

City of Concord

FY 2013-14 DRAFT

Consolidated Annual Performance and Evaluation Report (CAPER)

**For Community Development Block Grant (CDBG) Funding
from the U.S. Department of Housing and Urban Development**



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City of Concord, California

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I. EXECUTIVE SUMMARY

1. Overview

The Consolidated Annual Plan and Evaluation Report (CAPER) is a “report card” that documents how well the City has met its goals for helping low- and moderate-income residents of Concord with the federal funding distributed under the Community Development Block Grant (CDBG) program. The CDBG program is administered by the federal Department of Housing and Urban Development (HUD). The overall goal of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons.

Title I of the National Affordable Housing Act requires local governments, applying for assistance under certain HUD programs, to comply with the following steps:

- Prepare and adopt a Consolidated Plan, a five-year planning document that identifies a jurisdiction’s overall needs for affordable and supportive housing, community planning and economic development, and outlines a strategy for addressing those needs. The Consolidated Plan is a joint document prepared by the Contra Costa HOME Consortium.
- Submit an annual Action Plan that shows how the jurisdiction will allocate its resources to address needs identified and approved in the Consolidated Plan strategy.
- Publish annual CAPER to show progress in meeting Consolidated Plan and Action Plan goals.

Since June 1993, the City of Concord has been a member of the Contra Costa HOME Consortium, which is comprised of the cities of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County. The purpose of this consortium is to pool HOME Investment Partnership Act (HOME) funds to more effectively expand the supply of decent, safe, sanitary, and affordable housing for very low- and low-income families and households. The city of Richmond operates an independent HOME program.

In compliance with federal regulations, in May 2010 the County and the Consortium members adopted the FY 2010-2015 Contra Costa Consolidated Plan. Based on an assessment of community needs, the Consolidated Plan identifies affordable housing and community development goals, objectives, and strategies to be implemented by Consortium members over the five-year planning period. The City’s annual Action Plan identifies specific programs and projects to be implemented by the City in the current program year. These projects are consistent with and designed to achieve the goals and objectives identified in the Five-Year Plan.

2. Summary of Objectives and Accomplishments

As required by 24 CFR 91.52, the Concord CAPER for 2013-14 provides an analysis of the progress that the city has made in the Contra Costa HOME Consortium Five-Year (2010-15) Consolidated Plan. Please see **Attachment 1 – 2010-15 Consolidated Plan Summary and Annual Action Plan/CAPER Data**.

3. Summary of Resources and Distribution of Funds

a. Resources

For more than four years now, the City has been coping with the impacts of a global slowdown in the economy. As General Fund revenues declined to levels not seen since the late 1990's, the City has reduced General Fund expenditures substantially. The City's full time workforce has been decreased by 24% since FY 2007-08. City staff are now contributing significantly from their paychecks towards retirement and benefits.

The City is making significant efforts through the budget process to attain structural balance and to mitigate the effect of the dissolution of the Redevelopment Agency (RDA) which removed a major financial resource for ongoing City operations. Significant external and internal budget challenges remain. The City's current General Fund 10-year financial plan still reflects a structural deficit of approximately \$3.5 million. Additional General Fund relief, either in the form of revenue enhancements and expenditure reductions are necessary to realign the budget into a sustainable structural balance by the end of the 10-year financial plan.

In FY 2013-14, the City of Concord received a CDBG Entitlement grant of \$871,573 which is an increase of 3.5% from the previous year. Child Care Developer Funds were also available in the amount of \$30,000 (\$24,000 for child care services and \$6,000 for Grant Administration). During the year, the City received \$9065.61 in Revolving Loan program income.

See **Attachment 1 – 2010-15 Consolidated Plan Summary and Annual Action Plan/CAPER Data** for a detailed accounting of all resources received and distributed, including leveraged funds. The City requires a 15% match for all projects funded at \$10,000 and under, and a 20% match for all projects over \$10,000, although this is not a federal requirement. Matching funds for these projects typically include other federal, state, or private funds from foundations and donations.

b. Distribution of Funds – Lower Income Areas

Table 1 below shows the upper quartile of lower income census tracts and block groups in Concord according to the 2000 Census, presented in descending order of percentage of lower income residents. The majority of these block groups constitute the Monument Corridor, as highlighted.

Table 1				
Low/Mod Census Tracts in Concord				
Census Tract	Block Group	Total Residents	Total Low/Mod	Low/Mod %
3362.00	5	2460	2063	83.9
3280.00	2	875	717	81.9
3280.00	1	714	555	77.7
3361.02	2	3150	2440	77.5
3361.01	2	3524	2698	76.6
3361.02	3	2171	1586	73.1
3362.00	4	777	542	69.8
3362.00	2	950	662	69.7
3270.00	2	740	468	63.2
3362.00	6	2591	1609	62.1
3361.02	1	1879	1129	60.1
3361.01	1	1661	990	59.6
3372.00	1	784	465	59.3
3381.00	5	3528	2068	58.6
3372.00	3	890	516	58.0
3270.00	1	2120	1192	56.2
3270.00	3	1518	846	55.7
3310.00	1	778	428	55.0
3320.00	6	1026	559	54.5
3382.01	2	230	124	53.9
3552.00	1	295	156	52.9
3362.00	1	753	370	49.1
3310.00	3	827	396	47.9

The City of Concord does not specifically direct CDBG and other funds to serve only the lower income areas in Concord; rather, the funds are utilized to serve lower income persons throughout the City. Please see **Attachment 2** map to view Concord’s lower income areas per the 2000 census data, and **Attachment 3** map to view the racial distribution in Concord’s lower income areas.

II. FIVE-YEAR PLAN ASSESSMENT

Attachment 1 – 2010-15 Consolidated Plan Summary and Annual Action Plan/CAPER Data, details the progress the City has made in meeting its five-year goals for non-housing community development projects. The following public services categories have already met the five-year goal: general public services, senior services, and child care services.

The priorities and strategies established for non-housing community development activities in the Consolidated Plan are intended to improve the livability and viability of our communities. Activities considered for funding must meet priorities for economic development, infrastructure and public

facility improvements, the needs of the homeless and chronically homeless, the needs of seniors, youth, families, and special needs populations, and underserved communities. The practice of the City of Concord is to serve a minimum of 90 percent very low- and low-income persons in the Public Service category.

III. ASSESSMENT OF ANNUAL PROGRESS

1. Affirmatively Furthering Fair Housing/Civil Rights Requirements

a. Fair Housing and Analysis of Impediments

In May 2010, the Contra Costa HOME Consortium developed an Analysis of Impediments to Fair Housing Choice (AI) in conjunction for the FY 2010-15 Consolidated Plan.

In 2013-14, the City of Concord took the following actions to remove impediments to fair housing choice as outlined in the AI for 2010-15:

Affordable Housing

1. Impediment: Lack of sufficient affordable housing supply

1.1 Action: Provide assistance to preserve existing affordable housing and to create new affordable housing. Assistance will be provided through the Consolidated Plan programs of the consortium member jurisdictions. These include CDBG, HOME, and HOPWA.

- a. Preserve affordable housing** – The City reserved \$300,000 in Redevelopment Agency (RDA) Housing set-aside funds to assist in rehabilitating a 48-unit multifamily complex in the Monument Corridor, contingent on the developer acquiring State funding. However, due to the State Budget elimination of RDAs, these funds are unable to be used. The developer also was unsuccessful in securing State funding for the project.
- b. Preserve affordable housing** – Due to the Governor’s elimination of Redevelopment Agencies Statewide and the sharp reduction in the availability of funds for affordable housing since that time, the City’s funding for affordable housing has been sharply curtailed and limited only to the funds available through CDBG, those within the City’s inclusionary in-lieu fund and those obtained as a result of re-payments of existing rehabilitation and first time home buyer loans. The City has slowly re-activated its First Time Homebuyer Program on a limited basis, providing 2-3 home loans per year. The City’s Housing Rehabilitation program is once again available but with substantially reduced funding, limited solely to CDBG funds. The City’s Housing Rehabilitation Loan and Grant Program received eight applications and completed work for four grants with FY13-14 funding to rehabilitate housing for low income households utilizing CDBG funds. Construction on the remaining applications is anticipated to be completed in FY 14-15. The City was successful in foreclosing on the home of a rehabilitation client who had passed away with no heirs, and obtained approximately \$210,000 which will be recirculated back into the City’s Housing fund for future loans.
- c. Preserve affordable housing** – The City invested \$55,408 in CDBG funds to conduct Multi-family housing inspections for affordable housing units to preserve and protect single family housing stock and neighborhoods.
- d. Create new affordable housing** – The City continues to coordinate with the Urban

County on potential housing projects that may be funded with HOME and HOPWA funds. The City coordinated with Satellite Affordable Housing Associates (SAHA) in streamlining a renovation of a foreclosed property by expediting administrative design review for occupancy to occur in October 2013. The City also assisted in marketing the affordable (5 designed for homeless with mental health issues) property and application submittal for new tenants on the City's website.

- e. **Create new affordable housing** – The City continues to implement the Inclusionary Housing Ordinance (adopted June 2004), that requires all new residential developments to provide a component of lower or moderate income housing. It includes a 45-year term of affordability for ownership projects, 55 years for rental projects; 10% moderate- or 6% low income for ownership, and 10% low or 6% very low income for rental (required only if the City provides financial assistance). Developers may provide inclusionary units on-site or pay an in-lieu fee to a Housing Trust Fund established by the City. Minimal development activity was experienced in Concord during FY 2013-14, and thus no additional homes were generated, however, \$1,560,115 in additional in-lieu fees were collected during the fiscal year.
- f. The City continues to require housing development sponsors to provide housing on an equal opportunity basis without regard to race, religion, disability, sex, sexual orientation, marital status, or national origin.

1.2 Action: Offer regulatory relief and incentives for the development of affordable housing. Such relief includes that offered under state “density bonus” provisions.

- a. The City has an existing Density Bonus Ordinance. No project applications were processed during the fiscal year that requested a density bonus. The City's Planning Division prepared a comprehensive update of the City's Development Code, adopted in August 2012, which includes the Affordable Housing provisions of the Code. Affordable Housing provisions include inclusionary housing, density bonus, and a new affordable housing incentive program with regulatory incentives. Additionally, provisions are available within the City's transit overlay for density increases for those properties within one-half mile of BART.

1.3 Action: Assure the availability of adequate sites for the development of affordable housing.

- a. Housing Element policy H-1.1.1 promotes ensuring an adequate supply of housing sites to achieve the City's Regional Housing Needs Allocation numbers.
- b. The City initiated the process of updating its Housing Element Update (2014-2022) on January 2014. As part of that effort an updated inventory was conducted to determine if there are adequate sites available for the construction of the City's Regional Housing Needs Allocation (RHNA). The inventory update concluded that the City does have enough adequately zoned sites to achieve the capacity necessary to meet the City's RHNA over the next 8 years. The City also promotes programs and ordinances and incentives for the development of affordable housing.

2. Impediment: Concentration of affordable housing

2.1 Action: Housing Authorities within the County (Contra Costa County, Richmond and Pittsburg) will be encouraged to promote wide acceptance of Housing Choice Vouchers, and will monitor the use of Housing Choice Vouchers to avoid geographic concentration.

- a. Concord has no public housing authority, therefore, 2.1 does not apply. While Concord has no jurisdiction over the above Housing Authorities, the Housing division receives calls from persons seeking assistance, and provides information and referral services to the Housing Authorities.

2.2 Action: Consortium member jurisdictions will collaborate to expand affordable housing opportunities in communities in which they are currently limited.

- a. The Consortium consulted through telephone conferences during FY 2013-14 to discuss affordable housing opportunities and review HOPWA applications.

2.3 Action: A higher priority for the allocation of financial and administrative resources may be given to projects and programs which expand affordable housing opportunities in communities in which they are currently limited.

- a. The City's Housing Element, adopted November 2010, includes Program H-1.9.3 which streamlines the processing of building permits for residential developments that include units below-market rate (BMR). Building permits for the Wisteria project (including BMRs) were streamlined. Residential Growth during FY 2013/14. The City spent a large amount of effort during the fiscal year on advanced planning projects including the Complete Streets initiative, the City's Climate Action Plan and the City's Downtown Concord Specific Plan all geared toward the support of transit-oriented development. The Downtown Specific Plan is geared toward supporting densification of the downtown including mixed income housing and supporting affordable housing. The City's Housing Element Update and Development Code Update through the Affordable Housing Incentive Program are geared toward attracting affordable housing to the City by providing incentives for affordable developers.
- b. The City's Development Code (adopted July 24, 2012) includes an Affordable Housing Incentive Program geared toward encouraging the development of housing affordable to a broad range of households with varying income levels within the City. The new Program is intended to ensure that a minimum percentage of units affordable to very low, low, and/or moderate income individuals is included within new residential developments and that appropriate incentives are established to encourage affordable units beyond the minimum.

2.4 Action: Member jurisdictions will report on the location of new affordable housing in relation to the location of existing affordable housing and areas of low-income, poverty and minority concentration.

- a. Staff has met with a variety of affordable developers throughout the year, however, no new affordable housing is currently in the pipeline for development. The sites inventory conducted as part of the Housing Element Update 2014-2022 has determined that the City has adequate capacity through appropriately zoned sites to provide the amount of affordable housing necessary to meet the City's Regional Housing Needs Allocation over the next 8 years.
- b. The City received grant funding through ABAG/MTC toward the development of a Downtown Specific Plan with the goal of increasing housing density, particularly for affordable housing, intensifying transit opportunities and optimizing connections. The 18-month project was concluded on June 24, 2014, when the City Council adopted the Downtown Specific Plan which encourages the development of approximately 4,200 units during the next 25 years. The Downtown Steering Committee for the Specific Plan selected a Preferred Alternative for the Specific Plan which has a heavy housing focus. The Alternative was further developed and a wide range of implementation strategies were developed to attract downtown growth in the short-, mid- and long-term.
- c. The City has a great deal of affordable housing currently, much of it concentrated in the lower income Monument Corridor, with others focused downtown and along Clayton Road. Two projects were rehabilitated during 2013-14 including the Robin Lane Apartments (16 units in Monument Corridor) and the Grant Street Apartments (at 3142

Grant St in North Concord) both of which provide housing to very low and low income households, respectively. The City's Inclusionary Housing Ordinance (see 1.1e), supports the construction of housing near BART and transit hubs, and through the Concord Naval Weapons Station base closure process.

- d. The Concord Reuse Plan Area Plan adopted by the City Council in January 2012, included a commitment toward affordable housing with a stated requirement of 25% of the overall units (12,200), targeted as affordable. The City is currently in the process of retaining a master developer for the site. In January 2015, staff will recommend two finalists to the City Council. After a series of negotiations, one firm will be selected by the Council sometime in 2015. The successful company will be responsible for conducting more detailed planning/design and engineering studies, providing all of the infrastructure for the site, including roads, sewer, water, power, as well the financing and successful phasing of the project over many years. After the site is improved, the master developer will likely partner with other companies to build the residential, retail, commercial and community facilities called for in the plan. While the city is selecting a master developer, the Navy, which still owns the property, is completing approval processes so it can begin to transfer the land to civilian entities in late 2015 or early 2016.

Mortgage Lending

3. IMPEDIMENT: Differential origination rates based on race, ethnicity and location

3.1. Action: Member jurisdictions will periodically monitor Home Mortgage Disclosure Act (HMDA) data and report significant trends in mortgage lending by race, ethnicity and location.

- a. Staff will continue to monitor the website for more information. The City's lending programs for the First Time Homebuyer Program were re-initiated during the fiscal year, yet funding is limited to providing for down payment assistance for 2-3 homes per fiscal year, due to the limited funds of the City. The City's Housing and Rehabilitation Loan and Grant Program is funded through CDBG funds and does not utilize additional lending institutions for the program.

3.2. Action: When selecting lending institutions for contracts and participation in local programs, member jurisdictions may prefer those with a Community Reinvestment Act (CRA) rating of "Outstanding." Member jurisdictions may exclude those with a rating of "Needs to Improve," or "Substantial Noncompliance" according to the most recent examination period published by the Federal Financial Institutions Examination Council (FFIEC). In addition, member jurisdictions may review an individual institution's most recent HMDA reporting as most recently published by the FFIEC.

- a. The City's First Time Homebuyer Program was re-initiated in 2013/14, but with limited funding that currently only provides for down payment assistance for 2-3 loans per year. Typically, homebuyers are open to selecting their own lender from a list of approximately 18-20 loan officers to provide mortgage lending when participating in the City's First Time Homebuyer Program. The City continues to require confirmation of attendance at a HUD-certified First Time Homebuyer class as part of the application process.

4. IMPEDIMENT: Lack of knowledge about the requirements of mortgage lenders and the mortgage lending/home purchase process, particularly among lower income and minority households

4.1. Action: Member jurisdictions will support pre-purchase counseling and home buyer education programs.

- a. During FY 2013/14, the City referred potential first time homebuyers interested in the City's program to the Unity Council's First Time Homebuyer education program and required a HUD-certified certificate as evidence of their attendance at such a program, as part of their application submittal documents for the City's program to provide potential buyers with homebuyer education to those interested in buying their first home.

4.2. Action: Member jurisdictions will support home purchase programs targeted to lower income (low and very low), immigrant, and minority households. Minority households include Hispanic households.

- a. During FY 2013/15, the City reinstated a small level of funding toward its First Time Homebuyer (FTHB) Program to provide for down payment assistance for 2-3 loans per fiscal year for First Time Homebuyers, with Hello Housing administering the program for the City. The City's program provides assistance of \$20,000 to \$40,000 for eligible households based on income and household size, with income levels between 60%-100% of Area Median Income Program brochures and applications are available in Spanish.
- b. During FY 2013/14, the City also contracted with Eden Council for Hope & Opportunity (ECHO) Housing to provide assistance to low-income households to conduct fair housing counseling. The City contracted with Bay Area Legal Aid (BALA) for tenant landlord counseling.

4.3. Action: Member jurisdictions will encourage mortgage lenders to responsibly market loan products to lower income (low and very low), immigrant, and minority households. Minority households include Hispanic households.

- a. The City's First Time Homebuyer Program continued to be available in 2013/14, but with substantially reduced funding providing down payment assistance for 2-3 homes per year.. The City's First Time Homebuyer Program requires that homebuyers receive a 30-year fixed mortgage product. Loan applications are reviewed to confirm the homebuyer is receiving a competitive rate and reasonable closing costs. Buyers' rates typically range from 4.00% to 5.25% and there is interest in CALHFA products. Housing Program staff coordinated with Hello Housing staff to implement a preferred lender program to achieve better loan products and streamline the process for the homebuyer. The City also coordinated the subordination of existing loans to assist existing homeowners in the FTHB Program or Rehabilitation Loan Program to achieve better interest rates through a refinance of their homes.

5. IMPEDIMENT: Lower mortgage approval rates in areas of minority concentration and low-income concentration

5.1. Action: Member jurisdictions will support home purchase programs targeted to households who wish to purchase homes in Census Tracts with loan origination rates under 50 percent according to the most recently published HMDA data.

- a. The City provides First Time Homebuyer information on line, with brochures available in English and Spanish. City staff has contacts with Spanish-speaking loan agents that are also listed on the City's Preferred lender list. Spanish speaking staff is available on-site at the Permit Center to respond to questions, as needed.

5.2. Action: Member jurisdictions will encourage mortgage lenders to responsibly market loan products to households who wish to purchase homes in Census Tracts with loan origination rates under 50 percent according to the most recently published HMDA data.

- a. City staff has contact with Spanish-speaking loan agents that are also listed on the City's Preferred lender list to market to both English and Spanish speaking low-income clients. The City also coordinated the subordination of existing loans to assist existing eligible homeowners in the FTHB Program or Rehabilitation Loan Program to achieve better interest rates through a refinance of their homes.

Fair Housing Education and Enforcement

6. IMPEDIMENT: Lack of knowledge of fair housing rights

6.1. Action: Support efforts to educate tenants, and owners and agents of rental properties regarding their fair housing rights and responsibilities.

- a. Concord allocated resources to encourage and facilitate the development of affordable housing, as detailed in this CAPER. To ensure fair access to housing for all in Concord, the City invested \$13,637 in resources for fair housing through Eden Council for Hope & Opportunity (ECHO). All services were provided to extremely low- and very low-income households.

7. IMPEDIMENT: Discrimination in rental housing

7.1. Action: Support efforts to enforce fair housing rights and to provide redress to persons who have been discriminated against.

- a. The City contracted with Eden Council for Hope & Opportunity (ECHO) during the year to provide assistance to enforce fair housing rights. The Program assisted 43 residents with fair housing issues during the year.

7.2. Action: Support efforts to increase the awareness of discrimination against persons based on sexual orientation.

- a. The City contracted with ECHO during the year to provide assistance to enforce fair housing rights, which included discrimination against residents who have experienced discrimination based on sexual orientation, race, religion, ethnicity or disabilities.

8. IMPEDIMENT: Failure to provide reasonable accommodation to persons with disabilities

8.1. Action: Support efforts to educate tenants, and owners and agents of rental properties regarding the right of persons with disabilities to reasonable accommodation.

- a. The City contracted with ECHO to promote fair housing assistance to provide reasonable accommodation to persons with disabilities.

8.2. Action: Support efforts to enforce the right of persons with disabilities to reasonable accommodation and to provide redress to persons with disabilities who have been refused reasonable accommodation.

- a. The City contracted with ECHO to promote fair housing assistance to provide reasonable accommodation to persons with disabilities.

9. IMPEDIMENT: Lack of information on the nature and basis of housing discrimination

9.1. Action: Monitor the incidence of housing discrimination complaints and report trends annually in the CAPER.

- a. The City monitored incidence of discrimination complaints through review of the quarterly reports from ECHO. No trends have been noted.

9.2. Action: Improve the consistency in reporting of housing discrimination complaints. All agencies who provide this information should do so in the same format with the same level of detail. Information should be available by the quarter year.

- a. All ECHO reports were submitted by quarter year, with breakdowns regarding type of assistance, household composition, household ethnicity and household income, with a brief summary of the quarter and an outreach report, with the types and number of clinics, mailings, or household distributions conducted. The Consortium worked collaboratively to develop uniformity in the information collected.

9.3. Action: Improve collection and reporting information on discrimination based on sexual orientation and failure to provide reasonable accommodation to persons with disabilities.

- a. During FY 2013-14, the City's Community Grants Program continued to coordinate with ECHO through quarterly reporting in monitoring trends and incidents of discrimination.

Government Barriers

10. IMPEDIMENT: Lack of formal policies and procedures regarding reasonable accommodation

10.1. Action: Jurisdictions which have not done so will adopt formal policies and procedures for persons with disabilities to request reasonable accommodations to local planning and development standards.

- a. The City has completed this action. The City's Municipal Code, Section 122-213 through -220, pursuant to the federal Fair Housing Amendments Act of 1988, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, provides people with disabilities, reasonable accommodation as necessary to ensure equal access to housing and a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the zoning rules, policies, practices and/or procedures of the City.

11. IMPEDIMENT: Transitional and supportive housing is not treated as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone, and is not explicitly permitted in the zoning code

11.1. Action: Jurisdictions which have not done so will amend their zoning codes to treat transitional and supportive housing types as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone, and to explicitly permit both transitional and supportive housing types in the zoning code.

- a. The City's new Development Code currently lists transitional and supportive housing (group homes) under the category of residential uses as a Permitted Use in both the

Industrial Business Park and Industrial Mixed Use zoning districts, similar to Live/Work units. The Development Code was adopted on July 24, 2012.

12. IMPEDIMENT: Permanent emergency shelter is not permitted by right in at least one appropriate zoning district

12.1. Action: Jurisdictions which have not done so will amend their zoning codes to permit transitional and supportive housing by right in at least one residential zoning district.

- a. The City's new Development Code lists Emergency or Homeless Shelters under the category of residential uses as a Permitted Use in the Office Business Park, Industrial Business Park and Industrial Mixed Use zoning districts, similar to Live/Work units. The Development Code was approved by the City Council on July 24, 2012.

2. Affordable Housing and Non-Housing Community Development Needs & Objectives

a. Affordable Housing

The Contra Costa Consortium 2010-2015 Consolidated Plan establishes the following objectives for affordable housing programs and projects:

Affordable Housing

- AH-1: Expand housing opportunities for extremely low-income, very low-income, low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
- AH-2: Increase homeownership opportunities.
- AH-3: Maintain and preserve the existing affordable housing stock.
- AH-4: Reduce the number and impact of home foreclosures.

Special Needs Housing

- AH-5: Increase the supply of appropriate and supportive housing for special needs populations.
- AH-6: Preserve existing special needs housing.
- AH-7: Adapt or modify existing housing to meet the needs of special needs populations.
- AH-8: Improve access to services for those in special needs housing.

The City has implemented a Successor Agency to implement the wind down of the City's Redevelopment Agency including funds, properties and staff. This has impacted all programs, particularly housing, as no new substantial funding was received for FY 2013/14, other than in-lieu fees of \$20,494 and repayments of existing loans of approximately \$131,800. The elimination of the City's RDA funds is critical because such funds represented significant leveraged resources to help achieve the goals and objectives of the FY 2010-15 Consolidated Plan, which are now unavailable.

AH-1 Expand Housing Opportunities

The City of Concord has a comprehensive affordable housing program that includes the following:

- Housing Rehabilitation Loan Program for lower income, senior and disabled households
- Grant Programs for Emergency Repairs, Weatherization and Home Security,

- Lead-Based Paint Abatement grants
- First Time Homebuyer Program (limited funding during FY 2013/14)
- Mobile Home Rent Control
- Mobile Home Repair Loan Program
- Fair Housing and Tenant/Landlord Counseling
- Inclusionary Housing Program
- Affordable Housing Incentive Program

The City has contracted with Hello Housing, a nonprofit agency, to deliver many of the Housing Program services listed above.

The City's Fair Housing and Tenant/Landlord Counseling services were provided by Eden Council for Hope & Opportunity (ECHO) and Bay Area Legal Aid respectively with a CDBG grant under Public Services.

AH-2 Increase Homeownership Opportunities

First Time Home Buyer Program (FTHB)

The City currently manages the First Time Homebuyer (FTHB) Program and Inclusionary Housing, with a third-party administrator, a non-profit Hello Housing, based in San Francisco, retained in early 2013. The City's FTHB program was implemented in December 2001. The program was closely re-examined in 2008-09 due to economic conditions and the housing crisis. As a result, the Program was significantly scaled back in light of the impending credit and foreclosure crisis and put on hold during Fiscal Year 2011/12, once it was apparent that Redevelopment funds would no longer be available. In calendar year 2011-12 Concord still had a high volume of foreclosures. During FY 2012/13, home prices continued to stabilize and began an upward curve, with prices increasing within the lower end of the market between 5 to 6% year over year (June 2012 to 2013) and the City's Program was reinstated with the use of in-lieu funds from the City's Inclusionary Program. Staff also worked with prior First Time Homebuyers already in the program to subordinate loans in order for homeowners to accomplish timely refinances to lower rates and reduced monthly payments. The City is continuing the First Time Homebuyer Program but as a result of the reduced funding available the City is currently offering down payment assistance for only 2-3 loans each fiscal year.

Inclusionary Housing Ordinance Units

The City's **Inclusionary Housing Ordinance**, adopted in October 2004, has resulted in the addition of a number of resale-restricted moderate-income housing units as a result of the development of earlier market rate residential projects during the 10-year period. Ownership housing developments provide affordable housing within projects (10% moderate or 6% low income) and/or must pay into the Affordable Housing Fund for development elsewhere. Many projects were in the development processing pipeline in 2004 but already deemed complete when the Inclusionary Housing Ordinance became effective within the City, and therefore were not subject to the ordinance. However, 25 units have been built as a result of the City's Inclusionary Ordinance, while other projects have paid into the City's in-lieu fund, which currently has approximately \$1.4 million dollars to date. An additional eight projects conditioned through entitlement approvals, are waiting out a more favorable economy and market to initiate building permits. It is likely the other projects will not be built until 2015 or later, once there is substantial recovery evident within the local real estate market. Developers for these projects have the option of paying the in-lieu fee instead of building inclusionary units, and it is anticipated many of these projects will pay the in-lieu fee. Many buyers

of inclusionary homes also go through the City’s FTHB Program in their purchase of inclusionary units, increasing the affordability to low and moderate-income households.

As of FY 13-14, the City’s in-lieu fees from developers had an accumulated balance of \$1,560,115 (with interest) as of 6/30/14, which can be used toward affordable housing projects.

AH-3 Preservation of Affordable Housing Stock

The City of Concord is committed to developing and maintaining housing within the City that is affordable to persons of all incomes.

Housing Rehabilitation Program - The City of Concord has a housing rehabilitation loan and grant program utilizing CDBG entitlement and Revolving Loan funds, Lead Grant funds, and previously RDA Housing Set-Aside funds. This program in particular was most heavily impacted by the elimination of Redevelopment funding. RDA funds were eliminated on February 1, 2012. In FY 2013-14, the City contracted with Hello Housing to administer the program. Developing a new program delayed the start of the program. In April 2014, the program launched. Eight applications were received and four households were assisted by these programs during FY 2013-14. A total of \$24,217 was disbursed in grants to rehabilitate Concord’s housing stock in grants. No loans were issues.

Table 2 summarizes all housing rehabilitation activity by program and income range of clients.

Table 2 2013-14 Housing Rehabilitation Units				
Program	Own/ Rent	0-30%¹	30-50%¹	50-80%¹
Single Family Home <i>Grants</i>	Own			
Single Family Home & Mobile Home Rehab <i>Loans</i>	Own	0	0	0
Mobile Home, Emergency & Accessibility and Weatherization & Home Security, <i>Grants</i> (CDBG)	Own	0	1	3
Lead-based Paint <i>Grant</i> Program (CDBG)	Own	0	0	0
	TOTAL	0	1	3

¹ The CDBG 80% income limit was defined for a family of four in FY 2013-14, as \$67,600.

Elderly - City staff made specific efforts to provide outreach to senior citizens within the City this year through brochures provided at the Senior Center. The City has provided four grants to seniors and/or disabled this year (100% of all housing rehabilitation loans and grants).

Multi-Family Housing Rehabilitation Program - This Housing program was primarily funded by RDA Housing Set-Aside funds in the past, although CDBG funds were occasionally utilized in projects. This year, no multifamily housing projects were conducted and no applications for new multi-family housing projects were received. The City has not established a funding source for the program.

Multi-Family Housing Inspection Program – The purpose of this program is to proactively improve the condition of rental housing stock and thereby protect the health, safety, and welfare of residents who occupy multi-family rental housing within the City. The landlord is charged a fee for the mandatory inspections city-wide.

Landlords are exempt from paying the inspection fee for designated affordable multi-family units. With the dissolution of RDA, funds were no longer available for affordable housing inspections, yet the obligation remained to inspect units where RDA funds were used. CDBG funds of \$15,578.23 were used to inspect 148 affordable, rent restricted units in FY 2013-14. Of those, 98 violations were issued and corrected.

Code Enforcement – This program provides code enforcement city-wide, particularly in lower income areas to help maintain affordable housing stock and assure safe, decent and sanitary housing. Code enforcement activities are part of a City strategy to arrest the decline in each area. In addition to addressing code violations, the code enforcement team proactively coordinates City services to neighborhoods through education and neighborhood clean-up events.

AH-4 Reduce the number and impact of home foreclosures

In 2010-11 the City contracted with Housing Rights, Inc. to provide home foreclosure counseling. Due to budget cuts, and the dissolution of Housing Rights, Inc., this service was discontinued in 2011-12.

Consolidated Housing Goals and Achievements

The Concord Housing Goals listed in the Priority Needs Summary of the Consortium Consolidated Plan show five-year targets and accomplishments in Table 3 on the following page.

**Table 3
Concord Five-Year Consolidated Plan Housing Goals**

Priority Need	Priority Need Level	Dollars to Address	5-Yr. Goal Plan/Actual	Yr. 1 Goal Plan/Actual	Yr. 2 Goal Plan/Actual	Yr. 3 Goal Plan/Actual	Yr. 4 Goal Plan/Actual	Yr. 5 Goal Plan/Actual
Renters								
0-30% of MFI	H	\$ 224,000	8 / 0	0 / 0		8 / 0		
31-50% of MFI	H	4,248,000	146 / 14	0 / 14		40 / 0	26 / 0	80 /
51-80% of MFI	H	2,043,000	526 / 384	96 / 96	96 / 96	96 / 96	122 / 96	116 /
Owners								
0-30% of MFI	H	2,700,200	174 / 21	37 / 18	35 / 3	34 / 0	34 / 0	34 /
31-50% of MFI	H	2,352,800	153 / 45	36 / 33	30 / 10	29 / 2	29 / 1	29 /
51-80% of MFI	H	1,737,000	110 / 19	22 / 15	22 / 2	22 / 0	22 / 3	22 /
Homeless								
Individuals								
Families								
Non-Homeless Special Needs								
Elderly	H	6,262,600	743 / 31	131 / 23	128 / 8	128 / 0	128 / 4	228 /
Frail Elderly	M							
Severe Mental Illness	M							
Physical Disability	H	871,613	56 / 7	12 / 5	11 / 2	11 / 0	11 / 0	11 /
Developmental Disability	M							
Alcohol/Drug Abuse	M							
HIV/AIDS	M							
Victims of Domestic Violence	M							
Total Special Needs		\$7,134,213	799 / 38	143 / 28	139 / 10	139 / 0	139 / 4	239 /
Total Section 215*		\$6,515,000	680 /	96 /	96 / 96	144 / 96	148 / 96	196 /
215 Renter		6,515,000	680 /	96 /	96 / 96	144 / 96	148 / 96	196 /
215 Owner								

*Section 215 Affordable Housing is defined as follows:

- 1) **Rental Housing:** A rental housing unit is considered to be an affordable housing unit if it is occupied by an extremely low, very low, or low-income household and bears a rent that is the lesser of a) the existing Section 8 Fair Market Rent for comparable units in the area, or b) 30% of the adjusted income of a family whose income equals 65% of the median income for the area, except that HUD may establish income ceilings higher or lower than 65% of the median income because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.
- 2) **Homeownership:** a) Housing that is for purchase (with or without rehabilitation) qualifies as affordable housing if it (i) is purchased by an extremely low, very low, or low-income first-time homebuyer who will make the housing his or her principal residence and; (ii) has a sale price that does not exceed the mortgage limits for the type of single family housing for the area under HUD's single family insuring authority under the National Housing Act. b) Housing that is to be rehabilitated, but is already owned by a family when assistance is provided, qualifies as affordable housing if the housing (i) is occupied by an extremely low-, very low-, or low-income household which uses the house as its principal residence and; (ii) has a value, after rehabilitation, that does not exceed the mortgage limit for the type of single family housing for the area, as described in a) above

b. Community Development

Non-housing community development needs are those public service, infrastructure, economic development, and other development needs in the community, which have an important impact on the living conditions of Concord residents. The purpose of addressing a community's non-housing needs, in addition to its housing needs, is to help create more livable, better functioning, and more attractive communities by integrating economic, physical, environmental, community, and human development programs in a comprehensive and coordinated fashion so that families and communities can work together and thrive.

The City funds community development activities under four different categories: Public Service, Housing, Infrastructure/Public Facility, and Economic Development. The City is committed to allocating funds that serve the needs of the lowest and most disadvantaged residents, with an emphasis on meeting the most basic human needs of food and shelter.

The Contra Costa Consortium Consolidated Plan identifies the following objectives for non-housing community development needs:

Public Services

- **CD-1 General Public Services:** Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns such as substance abuse, hunger and other issues.
- **CD-2 Seniors:** Enhance the quality of life of senior citizens and frail elderly, and enable them to maintain independence.
- **CD-3 Youth:** Increase opportunities for children/youth to be healthy, succeed in school and prepare for productive adulthood.
- **CD-4 Non-Homeless Special Needs:** Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, illiterate adults and migrant farm workers.
- **CD-5 Fair Housing:** Continue to promote fair housing activities and affirmatively further fair housing.

Economic Development

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

Infrastructure/Public Facilities

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

Administration

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

Homeless

- **H-1 Homeless and Housing Support Services (housing related):** Assist the homeless and those at risk of becoming homeless by providing emergency, transitional, and permanent affordable housing with appropriate supportive services.
- **H-2 Homeless and Housing Support Services (services only):** Reduce incidence of homelessness and assist in alleviating the needs of the homeless.

Community Development Accomplishments

Twelve out of fourteen public services agencies (86%) exceeded their goals. Two agencies (14%) did not meet their targeted goals.

The following tables summarize Community Development accomplishments. Further detail can be found in **Attachment 1 – 2010-15 Consolidated Plan Summary and Annual Action Plan/CAPER Data**.

Table 4 Summary of 2013-14 CD Public Services & Homeless Accomplishments (Includes CDBG and Child Care Developer Fees)		
Priority Need Category	HUD Matrix Code	Actual # of Persons
Operating Costs Homeless/AIDS Patients – Contra Costa Health Services Homeless Program – Adult Interim Housing	03T	181
General Public Services – Contra Costa Crisis Center-211	05	1494
Senior Services – Meals on Wheels and Senior Outreach Services (Meals on Wheels, Care Management, and Senior Nutrition Programs)	05A	942
Handicapped Services/Disabled/HIV/AIDS – Monument Crisis Center-Nutrition for Severely Disabled Adults	05B	860
Legal Services	05C	
Youth Services	05D	
Transportation Services	05E	
Substance Abuse Services	05F	
Services for Battered and Abused Spouses –STAND! (Domestic violence shelter)	05G	32
Employment Training (see Economic Development)	05H	
Crime Awareness/Prevention	05I	
Fair Housing Activities – Eden Council for Hope and Opportunity	05J	43
Tenant/Landlord Counseling – Bay Area Legal Aid	05K	97
Child Care Services – Mt. Diablo Unified School District (CARES program)	05L	1479
Health Services	05M	
Services for Abused and Neglected Children – Community Violence Solutions (Child Sexual Assault Intervention) Court Appointed Special Advocates (CASA)	05N	110
Mental Health Services	05O	
Screening for Lead Poisoning	05P	
Subsistence Payments – SHELTER, Inc. (Homeless Prevention Program)	05Q	137
Homeownership Assistance (not direct)	05R	
Rental Housing Subsidies	05S	
Security Deposits	05T	
Housing Counseling	05U	
Food Banks – Food Bank of Contra Costa and Solano	05W	13,747
TOTAL		19,122

Economic development activities were not funded in FY 2013-14.

Table 5 Summary of 2013-14 CD Economic Development (ED) Accomplishments (CDBG only)					
Priority Need Category	HUD Matrix Code	Actual # of Businesses Assisted	Actual # X-Low-Income Persons Assisted with Jobs	Actual # of Very Low-Income Persons Assisted with Jobs	Actual # of Low-Income Persons Assisted with Jobs
ED: Direct Financial Assistance to For-Profits	18A				
ED: Technical Assistance	18B				
ED: Micro-Enterprise Assistance	18C				

Table 6
Summary of 2012-13 CD Public Facilities & Infrastructure Accomplishments (CDBG only)

Priority Need Category	HUD Matrix Code	# Projects ASSISTED	# Projects COMPLETED	
		FY 13-14	Funded FY 13-14	Funded Previous
Misc /"Other" Public Facilities & Improvements –	03			
Senior Centers	03A			
Handicapped Centers	03B			
Homeless Centers *	03C			
Youth Centers	03D			
Neighborhood Facilities	03E			
Parks and/or Recreation Facilities	03F			
Parking Facilities	03G			
Solid Waste Disposal Improvements	03H			
Flood Drainage Improvements	03I			
Water/Sewer Improvements	03J			
Street Improvements	03K			
Sidewalks – City Engineering (ADA Transition Plan)	03L	3	2	1
Child Care Centers	03M			
Tree Planting	03N			
Fire Stations/Equipment	03O			
Health Facilities	03P			
Facilities for Abused/Neglected Children *	03Q			
Asbestos Removal	03R			
Facilities for AIDS Patients *	03S			
Clearance and Demolition	04			
Cleanup of Contaminated Sites	04A			
Acquisition of Real Property	01			
Disposition of Real Property	02			

* Not operating costs

3. Continuum of Care

a. New Federal Resources from the Homeless SuperNOFA

Contra Costa County's Homeless Continuum of Care Board (CoCB) is now called the **Contra Costa Interagency Council on Homelessness (CCICH)**. CCICH working with the Contra Costa County Homeless Program manages the Homeless McKinney-Vento funding and process every year. This funding for the 2013 Homeless Assistance Award was distributed as follows in Table 7.

Table 7 shows the distribution of the 2013 Homeless Assistance Award of \$10,522,601:

<i>Table 7</i>	
<i>2013 McKinney-Vento Awards for Contra Costa County</i>	
Tier 1	
Planning Contra Costa CoC Planning Application	\$115,472
Reach Plus Family Rapid Rehousing	\$367,387
Pittsburg Family Center	\$82,336
GRIP Reallocation Permanent Supportive Housing	\$74,892
Contra Costa Rapid Re-Housing	\$173,567
Project Independence	\$666,691
REACH Plus	\$355,838
Contra Costa HMIS	\$175,596
Contra Costa County Transitional Housing Program	\$401,204
Contra Costa Tenant-Based Rental Assistance	\$416,474
Contra Costa Project-Based Rental Assistance	\$144,054
Garden Park Apartments	\$254,764
Transitional Housing Partnership	\$313,239
Lakeside Apts	\$141,155
Permanent Connections	\$200,100
Moving Out of Violent Environments (MOVE) - RMC Transitional Housing	\$77,010
ACCESS Plus	\$114,494
GRIP Permanent Supportive Housing	\$108,251
ACCESS	\$505,876
Project Coming Home - Addressing Addictions to Alcohol	\$581,873
Project CHOICE	\$134,223
Villa Vasconcellos	\$79,731
Giant Road Apartments	\$96,300
Idaho Apartments	\$194,836
S+C Lakeside	\$63,876
West Richmond	\$47,208
S+C Consolidated	\$3,463,347
S+C PCH	\$483,177
Permanent Step Project	\$145,348
Tier 2	
S+C CHI 1	\$247,754
Destination Home	\$296,528
Total Awards	\$10,522,601

*All projects were awarded during the 2013 competition with program operating year beginning 2014.

b. Contra Costa Interagency Council on Homelessness (CCICH)

CCICH is also charged with providing a forum for communication and coordination about the overall implementation of the county's Ten-Year Plan to End Homelessness and providing advice and input on the operations of homeless services, program operations, and program development efforts. CCICH provides a forum for orchestrating a vision on ending homelessness in Contra Costa County, educating the community on homeless issues, and advocating on federal, state, county and city policy issues affecting people who are homeless or at-risk of homelessness. CCICH is coordinated by the nonprofit agency Home Base, who assists the County Homeless Program and Continuum in maximizing HUD funding for homeless services and housing.

CCICH meets quarterly and the Executive Committee meets monthly to discuss and take action on issues related to homelessness. Such issues include coordinating and developing discharge protocols in those institutions that discharge persons into homelessness, such as jails, prisons, mental health programs, drug and alcohol programs, the foster care system, and hospitals. CCICH also worked on providing and coordinating a system of dental services for homeless persons. Poor or no dental care, resulting in multiple tooth extractions, was identified by a work group of homeless persons as a significant barrier in their ability to becoming employed.

CCICH participants also receive information on the Homeless Management Information System (HMIS) that key providers use to track information about clients and services accessed. Small ad-hoc workgroups are involved with conducting a homeless census every two years, conducting an annual Project Homeless Connect to help homeless persons access mainstream and other services, Project Coming Home for veterans, dental services for homeless, frequent users of emergency rooms and hospitals, and other issues relating to homelessness.

Concord continues to assume a leadership role in addressing homeless issues in Contra Costa County. One Councilmember, one Police Lieutenant and the Community Services Grant Manager attend CCICH meetings quarterly. The Police Lieutenant, who has extensive homeless experience, sits on the Executive Committee of CCICH. The City has coordinated closely with the CCICH in the naval weapons base closure process, especially concerning homeless accommodation, and invested significant federal and local grant resources in homeless and at-risk services.

Contra Costa County has a very active homeless continuum of care. Services include: multiservice centers in East, Central and West county; emergency shelter and housing assistance services for individuals, families, and youth; battered women's services; veterans groups; permanent supportive housing; transitional housing; alcohol and other drug treatment; crisis hotline and referral services; soup kitchens, food pantries and food programs; and other services. The County has a great breadth of services at all points in the continuum, but depth of service continues to be reduced by decreasing federal and local funding as well as the general economy. Homeless service agencies fully participate in the McKinney Vento SuperNOFA funding process. See Table 7 for funding allocations.

In June 2010, the 24-bed Philip Dorn Respite Center for medically fragile homeless adults was opened. Referrals are made from hospitals to the center. The Respite Center has both men's and women's dormitories, a few private rooms, handicapped showers, free washers and dryers, computers, and a kitchen where meals are provided. The center provides medical care, case management and counseling to help people apply for SSI and Medi-Cal, find permanent housing and gain access to substance abuse treatment services.

c. Concord Funding for Homeless and At-Risk Services

The City of Concord funded six (6) projects in 2013-14, totaling **\$60,543** to directly benefit homeless clients:

Contra Costa County – Adult Interim Housing Program	\$ 11,835	(CDBG)
SHELTER, Inc, Emergency Housing & Homeless Services	\$ 11,690	(CDBG)
Monument Crisis Center/Food Pantry	\$ 9,742	(CDBG)
Contra Costa Crisis Center	\$ 8,767	(CDBG)
STAND! Battered Spouses	\$ 8,767	(CDBG)
Food Bank	\$ 9,742	(CDBG)

In addition, the City funded seven (5) projects providing services for persons at risk of homelessness, such as disabled adults, and very low-income seniors. These totaled **\$55,527** and included:

Bay Area Legal, Tenant/Landlord Counseling	\$ 9,742	(CDBG)
ECHO – Fair Housing Services	\$13,637	(CDBG)
Meals on Wheels and Senior Outreach Services, Meals on Wheels	\$10,716	(CDBG)
Meals on Wheels and Senior Outreach Services, Senior Nutrition Program	\$10,716	(CDBG)
Meals on Wheels and Senior Outreach Services, Care Mgmt	\$10,716	(CDBG)

d. Homeless Prevention Activities

The Homeless Court took place in Contra Costa County on January 30, 2013. The City promoted the event to recruit volunteers.

Project Homeless Connect is a one-day, one-stop event that provides a wide range of services, including outreach, healthcare, social services and housing resources to people experiencing homelessness in Contra Costa County. Project Homeless Connect events are held annually and rotate to each of the three major regions of the County – specifically, to the cities of Richmond, Concord and Antioch. Project Homeless Connect 9 was held on October 9, 2013 in Antioch. Over 800 homeless individuals attended the event and accessed a variety of health and social services, including health care, dental exams/cleaning, haircuts, manicures and pedicures, state-issued identification cards, homeless court, and Project Clean Slate. Project Homeless Connect 8 took place in Concord on June 14, 2012. The event was a collaboration of nonprofits, corporations, local government agencies, faith-based organizations, homeless services and housing providers, and volunteers.

The **Homeless Prevention and Rapid Re-housing Program (HPRP)** provided financial assistance to people at risk of losing housing or that recently became homeless. Contra Costa County received funding for the program from 2009-2012 and granted the funds to Shelter, Inc. of Contra Costa for administration of the program. The Community Grants Manager attended collaborative HPRP meetings and referred Concord residents to the program. In Concord HPRP served 293 unduplicated people in 107 households during the grant period.

As mentioned above, the City actively participated in CCICH. These activities fulfilled the following high priority action steps in the category of Administration, Coordination, Funding:

- Participation of an Inter-jurisdictional Cities/County Homelessness Coordination Committee.
- Facilitate greater coordination at the level of service delivery in each region and throughout the County’s Continuum of Care and with local safety net services.

e. Homeless Accommodation in the Base Reuse (BRAC) Process

The Concord Naval Weapons Station was created by the Navy in the 1940s during World War II. The Department of Defense (DOD) approved the inland area of the Concord Naval Weapons Station for closure in 2005. This part of the base is located entirely within the Concord city limits, and includes Highway 4 from Port Chicago Highway almost to Bailey Road. The inland area covers approximately 5,170 acres and makes up about one quarter of the land area of the city (8 square miles of the City's 31 total square miles).

The City Council sitting as the Local Reuse Authority adopted a Reuse Plan for the Base and certified a final EIR, Overriding Considerations and a Mitigation Monitoring and Reporting Plan in February 2010. On January 24, 2012 the Concord City Council certified an addendum to the Final EIR for the Concord Reuse Plan, adopted the Concord Reuse Project Area Plan and approved consistency amendments to the Concord 2030 General Plan. These actions set policy and development standards in place that ensure the vision for reuse of the base developed by the community and the Council. The Council also approved a resolution increasing the City's commitment to affordable housing for lower income residents which resulted in an award from the East Bay Housing Organization in May 2012. These approvals completed a community planning effort that commenced in the spring of 2006.

The City is currently looking for a master developer for the site that shares the community's vision to launch the implementation of the adopted Reuse Project Area Plan. This is viewed by the City as a crucial step in successfully transforming the former military base to civilian use, and realizing the Area Plan's projected economic, fiscal, urban design and environmental benefits. In early 2015, after a series of negotiations, staff intends to select one firm as the master developer for the base. The successful company will be responsible for conducting more detailed planning/design and engineering studies, providing all of the infrastructure for the site, including roads, sewer, water, power, as well the financing and successful phasing of the project over many years. After the site is improved, the master developer will likely partner with other companies to build the residential, retail, commercial and community facilities called for in the plan.

While the city is selecting a master developer, the Navy, which still owns the property, is completing approval processes so it can begin to transfer the land to civilian entities in late 2015 or early 2016. The Community Reuse Plan Area Plan adopted in January 2012, proposes 12,200 residential units and establishes approximately 25% of those units as affordable.

f. North Concord Homeless Shelter

Contra Costa County's Central County Interim Housing Program (Emergency Homeless Shelter) for individuals is located in the City of Concord. At this time, the City of Concord does not apply for or receive separate Emergency Shelter Grant funds for this project. The City works jointly with the County on all projects relating to homelessness. Concord staff participated in and contributed to the Contra Costa County Continuum of Care Homeless Plan and the McKinney Act Super NOFA funding. The City requested that the Federal Government allocate Concord's portion of any McKinney Act funds that would normally be sent to the State for cities not receiving entitlement funds, be sent instead to Contra Costa County. The County reports on the expenditure of McKinney funds in their annual CAPER.

4. Other Actions

a. Address obstacles to meeting underserved needs.

This section outlines other actions that the City has taken to address a variety of community and housing needs. Many of these have been covered in previous sections, and are referenced appropriately.

1) Targeting Resources in Low-Income Target Area - Addresses obstacles to under-served needs of ethnic minorities, recent immigrants, severely cost-burdened renters, homeless, and extremely low-income households.

Monument Corridor. The primary concentration of minority and low-income population is 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. A map of the target area showing qualifying block groups in the aforementioned Census Tracts can be found in Attachment 3. Maps.

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), the Contra Costa County Health and Human Services as well as other organizations as an area of substantial need for community resources.

The City provided support for the 13th annual Monument Community Health Fair in October 2013. The Health Fair is a community-based, multi-agency event that provides free health screenings and information about health services to residents of the Monument corridor. The majority of attendees did not have health insurance and had limited access to health care. The fair fully accommodated both English and Spanish-speaking residents.

Collaboration and Partnerships. The City was a key partner in the development of Monument Community Partnership (MCP), which took shape in 1998 to make recommendations on improving the quality of life for families and children in this community. MCP includes many service providers, health agencies, county agencies, schools and communities of faith working within the Monument Corridor, as well as many of the major businesses and apartment owners, fair housing service providers, and police. City staff continues to be involved with MCP as they merged with the Michael Chavez Center for Economic Opportunities in 2011 and in 2014 changed their name to Monument Impact. This partnership has made tremendous inroads in coordinating and beginning to change institutional practices in the Corridor.

2) Improving accessibility for disabled consumers

City of Concord Website Redesign. In 2006, the City of Concord's Website (www.cityofconcord.org) was redesigned to give it increased functionality for disabled persons. The new site conforms to U.S. Rehabilitation Act (USRA) Section 508 accessibility guidelines (www.section508.gov), as well as accessibility and usability guidelines established by the World Wide Web Consortium (www.w3.org) and the U. S. Health and Human Services department. The USRA is companion legislation to the more widely known Americans with Disabilities Act (ADA). Both pieces of legislation apply to accommodating people with disabilities.

b. Foster & maintain affordable housing.

As mentioned previously, the City of Concord is committed to developing and maintaining housing within the city that is affordable to persons of all incomes.

c. Eliminate barriers to affordable housing.

During 2008-2012, a very depressed housing market, collapsing housing loan industry and tightening credit market resulted in conflicting factors that combined to make housing more affordable, yet more difficult for lower income households with perhaps marginal credit and small down payments, to be able to purchase a house. During 2013-14, the residential market within the City of Concord though it has lagged other adjacent communities has begun to see some recovery with year over year price increases and a reduction in residential supplies. Although the City processed numerous residential projects including Phase 2 of the Renaissance Apartments (179 units) and other small subdivisions of 6-8 units, no construction of currently entitled projects has been initiated.

The City adopted two resolutions during 2010 designed to defer costs and reduce fees for development projects in an effort to spur approved projects with entitlements from on-hold status into the construction pipeline. On July 24, 2012, the City adopted a new Development Code, bringing the City's zoning in line with the General Plan, adopted previously. The City's Development Code is geared toward providing consistency, intensifying the downtown area and encouraging affordable housing. A new Affordable Housing Incentive Program has been included within the Code to encourage and streamline affordable housing. The new Code is effective August 23, 2012.

During 2013-14, the City continued preparation of the City's Downtown Concord Specific Plan intended to jump-start development within the downtown and construct approximately 4,200 units during the next 25 years. The Specific Plan process was concluded on June 24, 2014 when the City Council adopted the Specific Plan. Implementation of the plan is now underway. The Downtown Specific Plan covers approximately 600 acres of the downtown surrounding the Downtown Concord BART station. The purpose of the Specific Plan is to intensify development proximate to the BART station and optimize transit opportunities while increasing the amount of housing units and employment opportunities.

d. Overcome gaps in institutional structures & enhance coordination.

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. Some of the most important collaborations to fill gaps and enhance coordination within this structure are mentioned below:

1) Membership in the Contra Costa County HOME Consortium – Overcomes gaps between County and City government institutional structures and enhances coordination.

Consortium - The Contra Costa County HOME Consortium is composed 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 bi-annual grant process and meetings for all applicants and recipients of funding, quarterly or greater Consortium meetings, and increased technical assistance to nonprofits through individual meetings and workshops. All Consortium members have adopted a two-year funding cycle to further reduce agency and CDBG staff costs in these difficult economic times with an extension of a third-year funding in FY 2014-2015. Consortium members have continually streamlined processes to benefit agencies and to reduce our administrative costs, effectively channeling additional funds to our communities.

Grant Cycle Process - The two-year grant process for 2012-14 was conducted in 2011 utilizing a collaborative Consortium online application submission. The Community Services Commission reviewed and rated all applications and made funding recommendations to the City Council that were approved for first year funding on May 1, 2012. Renewal applications were submitted in February 2013 and second year funding recommendations were approved by Council on May 5, 2013. On July 9, 2013, Council approved the extension of a third year of funding for FY 2014-2015 to coincide with the culmination of the consolidated plan.

2) Monument Community Partnership – Overcomes gaps and enhances coordination between city government, health services and the public.

Since 1998, the City has been actively involved in the Monument Community Partnership that targets the geographic area in Concord known as the Monument Corridor. This area is listed as one of the areas of highest need in Contra Costa County. This nonprofit initiates collaboration between public and private agencies to provide resources in health, housing, education and economic development to the low-income population of the Monument Corridor. City staff has sat on the Board of Directors since its inception.

3) Community Oriented Government – Overcomes gaps between government institutional structure and entire community, and enhances coordination.

As mentioned in the Community Profile of Concord, 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. The COG team has focused on homelessness issues for the past three years.

4) Participation in the Contra Costa Inter-jurisdictional Council on Homelessness enhances coordination of efforts to improve neighborhoods and overcomes gaps between governmental institutional structure and entire community.

e. Improve public housing & resident initiatives.

There are no Public Housing Units in the City of Concord. The Contra Costa Housing Authority 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 Contra Costa Housing Authority contracts with rental housing property owners to pay the difference between what tenants can afford and fair market rents.

f. Evaluate & reduce lead based paint hazards.

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. This grant targeted the wider Monument Corridor area. Since this time, the City has made great strides in identifying and addressing lead-based paint hazards.

The City has clearly identified ALL single family and multi-family housing stock built before 1979 that has the possibility of being contaminated by lead-based paint. The older housing stock was mapped by decade. The City conducted extensive outreach and provided education about the hazards of lead poisoning and lead-based paint through a comprehensive strategy. This strategy targeted lower income Monument Corridor residents and homeowners of houses built before 1979, and provided training and outreach to day laborers who often do rehabilitation and construction, and day laborer housecleaners who often work in cleaning up after rehabilitation, and to the general public. 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.

To coordinate all of the activities of the Lead Hazard grant, the City developed an even tighter partnership with the County Health Department Lead Program, the County Housing Rehabilitation Program, Monument Community Partnership, the Chavez Center, Housing Rights, and the Monument Community First 5 Center. This partnership continued to reach out to the public housing authorities during and gain other partners to address lead-based paint hazards throughout Concord's older housing stock. Utilizing HUD Lead Hazard funding, the City exceeded the grant goal of 60 homes, resulting in a total of 65 remediated homes for the 3-year grant period, ending in 2010.

Since initiation of the grant, 179 units of housing have been tested. Sixty-five (65) of these units tested positive and have been cleared of lead-based paint (LBP) hazards.

Through the grant, the City's capacity to respond to lead-based paint hazards has increased. One hundred eighty-nine (189) private remodeling, paint and general contractors, as well as property owners and maintenance workers received technical training in lead safe construction practices. Five of these contractors continued on to become State lead certified supervisors and 121 persons became EPA certified lead renovators.

CDBG grants to address lead hazards will continue to be provided in areas other than the Monument Corridor. Each loan and grant application for rehabilitation 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.

g. Ensure compliance with program & comprehensive planning requirements.

The City of Concord is knowledgeable of and complies with CDBG program and comprehensive planning requirements, as affirmed by HUD monitoring. The Community Services division, which administers the CDBG program, was audited by HUD's Community Planning and Development (CPD) Officer in June 2014, for FY11-12 and FY12-13 programs. No findings or concerns were noted. Also, an audit was conducted by the HUD Regional Labor Relations Officer in FY 2012-2013. In addition, an environmental monitoring took place in April 2011. Recommendations from the monitoring have been implemented.

Although the regulations and requirements for administration of the CDBG program are many and varied, a few important requirements follow. Community Services Division activities are based on a HUD-approved Consolidated Plan spanning the years from 2010-15, 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 with the 2010-15 Consolidated Plan in May 2010. 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, Consolidated Annual Performance and Evaluation Reports, 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.

h. Performance Measurement System Implementation

The City of Concord staff attended the San Francisco HUD training on Performance Measurement Systems in July 2006. During 2007-08, the City of Concord and Contra Costa Consortium fully implemented HUD's new Performance Measurement system. Changes were made in the CDBG application to incorporate requirements into the application and make prospective grantees aware of the requirements. As the Consortium had already instituted its own performance measurement requirements in 2004-05, only minor modifications were necessary to fully implement HUD's system for 2007-08. For a description of the numbers of people who were provided new or improved availability/accessibility, affordability, sustainability of decent housing, a suitable living environment, and economic opportunity, please refer to appropriate IDIS reports. For a comparison of the proposed versus actual outcomes for each outcome measure, please see **Attachment 1 – 2010-15 Consolidated Plan Summary and Annual Action Plan/CAPER Data.**

i. Reduce the number of persons living below the poverty level.

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, and other factors.

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 gasoline, 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. Unfortunately, CDBG funds for public services are capped at 15%, and many more people are not served because of this restriction.

This report has endeavored to show how the City of Concord has prioritized and invested its resources to reduce the number of its citizens living below the poverty level. Please see appropriate sections on Affordable Housing, Economic Development, Public Services, Fair Housing information, and Homeless Continuum of Care services.

j. Civil Rights Related Requirements

The City of Concord offers the following information to illustrate its compliance with Section 109 of the Housing and Community Development Act of 1974, as amended, and Section 504 of the Rehabilitation Act of 1973, as amended, and their respective implementing regulations at 24 CFR Parts 6 and 8.

1) Limited English Proficiency (LEP) Information

According to the 2010 Census, the City of Concord has a significant Hispanic population at 30.6% or 37,311 persons out of the total population of 122,067 persons. Furthermore, the 2008-2010 3-year American Community Survey estimates that 33.9% of the population speaks a language other than English. Of those, fifty percent (50%) speak English less than "very well". This inability to speak the English language creates a barrier to housing and economic opportunities that are offered to the low-income and minority concentrated areas that receive federal financial assistance. In addition to Spanish, the City has a very small population of persons who speak Tagalog and Farsi.

2) Language Assistance Plan

In order to address this issue and to better serve Concord residents with limited English proficiency, the City has developed a Language Assistance Plan (LAP) in accordance with the U.S. Department of Housing and Urban Development's (HUD) Final Guidance (Federal Register/Vol. 72, No. 13, January 22, 2007) and Executive Order 13166. The goals of the LAP are: 1) to provide meaningful access for Concord's LEP residents through the provision of free language assistance for CDBG programs; 2) to provide an appropriate means to ensure the involvement of LEP residents that are most likely to be affected by the programs and to ensure the continuity of their involvement; 3) to ensure that the City's CDBG staff will assist Concord's LEP population in obtaining the necessary services and/or assistance requested or needed.

City staff has access to timely translation services utilizing the talents of a number of bilingual employees, including those fluent in Spanish and Tagalog.

The City's LAP has resulted in the translation into Spanish of Housing and Code Enforcement outreach documents to ensure meaningful access to City programs that are funded with CDBG funds, and Spanish-speaking staff to assist customers in that language.

The City of Concord, as a part of the Consortium, has been proactive on many fronts in implementing the LAP. For example, the Consortium mailing list of interested parties, which is used to announce funding availability and general participation in the CDBG, HOME, ESG and HOPWA programs, contains over 500 agencies including many agencies that target services to specific populations (minorities, disabled, and the limited-English speaking populations).

3) Agency Service to Limited English Proficient Populations

Funded agencies report outreach efforts to LEP populations. Responses from fifteen (15) agencies show that all have staff that speak Spanish. At least half of the agencies have staff that speak other languages including Arabic, French, Hindi, Portuguese, Tagalog, Cantonese, Mandarin, Croatian, Japanese, Farsi, Italian, and American Sign Language. Some agencies are able to expand their language capacity through volunteers that speak other languages. Agencies use Language Line Interpreter Services and Social Services to request translators for languages not spoken by staff and volunteers. The Language Line Interpreter Service is available 24 hrs./7 days a week/365 days a year and responds to over 100 languages. Twelve (12) agencies reported that their brochures, flyers and application were translated into at least Spanish and some in Chinese and Braille. The Consortium will continue to request subrecipients to provide information on how they are reaching out to all persons including limited-English citizens.

5. Leveraging Resources

During FY 2013-14 over \$7 million in leverage from local resources and agency matching funds were invested to accomplish Concord's housing and non-housing objectives identified in the Consolidated Plan. To help leverage resources, City requires a 15% match for all projects funded at \$10,000 and under, and a 20% match for all projects over \$10,000, although this is not a federal requirement. Matching funds for these projects typically include other federal or state funds, or private funds from foundations and donations. **Attachment 1 – 2010-15 Consolidated Plan Summary and Annual Action Plan/CAPER Data** shows all leveraged funds during FY 2013-14.

6. Citizen Comments

[To be added]

7. Self Evaluation

a. FY 2013-14 Administration

The Concord grant program administration has succeeded, as measured by the following annual City of Concord Performance Measurements:

1) Not more than 150% of the Current Year's CDBG Grant Amount on Federal Deposit at the end of the Fiscal Year

Concord's timeliness fund balance was at 1.5 (150%), which met HUD's maximum by the end of April. With the fund balance at the maximum level, staff will carefully plan expenditures throughout FY14-15 to not exceed the allowable balance. HUD recognized the City in a letter to the Mayor as having met timeliness requirements the previous year.

2) Number and Percent of CDBG-Funded Capital Projects Completed within Two (2) years of Initial Funding Date

Two capital projects were funded during FY 2013-14. Both projects were completed during the year.

3) Percent of Contracts that Meet Performance Indicator of Number of Clients to be Served

Twelve out of fourteen public services agencies (86%) exceeded their contract performance indicators. Two agencies (14%) fell short of meeting their targeted goals.

Concord contracted to receive services to 12,781 residents, and agencies served over 19,274 residents (not an unduplicated count between agencies.)

4) Percent of Customers Served that Rate Agency Service as Good or Better

Client satisfaction with Agency services was 91%, with 1,709 clients responding! Concord continues to be the only Consortium member to require agencies to measure client satisfaction. Reported data is verified during monitoring visits.

5) General Comments

The CDBG program is administered by one full-time and one part-time staff. All major goals are on target, and grant disbursements are timely. Claims for payment are processed expeditiously after presentation of quarterly demand and grant status report. Monitoring occurs regularly and in conjunction with other Consortium members.

Over the past few years, Concord encountered some barriers that impacted projects. The general economic conditions and high cost of gas, food, increased rent and of living in the Bay Area in general continue to increase the number of people who need emergency food and homeless services. With major economic forces at play, the need has exceeded available resources. Funding provided by CDBG has greatly assisted agencies in addressing the needs. We see the commitment of agencies in serving those in need despite limited resources. To assess whether goals have been met, we count total number of people served against contract, but numbers alone do not indicate the impact on people's lives. Therefore we require that agencies survey individuals who have experienced services delivered. These individuals attest to the impact the services have had on their lives and how the services met their needs. But with the rise in community needs, CDBG funds have been reduced 16.6% for FY 2011-12 and 9% in FY 2012-13. Fortunately, FY 2013-2014 funding increased by 3.5% The 15% public services cap unfairly restricts the amount of services funded by CDBG. In addition, Concord general funds utilized for public services were eliminated on June 30, 2012.

The City of Concord endeavors to seek and see the larger picture of our community's assets and needs in each year's Community Grant process. This is done through public input at public hearings, community meetings, neighborhood associations, through representation by the public in the nine-member Community Services Commission, and through client satisfaction surveys.

The city is accountable for budgets and maximizes resources. Strategic planning and budget planning on a ten-year basis, with annual revisions to respond to economic and social changes, ensures continuity and stability for the future.

Listening to all segments of the Concord community, looking at the big picture, planning for the future, and allocating Community Development Block Grant resources annually, has made a demonstrable impact within the City of Concord.

8. Monitoring

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 approximately one-third of all CDBG subrecipients annually and sharing monitoring results of mutually-funded programs with Consortium members.

IV. CDBG PROGRAM NARRATIVE

1. Assessment of Relationship of CDBG Funds to Goals & Objectives

Please see Attachment 1 – 2010-15 Consolidated Plan Summary and Annual Action Plan/CAPER Data

2. Changes in Program Objectives

No changes were made in program objectives.

3. Assessments of Efforts in Carrying Out Planned Actions

a. Pursued all resources

Concord requires matching funds which ensures that CDBG funds are leveraged for greater return on investment. The Leveraging section of the CAPER illustrates the success of pursuing resources.

b. Provided Certifications of Consistency

No Certifications of Consistency were requested in FY 2013-14.

c. Facilitated Consolidated Plan implementation

The actions reported in this CAPER reflect the enthusiastic support of the City of Concord for the Consolidated Plan goals and objectives. No City staff or subrecipient hindered Consolidated Plan implementation by action or willful inaction. The Consolidated Plan served as a vital document to guide Action Plan priorities and funding decisions for CDBG funds.

4. Use of CDBG Funds for National Objectives

The City of Concord used its CDBG funds exclusively to meet the National Objective of Benefit to Low- and Moderate-Income Persons (§ 570.208), in the categories of area benefit and limited clientele activities, housing activities, and job creation or retention activities.

NOTE: Only CDBG funded activities are included in this section. Activities funded by Child Care Developer Fees are not listed below.

a. Presumed Benefit activities FY 2013-14 CDBG-funded programs *only* that benefited a population presumed by HUD definition to be low/mod (battered spouses, abused children, disabled adults, homeless persons, persons with AIDS, illiterate adults, the elderly, and migrant farm workers) included:

- Court Appointed Special Advocates (CASA) – (Abused Children)
- CC Health Services Homeless Program – Adult Interim Housing (Homeless)
- City of Concord Engineering – ADA Transition Plan (Disabled Adults)
- Community Violence Solutions – (Abused Children)
- Contra Costa Crisis Center – 211 (Homeless, abused children, elderly, battered spouses, illiterate adults, severely disabled adults and person with AIDS)
- Monument Crisis Center – (Elderly)
- Senior Outreach Services – Meals on Wheels, Care Management, Senior Nutrition (Elderly)
- STAND! Against Domestic Violence – Emergency Shelter (Battered Spouses)

b. Low/Mod Area Benefit activities have to fall within one of Concord's low/mod Census tract block groups to be eligible. This is charted on a map at the time of eligibility determination and retained in the project file. FY 2013-14 did not fund any projects in low/mod areas.

c. Limited Clientele activities require that all participants disclose and attest to, or otherwise document, the number of people in household and household income, which was compared on a 2012 Income Limits chart. Documentation of individual's income and eligibility is verified upon monitoring of the subrecipient, and records are kept for five years. FY 2013-14 CDBG-funded Low/mod limited clientele activities included:

- Bay Area Legal Aid – Tenant/Landlord Counseling
- City of Concord – Housing Conservation Loan Program
- City of Concord – Housing Division Lead Based Paint Grant Program
- ECHO – Fair Housing
- Food Bank of Contra Costa & Solano – Food Distribution
- SHELTER, Inc. – Homeless Prevention Program

Compliance is ensured by monitoring subrecipients, sharing monitoring results of mutually-funded programs with Consortium members, grantee contracts updated with changes to OMB circulars and HUD regulations, quarterly and final reports from subrecipients, and regular communication with agency leadership and program staff.

5. Anti-displacement & Relocation

During the program year, no project required relocation activities. Priority in the allocation of funds is assigned to projects that do not involve permanent relocation. However, projects involving relocation may be funded if required to eliminate unsafe or hazardous housing conditions, reverse conditions of neighborhood decline and stimulate revitalization of a specified area, and/or to accomplish high priority affordable housing projects. As specified in all Project Agreements and related loan documents, the City and project sponsors must adhere to the requirements of the Uniform Relocation Act (URA) in projects involving permanent or temporary relocation. In addition, wherever feasible, households and organizations will be offered the opportunity to remain in the project upon completion.

Virtually all CDBG funded housing projects that would require relocation are also funded with Contra Costa HOME Consortium funds. Such relocation activities are reported in the Contra Costa County CAPER, and are monitored by the County's HOME staff.

7. Program Income Received

Housing loan activities conducted by the City Housing Division produce program income as borrowers pay off loans upon maturity, upon sale of the unit, or when their low-income status changes. Program income produced through the CDBG revolving loan fund from such activities amounted to \$9065.61 in 2013-14.

8. Prior period adjustments

None

9. Loans and other receivables

None

10. Lump sum agreements

None

11. Neighborhood Revitalization Strategies

None

V. PUBLIC PARTICIPATION

1. Summary

The City of Concord actively seeks input and comment from the community on any aspect of the Community Development Block Grant funding process. Concord complies with the Public Participation requirements of HUD's CDBG program. Public participation is sought from local non-profit agencies, businesses, local government agencies and citizen organizations in Concord when setting priorities for funding as a process of developing the five-year Consolidated Plan, when developing the Analysis of Impediments to Fair Housing Choice, when selecting programs for funding during the Action Plan development, and in the development of the annual Performance Report (CAPER). The City also actively seeks input from nonprofit agencies through annual surveys administered at the Kick-Off and Subrecipient Training events, and through an annual agency satisfaction questionnaire that is administered at the end of each program year to seek input on how Concord can improve its service to the funded agencies.

a. Community Services Commission

A vital structure that provides for citizen involvement in the CDBG process is the nine (9) member Community Services Commission (CSC), which is comprised of a cross-section of Concord residents. The CSC is an important arm of the community that reviews all proposals, determines which programs in Concord should receive funding and makes recommendations to the Council for the level of funding. These volunteers serve four-year terms and can be reappointed by the Council for subsequent terms.

b. Public Notification of Meetings

A schedule of CSC and other CDBG-related meeting dates, times, and locations is posted in a public area at the Civic Center, on the City's website and in City publications. The Public is duly notified in advance, in full compliance with the Brown Act and HUD regulations, of all Public Hearings. A notice is printed in the newspaper a minimum of two weeks before CDBG Public Hearings take place, and notice is posted in a public posting place at the Civic Center, a minimum of one week before the Public Hearings. All agencies submitting applications and any other parties indicating interest receive notification of the meetings, and an agenda.

c. Public Participation in 2013-14 for the 2012-15 Grant Cycle

Fiscal Year 2013-14 was the second year of the grant cycle. City Council held a public hearing on May 7, 2013 to consider and approve funding for FY 2013-14. Funding was approved for all recommended funding. No public comment was received.

d. Documents Available for Public Review

The following documents are available for citizen review at the Community Services office, located at 1950 Parkside Drive, Concord:

- 2010-15 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and 2013 Action Plan;
- 2005-2009 Consolidated Plan, Analysis of Impediments, and all associated Action Plans, CAPERs, and associated funding awards and notices from HUD for the five-year period;
- Concord Citizen Participation Plan, Limited English Proficiency Plan, Relocation Assistance Plan, and any other plans required by HUD.

2. CAPER Public Notice

The Notice of Availability for Public Review and Comment for the 2013-14 CAPER was published on September 9, 2014 in the Contra Costa Times legal section. The notice provided citizens until 5:00 September 25, 2014 to submit comments, meeting the required 15-day comment period per 24 CFR 91.105(D).

a. Proof of Publication

[To be inserted]

b. CAPER Public Comment Received

[To be inserted]

VI. OTHER ATTACHMENTS & NARRATIVES

Attachment 1 – 2010-15 Consolidated Plan Summary and Annual Action Plan/CAPER Data

Attachment 2 - MAP of Lower Income Census Tracts & Block Groups

Attachment 3 - MAP of Population by Ethnicity in Lower Income Areas

Attachment 4 - Financial Summary Report (PR26)

Attachment 5 - CDBG Billing for FY 2013-14

Attachment 6 - IDIS Billing Recap

Attachment 7 - Schedule of CDBG Program Income

Attachment 8 – CDBG Activity Summary Report (PR03)

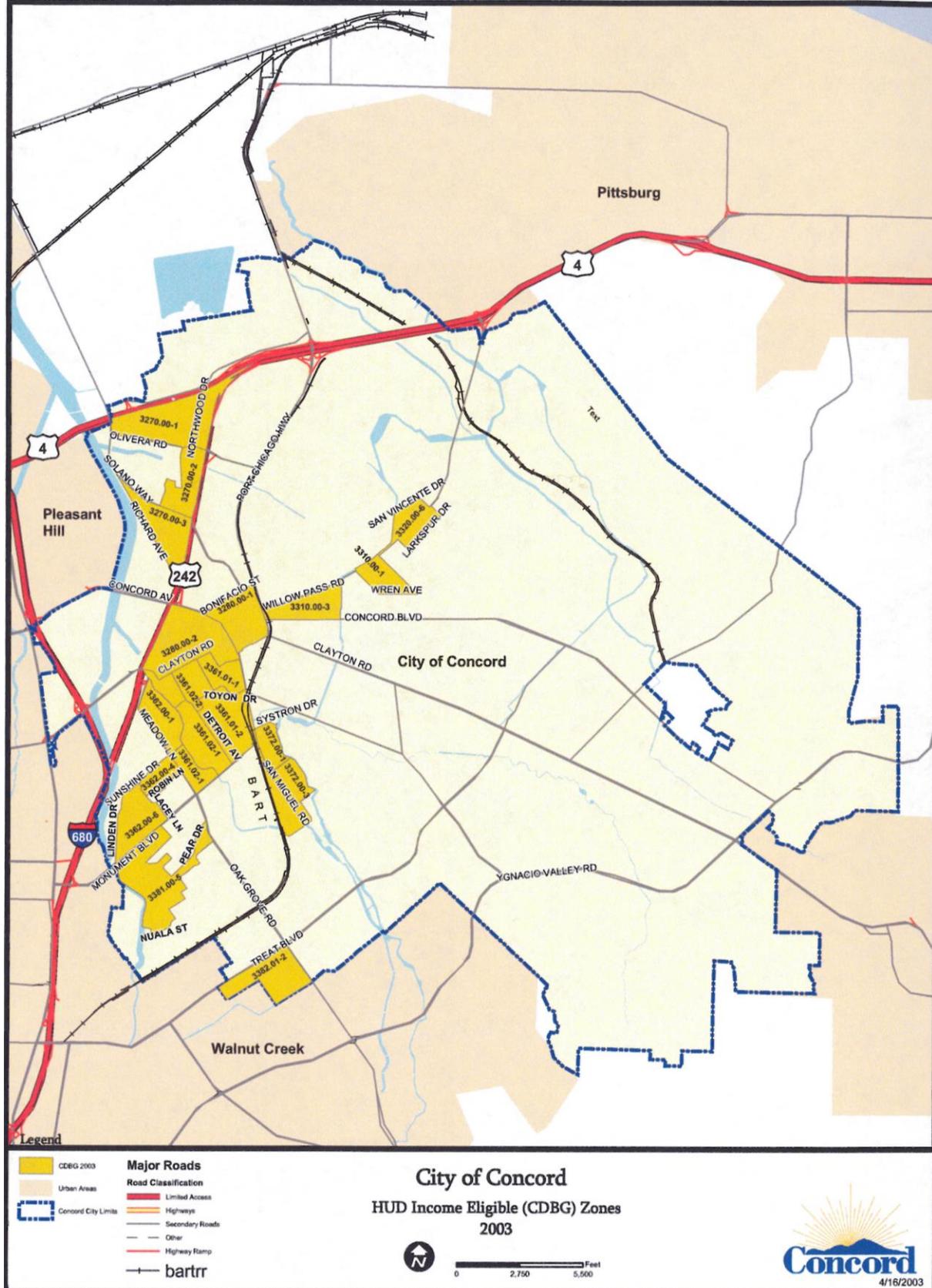
Attachment 1 – 2010-15 Consolidated Plan Summary and Annual Action Plan/CAPER Data

See links at <http://www.cityofconcord.org/community/grants/formsanddocs.aspx>

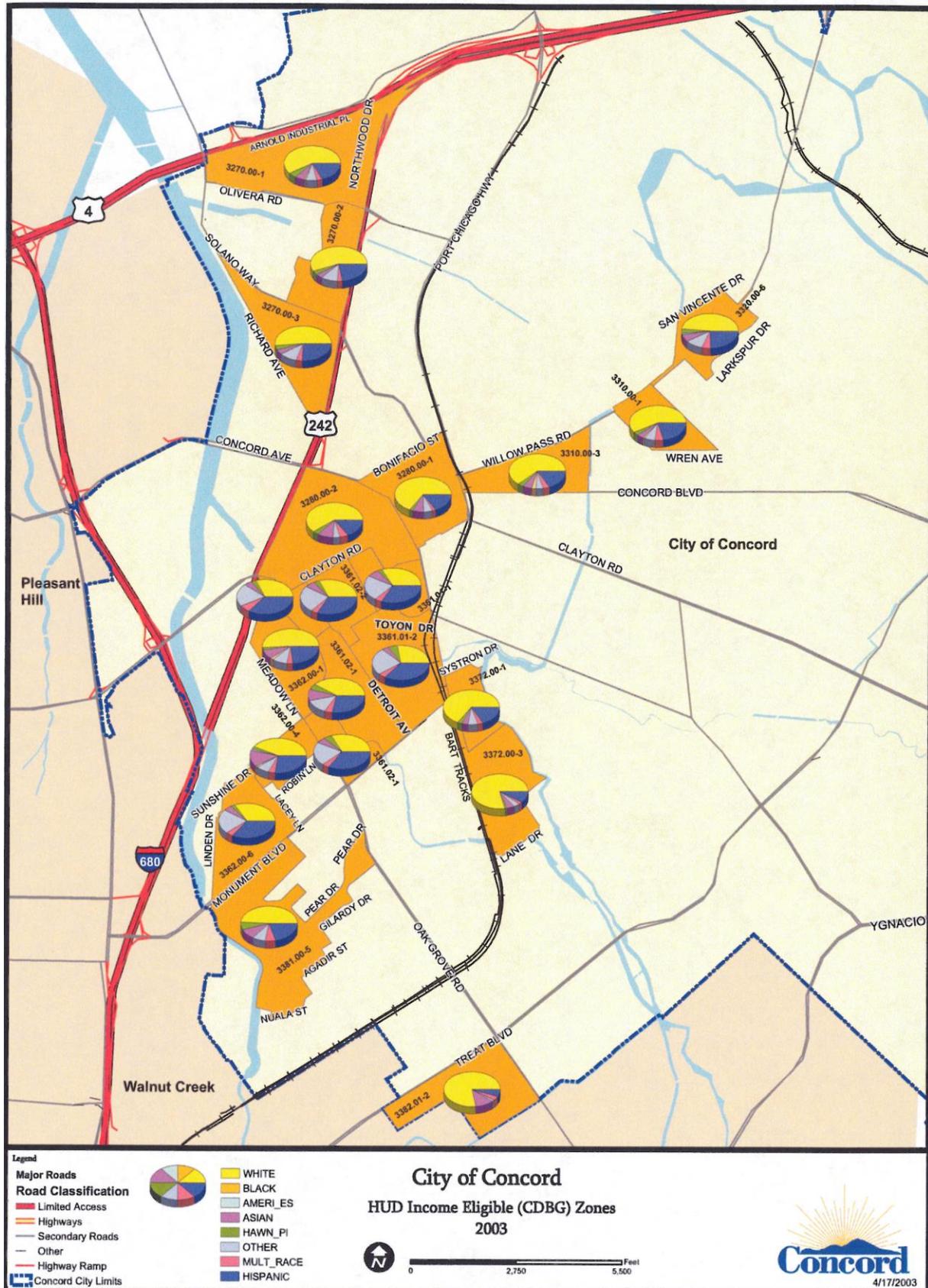
2013-14 Draft Attachment 1A – ConPlan Summary

2013-14 Draft Attachment 1B – CAPER Data

Attachment 2 - MAP of Lower Income Census Tracts & Block Groups



Attachment 3 – MAP of Population by Ethnicity in Lower Income Areas



Attachment 4 - Financial Summary Report (PR26)

[Financial information was not available at time of posting draft. Information will be added by mid-September and is available upon request.]

Attachment 5 - CDBG Billing for FY 2013-14

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Attachment 7 - Schedule of CDBG Program Income

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