home management, and social skills), employment assistance, non-McKinney-Vento housing and retention services, and an individualized transition plan out of foster care.

Reentry Population: Over the past two years, the CoC has developed and scaled multiple projects with criminal justice system agencies to connect people reentering the community after incarceration, with prevention and rapid resolution services, specialized housing navigation services and housing.

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

Actions taken to address the needs of public housing

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

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

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

Actions taken to provide assistance to troubled PHAs

Concord residents are assisted through the Housing Authority of Contra Costa County (HACCC) with Section 8 certificates and vouchers. This program is well run and has provided excellent service and support to low-income City residents.

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

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

The Housing Element Update adopted by the Concord City Council on January 6, 2015, included Program H-1.2.3, which promoted development of housing in the Downtown that is affordable to households at a range of income levels (extremely-low, very-low, low, moderate, and above moderate incomes). In 2019, the City allocated a total of \$7.8 million to Resources for Community Development for the construction of a 62 unit (61 of which would be income-restricted) affordable housing development located in Concord's Downtown area.

Policy H-1.3 promoted the development of single-family homes that are affordable to very low, low & moderate-income households in all new single-family developments as well as in existing single-family neighborhoods. In 2021 the City added to its below market-rate inventory, five new single family homes affordable to moderate income households. The City provided first-time homebuyer funds to three new households earning between 60 to 100% AMI.

Program H-1.4.2 encouraged allowing secondary units in the single-family districts in accordance with State law. In December 2020, the City utilized the awarded \$310,000 in California State Planning Grant Program grants to encourage the construction of accessory dwelling units (ADU) by contracting with a design firm to draft pre-approved ADU architectural plans which the City will make available free of charge to the public and will allow a streamlined approval process through the City's Planning Division.

Program H-1.4.3 reviewed the development code as it relates to secondary units and considered amendments to make the development of secondary units more feasible. In fiscal year 2020/2021, the City amended its ADU and Junior ADU ordinance to conform to less restrictive State law.

Program H-1.4.4 encouraged the City to evaluate its fees for second units to determine if the fees could be "scaled" so that small units or units created through conversion of habitable space are charged at a lower commensurate rate than larger units. This included a reduction in impact fees for small secondary living units of approximately \$5,000. Square footage requirements were expanded to allow for smaller as well as larger units ranging from 150 sq.ft. to a maximum of 1200 sq. ft.

Program H-2.1.1 encouraged the utilization of public funds to provide assistance in the rehabilitation and conservation of deteriorated single-family homes, multifamily developments, and mobile homes. The City provided 20 rehabilitation grants for low-income homeowners.

Program H-2.4.1 established a mechanism to determine whether there is a risk of displacement of existing Concord residents and establish programs to mitigate this risk. In 2020, the City Council approved the Residential Tenant Protection Program which requires minimum lease terms and a greater relocation assistance payment than what is offered by the State. In December 2020, the Council established a Rent Registry to allow collection of various rent and eviction data and help inform future policy decisions. In June, 2022, Concord established a Residential Tenant Anti-Harassment Ordinance to address issues of landlord harassment of tenants.

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

The primary concentration of minority and low-income population in Concord is in the Monument Corridor, a triangular area between Highway 242 and Monument Blvd., up to Concord Avenue. This area lies within census tracts 3361, 3362, and 3280.

This area has been identified by the Concord City Council and targeted by the United Way of the Bay Area, the Hospital Council (John Muir/Mt. Diablo Community Health Fund), Contra Costa County Health and Human Services and other organizations as an area of substantial need for community resources. The City continues to provide for these at-risk residents by allocating funding to local community groups that provide food, health services and family support programs.

Concord continues to support programs that benefit the underserved populations and those residents most at-risk, providing funding for programs across the city through the CDBG program, the Concord/Pleasant Hill Health Care District and through Child Care Developer Fee

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

In November, 2007, the City of Concord was awarded a Lead Hazard Control grant by HUD totaling \$1,389,228 over a three year period. Using a comprehensive strategy, the City clearly identified all single family and multi-family housing stock built before 1979 that had the possibility of being contaminated by lead-based paint. The City conducted extensive outreach and provided education about the hazards of lead poisoning and lead-based paint. Owners of multi-family properties built before 1979 were also contacted directly and given information about health hazards associated with lead-based paint and the methods and resources for lead based paint stabilization and abatement. It is estimated that, through this program, the City was able to address a large percentage of the lead hazards in homes in Concord.

Since the end of the grant period Concord has continued to address lead based paint hazards citywide through the Homeowner Rehabilitation Loan and Grant Program. Each loan and grant application received is assessed for lead based paint. If remediation is triggered then a parallel process for lead based paint is followed for the application, which includes a separate property evaluation, inspection, report, work write-up, bid process, contractor evaluation and selection, separate execution and clearance of the work, and separate documentation and record keeping to satisfy federal regulations.

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

Reducing the number of persons living below the poverty level within the City of Concord requires a comprehensive approach to poverty that includes: access to housing of choice unimpeded by discrimination; availability of affordable housing; job opportunities that require limited educational background and/or work experience as well as jobs that offer opportunities for growth and advancement and a living wage; opportunities for people with disabilities to move freely, live independently, and become or remain financially independent to the best of their abilities; access to health care for individuals, families, and children; safety nets for those balancing precariously on the economic edge, including seniors, single-parent families, minimum-wage earners, and others; and provision of life's basic requirements, such as food, shelter, and clothing, for those without these necessities. In FY 2021/22, the City also provided funds for Economic Development activities that enable low-income small business owners to start or grow their businesses, leading

to greater self-sufficiency.

The City Council, Community Services Commission, and City staff embrace a holistic approach to addressing these issues as they meet to plan each year's funding allocations. Guided by community input shared in Public Hearings and in community-wide surveys, needs are heard, priorities are determined, and funds are allocated.

However, general economic conditions, the foreclosure crisis, and increased costs of rent, health care and food are resulting in greater numbers of people in need of even the most basic services, such as food pantry and hot lunches. The number of low-income families financially impacted by the COVID crisis has put a further strain on the ability of the City and community service providers to meet the needs of residents.

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

The City of Concord works within an institutional structure, which includes private industry, nonprofit organizations, and public institutions, to carry out its housing and community development plan.

The Contra Costa County HOME Consortium is comprised of the County Conservation and Development Department's staff and the cities of Antioch, Concord, Pittsburg, and Walnut Creek. The City of Concord is an active member of the Consortium, and works with it to streamline CDBG processes for non-profit recipients. The Consortium meets quarterly to share information and work on ways to overcome gaps between our respective institutional structures and enhance coordination of funding and service delivery throughout the County. Working together to support mutual projects has developed the Consortium members into a close, supportive team who have a much better understanding of each other's challenges and needs.

Consortium members utilize a single grant application used by all jurisdictions; a single monitoring form with joint monitoring of agencies and shared results with other members; a joint grant process and joint meetings for all applicants and recipients of funding; quarterly or greater Consortium meetings; and increased technical assistance to nonprofits through individual meetings and workshops. Consortium members have continually streamlined processes to benefit agencies and to reduce our administrative costs, effectively channeling additional funds to our communities.

The City has embraced a style of governance known as Community Oriented Government (COG). COG is based on a philosophy that recognizes the interdependence and shared responsibility of the City government and the community in making Concord a city of the highest quality, continually enhancing the safety, environment, quality of life, and economic vitality of our city. It is a method of governance that encourages partnerships to identify community issues, determine resources, and apply innovative strategies designed to create and sustain healthy, vital neighborhoods. The five building blocks that are key to Community Oriented Government are partnerships, empowerment, problem solving, accountability, and customer orientation. The COG approach is founded on collaboration, both internally and externally, and responsiveness to internal and external consumer needs. This approach helps to reduce gaps inherent in institutional structures such as city government by increasing communication, developing partnerships, and enhancing coordination.

Participation in the Contra Costa Council on Homelessness enhances coordination of efforts to

improve neighborhoods and overcomes gaps between governmental institutional structure and entire community. The City's Housing Manager was a member of the Executive Board of the Council for many years and continues to serve on subcommittees as needed.

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

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

The City allocates CDBG funds to ECHO Housing to provide Fair Housing services to local residents to help them acquire and maintain their housing. ECHO also receives City funds to provide Tenant/Landlord Counseling and Tenant Legal Service to help low-income tenants maintain their housing.

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

City staff, along with staff from the other Contra Costa CDBG entitlement jurisdictions (Antioch, Pittsburg, Walnut Creek and the Urban County), worked together to prepare the Contra Costa Consortium Analysis of Impediments to Fair Housing Choice (AI). An update of the AI was completed and approved by each Contra Costa CDBG entitlement jurisdiction in 2017.

Recommendation #1: Increase Public Awareness of Fair Housing Rights – Concord continues to provide CDBG support to agencies to provide Fair Housing consulting services. Fair housing service providers and their partner agencies continue to expand outreach to the community regarding fair housing rights. housing trainings and outreach at various non-profit agencies throughout the County.

Recommendation #2: Improve Financial Assistance for Housing – Concord and the Consortium continue to collaborate to expand affordable housing in communities where such opportunities are limited. The City and the Consortium allocate resources to encourage and facilitate the development of affordable housing throughout the entire Consortium, resulting in the development of new affordable housing.

Concord acontracts with Bay Area Affordable Homeownership Alliance (BAAHA) to assist qualified low-and moderate-income individuals with the purchase of their first home. FTHB loan funds are to assist with down payment and/or closing costs.

Recommendation #3: Review Home Purchase Loan Denial Figures with Local Lenders – The Consortium has incorporated in the CDBG contracts with their respective Fair Housing consulting agencies a review and monitoring of HMDA data in regard to loan denial rates among racial/ethnic minorities.

Recommendation #4: Increase Access to Special Needs Housing – The City has instructed its Fair Housing services provider to incorporate education and information to tenant, owners, and agents

of rental properties about the necessity to provide equal access to housing to special needs populations.

Recommendation #5: Review Municipalities Planning Code and Offer Incentives - This recommendation is a long-term goal and the City has begun developing steps to implement this recommendation through the Density Bonus Ordinance, the Inclusionary Housing Ordinance and the Accessory dwelling Ordinance.

City staff, along with staff from the other Contra Costa CDBG entitlement jurisdictions (Antioch, Pittsburg, Walnut Creek and the Urban County), and the Public Housing Authorities of Contra Costa County, Pittsburg, and Richmond worked together to prepare the Contra Costa Consortium Analysis of Impediments/Assessment to Fair Housing Choice (AI/AFH). The AI/AFH was completed for the period from July 1, 2020 to June 30, 2025 to coincide with the Consortium's Consolidated Plan.

CR-40 - Monitoring 91.220 and 91.230

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

Concord CDBG staff closely monitors and reviews agency activities during the program year. This process begins with a detailed contract which outlines performance objectives and reporting requirements. Quarterly reports are thoroughly reviewed to ensure that agencies are on track to achieve their performance outcomes, and that they are serving eligible clients that represent Concord's diversity. Quarterly Sources and Uses reports are compared to budgets to verify the need for CDBG funding and ensure that fundraising goals are on track. Quarterly Requests for Reimbursement are carefully reviewed to ensure compliance with applicable OMB circulars and HUD regulations. CDBG staff is in close communication with agency leadership and program staff throughout the year. Finally, staff ensures ongoing compliance by monitoring various CDBG Subrecipients annually and sharing monitoring results of mutually-funded programs with Consortium members.

The City of Concord is knowledgeable of and complies with CDBG program and comprehensive planning requirements. Community Services Division activities are based on a HUD-approved Consolidated Plan spanning the years from 2020/25, including priorities for funding and meeting goals and objectives established in that document. Concord participated with the Consortium to produce a joint Analysis of Impediments which was adopted as part of the 2010/15 Consolidated Plan and an update to the AI that was accepted by Council in July, 2017. It guides actions taken to ensure fair housing and equal access to all Concord residents. The 10-Year Plan to End Homelessness in Contra Costa County was consulted before the fund allocation process began to determine the highest funding priorities for homeless and other populations with special needs.

Fostering, producing, and maintaining housing that is affordable to a wide spectrum of Concord residents has been a commitment by the City of Concord for decades. Barriers to affordable housing have been addressed by a variety of planning and funding considerations, and will continue to be a focus of the City.

Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPER) are thorough, timely, and have been accepted by HUD. NEPA Environmental Reviews procedures are followed for every funded activity. Monitoring of sub-recipients is conducted on a regular schedule using standards and procedures that are shared by other members of the Consortium. Finally, Concord is prompt in drawing down federal funds and expediting capital and other projects, with a fund balance to meet the 150% maximum.

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

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

The Community Services Commission, the citizen’s advisory body that makes CDBG funding recommendations to the City Council, meets monthly in properly noticed public meetings. The public is invited to attend and may address the Commission during public comment.

As required by the City's Citizen Participation Plan, the FY 2021/22 CAPER legal notice was published and the document was available on the City's website for a 15-day public review beginning September 6, 2022. The CAPER was approved by Council on September 27, 2022.

No public comments were received.

CR-45 - CDBG 91.520(c)

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

No changes were made to Concord’s program objectives during 2021/22. The Action Plan was developed with the input of the community and targeted those most in need. The local agencies that received funding have made excellent progress in meeting the needs of the City’s residents and helping to create an environment that is safe, healthy, and promotes self-sufficiency.

With the addition of CDBG-CV funds, the City was able to serve low-income individuals and families who were financially impacted by the COVID-19 pandemic. In spite of the challenges of working remotely and maintaining social distancing, local community service agencies stepped forward to see that the increased need for food, referral services and emergency rental assistance was met.

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

No

City of Concord FY 2021/22 CAPER

Exhibit A-1

Race/Ethnicity/Income Information

Agency Name/Address	Project Name	Race/Ethnicity										Income Category				
		White	Black/ Af. Am.	Asian	Am Ind/ AL/Nat	Nat Hwn/ Pac Isl	Am Ind/ White	Asian/ White	Black/ White	Am Ind/ Black	Other/ Multi- race	Total	Hispanic	Ext. Low	Very Low	Low
Bay Area Crisis Nursery 1506 Mendocino Drive, Concord 94521	Bay Area Crisis Nursery	31	10	2	2	3	0	0	4	0	0	52	23	41	8	3
COCOKIDS, Inc. 1035 Detroit Ave, Suite200, Concord 94518	Road to Success	15	3	2	0	1	0	0	0	0	1	22	7	14	3	5
Conta Costa Homeless Services 1350 Arnold Dr. Ste 202, Martinez 94553	Coordinated Outreach, Referral and Engagement (CORE)	565	186	17	67	19	27	4	17	8	35	945	174	945	0	0
Contra Costa Crisis Center P.O. Box 3364, Walnut Creek 94598	Contra Costa 211	1839	306	101	13	27	0	0	52	0	2089	4427	239	4427	0	0
Contra Costa Family Justice Alliance 2151 Salvio Street, Suite 201, Concord 94520	Family Justice Navigation Program	64	14	17	1	1	0	0	0	0	321	418	190	0	418	0
Contra Costa Senior Legal Services 2702 Clayton Rd. Suite 202, Concord 94519	Legal Services For Seniors	86	9	11	2	0	0	0	0	0	5	113	17	0	113	0
Court Appointed Special Advocates (CASA) 2151 Salvio St, Ste 295, Concord 94520	Children at Risk	20	7	0	0	1	0	1	2	0	0	31	14	31	0	0
ECHO Housing 770 A Street, Hayward 94541	Fair Housing Services	28	7	0	0	0	0	0	0	0	0	35	4	2	10	23
ECHO Housing 770 A Street, Hayward 94541	Tenant/Landlord Counseling & Dispute Resolution Services	105	22	12	0	0	0	0	0	0	13	152	48	88	39	25
Food Bank of Contra Costa/Solano P.O. Box 6324, Concord 94524	Collaborative Food Distribution	915	182	498	38	37	13	16	26	9	1422	3156	942	3156	0	0
Meals on Wheels/Senior Outreach Services 1300 Civic Drive, Walnut Creek 94596	Senior Nutrition/ CC Cafes	193	11	52	0	0	5	0	0	0	49	310	43	0	310	0
Meals on Wheels/Senior Outreach Services 1300 Civic Drive, Walnut Creek 94596	Meals on Wheels	377	31	70	2	3	0	0	0	0	16	499	63	0	499	0
Mt. Diablo Unified School District 1266 San Carlos Ave, A-6, Concord 94518	CARES After School Program (Area Benefit)	254	247	0	0	0	0	0	0	0	945	1446	774	38	1343	65
Monument Crisis Center 1990 Market St., Concord 94520	Critical Safety Net Resources	738	77	896	15	57	14	38	31	8	3821	5695	2542	5278	383	34
Empowered Aging (formerly Ombudsman Services of Contra Costa) 2255 Contra Costa Blvd, Suite 204, Pleasant Hill, 94523	Ombudsman Servcies	124	48	16	3	0	0	0	0	0	8	199	0	0	199	0
STAND! for Families Free of Violence 1410 Danzig Plaza Concord 94520	Rollie Mullen Center Emergency Shelter	2	1	0	0	0	0	0	0	0	11	14	6	0	14	0
Winter Nights Family Emergency Shelter, Inc. 404 Gregory Lane, Room 7, Pleasant Hill 94523	Winter Nights Emergency Family Shelter	6	1	0	0	1	0	0	0	0	1	9	1	9	0	0
Monument Impact 1760 Clayton Rd., Concord 94520	Technology for Success/Emerging Business Support	12	0	0	0	0	0	0	0	0	0	12	12	10	2	0
Opportunity Junction 3102 Delta Fair Blvd. Antioch, 94509	Healthcare Career Pathway	8	1	2	0	0	0	1	2	0	1	15	6	10	3	1
Cityof Concord Community & Ec. Dev. 1950 Parkside Dr., Concord 94519	Housing Rehabilitation Loan & Grant Program	10	2	0	0	0	0	0	0	0	0	12	0	10	1	1
Cityof Concord Community & Ec. Dev. 1950 Parkside Dr., Concord 94519	ADA Curb Cuts	5792	1008	384	72	16	0	0	0	0	728	8000	2392	0	8000	0
Totals:		11184	2173	2080	215	166	59	60	134	25	9466	25562	7497	14059	11345	157

FY 2021/22 CAPER Leveraging Chart

Exhibit A-2

Agency	Program	FY 2021/22 Funding CDBG/CCDF	Leverage	Leveraging Amount Per CDBG/CCDF Dollar
Public Services				
Bay Area Crisis Nursery (CCDF)	Emergency Care for Children to Age 5	CCDF/ \$80,000	\$ 2,808,521	\$ 35.11
CC Behavioral Health Services Homeless Program	CORE Outreach Team	\$12,500	\$ 446,672	\$ 35.73
Contra Costa Crisis Center	Crisis / 211 Contra Costa	\$12,500	\$ 2,233,489	\$ 178.68
Contra Costa Family Justice Center	Family Justice Navigation	\$12,000	\$ 2,730,964	\$ 227.58
Contra Costa Senior Legal Services	Legal Services for Seniors	\$11,000	\$ 557,049	\$ 50.64
Court Appointed Special Advocates (CASA)	Children At Risk	\$12,000	\$ 1,149,209	\$ 95.77
ECHO Housing	Fair Housing Services	\$10,000	Fair Housing. No leverage required.	
ECHO Housing	Tenant/Landlord Services	\$10,000	\$ 65,000.00	\$ 6.50
Food Bank of Contra Costa and Solano	Collaborative Food Distribution	\$12,500	\$ 4,215,574	\$ 337.25
Winter Nights Shelter	Winter Nights Shelter	\$12,500	\$ 596,854	\$ 47.75
Meals On Wheels and Senior Outreach Services	Senior Nutrition - CC Cafes	\$10,000	\$ 285,830	\$ 28.58
Meals On Wheels and Senior Outreach Services	Meals on Wheels (MOW)	\$10,000	\$ 1,653,358	\$ 165.34
Monument Crisis Center	Critical Safety Net Resources for Families and Individuals	\$12,500	\$ 3,070,033	\$ 245.60
Mt. Diablo Unified School District	Mt. Diablo CARES After School Program	CCDF/ \$50,000	\$ 4,892,936	\$ 97.86
Empowered Aging (formerly Ombudsman Services of Contra Costa)	Ombudsman Services	\$10,000	\$ 1,809,608	\$ 180.96
STAND! For Families Free of Violence	Rollie Mullen Center - Emergency Shelter	\$12,500	\$ 569,645	\$ 45.57
Economic Development				
CoCo Kids, Inc. (formerly Contra Costa Child Care Council)	Road to Success	CCDF/ \$50,000	\$ 118,350	\$ 11.84
Monument Impact	Business Support Program	\$20,000	\$ 20,000	\$ 1.00
Opportunity Junction	Healthcare Career Pathway	\$20,000	\$ 603,717	\$ 30.19
Infrastructure/Public Facilities				
City of Concord	ADA Curb Cuts	\$300,000	\$ 70,000	\$ 0.23
Housing				
City of Concord Community & Economic Development	Housing Rehabilitation and Grant Program	\$325,000	Housing Rehab. No leverage required.	
Total Dollars Leveraged				\$ 27,758,459.00
Average Leverage Per CDBG Dollar				\$ 40.89