

## Expected Resources

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

### **Introduction**

#### **To Meet Affordable Housing and Community Development Needs**

For the Consolidated Plan period (2015-2020), the City anticipates that approximately \$14.368 million will be available for local affordable housing programs, community services, and economic development, including \$1.15 million of federal resources. The City will have an estimated \$11.393 million of affordable housing impact and commercial linkage fees, \$1.44 million from the General Fund, and the remaining amount will come from loan repayments, bond revenue and interest earnings.

In each program year, the anticipated uses of CDBG funds include the following:

\$115,000 for the City's Home Rehabilitation Loan and Emergency Grant program;

\$34,500 for public services;

\$25,000 for economic development activities;

\$50,000 for program administration;

the remaining amounts may be used to fund public facility improvements (for local non-profit service providers).

The City supplements the public service portion of the CDBG program with \$70,000 from the General Fund. If additional CDBG funds become available, either through an increase in the entitlement allocation or through program income, those funds will be allocated to the City's affordable housing program and/or public facilities improvements.

**Anticipated Resources**

**Table 19 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	239,347	20,000	62,161	321,508	920,000	Entitlement Funds from the CDBG Program, and program income through loan repayments
General Fund	public - local	Admin and Planning Housing Public Services	318,000	0	0	318,000	1,272,000	General fund for Community Service Grant Program, Crisis Counselor Program, and Program Administration
Housing Trust Fund	public - local	Acquisition Housing	3,700,000	0	0	3,700,000	8,000,000	Housing Impact Fees and Commercial Linkage Fees
Other	public - local	Admin and Planning Housing	378,600	0	0	378,600	1,514,400	Housing Impact Fees (less than 10% for admin)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Admin and Planning Housing Public Services	77,000	0	0	77,000	308,000	Loan Repayments to the Housing Successor Agency through the First Time Homebuyer Downpayment Assistance Program and Residual Rent Receipts

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

For the development of Affordable Housing, the City is usually the first funder, providing acquisition financing for the development of affordable housing. The Cities Acquisition funding is leveraged on an average ratio of 1/7. For every dollar we commit, an additional 7 dollars is leveraged. Leveraged funds include private lending institutions, tax credits, sweat equity, federal HOME and HOPWA funds, as well as other federal programs; and state funds such as the Mental Health Service Act (MHSA) and BEGIN funds. All of the public service and economic development activities funded through the competitive process require additional funding from other sources. Often, CDBG and CSG funds account for only a small percentage of the overall program funding. In the case of the school crisis counselor program, the City requires a minimum of 50% from the school districts to fund the program.

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

Not Applicable

**Discussion**

## Annual Goals and Objectives

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

#### Goals Summary Information

**Table 20 - Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-1: New Construction of Affordable Housing	2015	2020	Affordable Housing	City Wide	Affordable Housing	Housing Trust Fund: \$2,100,000	Homeowner Housing Added: 37 Household Housing Unit
2	AH-2: Homeownership Opportunities	2015	2020	Affordable Housing	City Wide	Affordable Housing	Impact Fees: \$300,000	Direct Financial Assistance to Homebuyers: 4 Households Assisted
3	AH-3: Maintain and Preserve Affordable Housing	2015	2020	Affordable Housing	City Wide	Affordable Housing	CDBG: \$119,500	Homeowner Housing Rehabilitated: 5 Household Housing Unit
4	AH-4: New Supportive Housing - Special Needs	2015	2020	Affordable Housing	City Wide	Affordable Housing Homelessness Prevention	Housing Trust Fund: \$1,700,000	Rental units constructed: 20 Household Housing Unit
5	H-1: Shelter for Homeless Population	2015	2020	Homeless	City Wide	Homelessness Prevention Non-Housing Community Development	CDBG: \$5,000 General Fund: \$10,000	Homeless Person Overnight Shelter: 20 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 30 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	H-2: Services for Homeless (Non-Shelter Related)	2015	2020	Homeless	City Wide	Homelessness Prevention Non-Housing Community Development	CDBG: \$11,500 General Fund: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 360 Persons Assisted Homelessness Prevention: 25 Persons Assisted
7	CD-2: Senior Services	2015	2020	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$6,500 General Fund: \$33,000	Public service activities other than Low/Moderate Income Housing Benefit: 694 Persons Assisted
8	CD-3: Youth Services	2015	2020	Non-Housing Community Development	City Wide	Non-Housing Community Development	General Fund: \$85,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Other: 600 Other
9	CD-5: Fair Housing	2015	2020	Non-Homeless Special Needs	City Wide	Non-Housing Community Development	CDBG: \$6,000	Public service activities for Low/Moderate Income Housing Benefit: 11 Households Assisted
10	CD-4: Non-Homeless Special Needs	2015	2020	Non-Homeless Special Needs	City Wide	Non-Housing Community Development	General Fund: \$12,000	Public service activities other than Low/Moderate Income Housing Benefit: 108 Persons Assisted
11	CD-1: General Public Services	2015	2020	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$17,500 General Fund: \$24,000	Public service activities other than Low/Moderate Income Housing Benefit: 1328 Persons Assisted
12	CD-6: Economic Development	2015	2020	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$25,000	Businesses assisted: 38 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	CD-7: Public Facility, Infrastructure & Access	2015	2020	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$120,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
14	CD-8: Administration	2015	2020	Administration	City Wide	Administration	CDBG: \$60,000	Other: 0 Other

## Goal Descriptions

**Table 21 - Goal Descriptions**

1	<b>Goal Name</b>	AH-1: New Construction of Affordable Housing
	<b>Goal Description</b>	Expand housing opportunities for extremely low-income, very low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing and rental assistance.
2	<b>Goal Name</b>	AH-2: Homeownership Opportunities
	<b>Goal Description</b>	The City provides downpayment assistance to low and moderate income households (up to 120% of AMI) through the First Time Homebuyer Assistance program. Household incomes range from 60% of AMI to 120% of AMI. The program provides up to \$65,000 or 17% of the price of the home (whichever is less) towards the downpayment. The loan is a silent second equity share loan that requires owner occupancy for the length of the loan.
3	<b>Goal Name</b>	AH-3: Maintain and Preserve Affordable Housing
	<b>Goal Description</b>	Home Rehabilitation Loans and Emergency Grants through the City's Home Rehabilitation Loan Program. Homeowners in Walnut Creek with household incomes below 80% of area median income are eligible for these low interest loans, and emergency grants for home repairs, particularly those related to health, safety, and accessibility.



4	<b>Goal Name</b>	AH-4: New Supportive Housing - Special Needs
	<b>Goal Description</b>	Provide acquisition and predevelopment funding for new affordable rental housing projects that provide low, very low and extremely low income units for persons with special needs.
5	<b>Goal Name</b>	H-1: Shelter for Homeless Population
	<b>Goal Description</b>	Funding for overnight emergency shelters for homeless individuals and families.
6	<b>Goal Name</b>	H-2: Services for Homeless (Non-Shelter Related)
	<b>Goal Description</b>	Funding for daytime drop in center, outreach programs and homeless prevention services.
7	<b>Goal Name</b>	CD-2: Senior Services
	<b>Goal Description</b>	Funding for organizations that provide critical services to seniors and frail elderly including case management, legal services, and food provision.
8	<b>Goal Name</b>	CD-3: Youth Services
	<b>Goal Description</b>	Fund programs that provide services ensuring the well being and safety of children and youth.
9	<b>Goal Name</b>	CD-5: Fair Housing
	<b>Goal Description</b>	Funding for HUD certified fair housing providers
10	<b>Goal Name</b>	CD-4: Non-Homeless Special Needs
	<b>Goal Description</b>	Funding for programs that provide critical, supportive, and emergency services to individuals with special needs, such as survivors of domestic violence, persons with HIV/AIDS, and disabled persons.
11	<b>Goal Name</b>	CD-1: General Public Services
	<b>Goal Description</b>	Funding for programs providing critical and supportive services to low income individuals and households, including crisis intervention services, food provision services, tenant/landlord services, and support groups.

<b>12</b>	<b>Goal Name</b>	CD-6: Economic Development
	<b>Goal Description</b>	Funding to assist low income individuals and business owners to start a new microenterprise, or expand existing businesses.
<b>13</b>	<b>Goal Name</b>	CD-7: Public Facility, Infrastructure & Access
	<b>Goal Description</b>	funding to support rehabilitation and accessibility upgrades to public facilities.
<b>14</b>	<b>Goal Name</b>	CD-8: Administration
	<b>Goal Description</b>	Funding to support the administration of the CDBG program, including application review, contract administration, preparation of required plans and reports, including the Annual Action Plan and Consolidated Annual Performance and Evaluation Report, monitoring, and NEPA reviews.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The City of Walnut Creek receives an annual allocation of Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development. HUD awards grant to entitlement communities to carry out a wide range of community development activities directed toward revitalizing neighborhoods.

In the Fall of 2014, the Contra Costa Consortium issued an RFP requesting applications for the 2015-2017 Grant Cycle. Walnut Creek received 22 applications for the CDBG and CSG programs. On March 18, 2015, the Council Housing and Community Development Subcommittee held a public hearing to consider the applications.

With a recommended \$30,000 increase for the CSG program, there is an estimated \$456,000 in CDBG and CSG funds available: \$147,500 available for public services (CSG and CDBG); \$47,869 for program administration; and \$260,749 for Economic Development, Public Facility, and Housing activities.

#	Project Name
1	Contra Costa Senior Legal Services
2	Contra Costa County Homeless Program
3	Anka Behavioral Services - Hope Plus
4	ECHO Housing - Tenant Landlord
5	ECHO Housing - Fair Housing
6	Contra Costa Child Care Council
7	Workforce Development Board of Contra Costa County
8	Neighborhood Preservation Program
9	CITY OF WALNUT CREEK - PROGRAM ADMINISTRATION
10	Shelter, Inc.
11	Monument Crisis Center
12	Trinity Center Bathroom Rehab
13	Contra Costa Crisis Center- Crisis Line
14	Community Violence Solutions- Children's Interview Center
15	STAND! For Families Free of Violence - Crisis Line
16	Ombudsman Services of Contra Costa
17	Senior Outreach Services - Meals on Wheels
18	Senior Outreach Services-Care Management
19	Trinity Center
20	Lions Center for the Visually Impaired - Independent Living
21	Cancer Support Community - Cancer Support Services
22	Rainbow Community Center

**Table 22 – Project Information**

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

The City prioritized projects and programs that meet CDBG program primary objective to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities; principally for person of low and moderate incomes. The projects were also weighed against the City's highest priority needs. As shown in the above chart, the City is funding a wide array of priority needs including maintaining and preserving affordable housing, services for the homeless, senior services, economic development activities, and fair housing services.

To address the underserved needs, the City is increasing the CSG program back to pre-2010 level of \$100,000. The CSG program is specifically designed to augment the public service portion of the CDBG program. The City is also reviewing the new expenditure regulations for the Housing Successor Agency funds, and is anticipating using some funds in the future for homeless prevention and rapid-rehousing activities.

In addition to the \$80,000 allocated to Trinity Center for the Bathroom Rehabilitation project, the City is authorizing additional funding, if available and necessary, in order to make both bathrooms fully accessible.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Contra Costa Senior Legal Services
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-2: Senior Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$6,500
	<b>Description</b>	Provides lower income seniors with access to free legal assistance and educational services. These will be provided by qualified and experienced attorneys and paralegals in all CDBG communities. The project will include outreach services.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 Seniors
	<b>Location Description</b>	In the Concord office and also at the City of Walnut Creek Senior Center, located in Civic Park.
	<b>Planned Activities</b>	Provide free legal counseling, advice, representation and litigation services to seniors in connection with their housing, income maintenance, consumer and individual rights and other elder law issues.
2	<b>Project Name</b>	Contra Costa County Homeless Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	H-1: Shelter for Homeless Population
	<b>Needs Addressed</b>	Non-Housing Community Development

	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Provides critical services to homeless individuals seeking emergency shelter at the single adult shelter in Concord. Provides meals, shelter, case management, telephone, vocational services, health care and substance abuse services, and one on one case management services.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 individuals
	<b>Location Description</b>	Concord and Richmond
	<b>Planned Activities</b>	provide emergency shelter and wrap-around services to assist persons in finding appropriate long-term housing. Services will include case management, housing and benefits assistance, meals, laundry facilities, healthcare, mental health services and substance abuse treatment to residents. Residents can stay at the shelter up to 120-days.
<b>3</b>	<b>Project Name</b>	Anka Behavioral Services - Hope Plus
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	H-2: Services for Homeless (Non-Shelter Related)
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	Hope Plus is a outreach project managed and operated by Anka Behavioral Health, Inc., in partnership with other homeless service, mental health, and substance abuse services providers. These partnerships provide integrated health, mental health, and substance abuse services for homeless people with mental health and substance abuse issues who are living outside on the streets and in encampments.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 homeless individuals.
	<b>Location Description</b>	Services are provided by outreach teams on the streets and in encampments in Walnut Creek, Ca.
	<b>Planned Activities</b>	Provide homeless clients suffering from mental health and substance abuse disorders access to integrated health, mental health and substance abuse services and to living environments which support their recovery. The HOPE Plus outreach team will assist clients in finding shelter, receiving medical care, enrolling in benefits, referral to residential treatment programs, and HIV testing and counseling. The teams will also provide food, sleeping bags, clothing, and transportation to medical care and local homeless assistance programs.
<b>4</b>	<b>Project Name</b>	ECHO Housing - Tenant Landlord
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-1: General Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$5,500
	<b>Description</b>	To prevent evictions by educating the public and callers as to their housing rights and responsibilities, to resolve conflicts between residents and their landlords and to help callers get and keep their homes by enabling them to exercise their housing rights.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	95 households
	<b>Location Description</b>	Hayward and Concord. Services provided by phone

	<b>Planned Activities</b>	ECHO's staff shall provide information and build community awareness with regard to housing rights and responsibilities to both tenants and landlords residing in Walnut Creek. Services shall include telephone counseling regarding housing rights and responsibilities, dispute resolution, development and distribution of flyers and brochures, conducting housing clinics and community presentations.
5	<b>Project Name</b>	ECHO Housing - Fair Housing
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-5: Fair Housing
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	To provide Federal and State Fair Housing Law information, counseling, investigation, mediation and educational training services.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 households
	<b>Location Description</b>	Hayward and Concord. Services accessed by phone.
<b>Planned Activities</b>	ECHO Housing is a HUD-approved housing counseling agency, and satisfies the HUD definition of Fair Housing Enforcement Organization (FHO) and Qualified Fair Housing Enforcement Organization (QFHO). ECHO will affirmatively further fair housing and address discrimination by assisting and educating residents who allege discrimination, conduct a systemic audit to uncover hidden discrimination, and provide training to owners and managers.	
6	<b>Project Name</b>	Contra Costa Child Care Council
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-6: Economic Development



	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Will provide technical assistance, training and general support leading to the State Licensing of Walnut Creek family child care providers.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	18 businesses
	<b>Location Description</b>	Concord, CA
	<b>Planned Activities</b>	Provide microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family childcare providers. Activities will include outreach, recruiting new and existing childcare providers, assessing training needs, offering technical assistance and support in the application process for licensing, site visits, workshops and classes.
<b>7</b>	<b>Project Name</b>	Workforce Development Board of Contra Costa County
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-6: Economic Development
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Create and retain jobs for low to moderate-income people through self-employment or micro-enterprise businesses expansion. Provides training and one-on-one business management consulting.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 businesses
	<b>Location Description</b>	Pleasant Hill, CA
	<b>Planned Activities</b>	Will provide group training and individualized advising to support low-to-moderate income individuals achieve self-sufficiency by starting and/or growing micro-enterprises. The project will also support the creation of additional employment opportunities in key sectors by delivering services focused on accessing capital, securing certifications/procurement contracts, exporting and increasing sales.
<b>8</b>	<b>Project Name</b>	Neighborhood Preservation Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	AH-3: Maintain and Preserve Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$119,000
	<b>Description</b>	This program administers the City of Walnut Creek's Home Rehabilitation Loan and Emergency Grant Program, which provides low-interest loans and emergency grants to low- and moderate- income homeowners.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 households
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	CITY OF WALNUT CREEK - PROGRAM ADMINISTRATION

	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-8: Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$47,869
	<b>Description</b>	Covers salaries, benefits, training and general administrative costs associated with the management of the CDBG program.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Walnut Creek City Hall
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	Shelter, Inc.
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	H-2: Services for Homeless (Non-Shelter Related)
	<b>Needs Addressed</b>	Homelessness Prevention
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	This program prevents homelessness for households at-risk of homelessness or rapidly re-housing households who are homeless by providing short-term financial assistance for move-in costs or past due rent. A case manager screens potential recipients, provides counseling and recommends eligible households for financial assistance.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 individuals/ 8 households
	<b>Location Description</b>	Martinez, Ca
	<b>Planned Activities</b>	Provide short term financial assistance to low-income households for move-in costs or past due rent.
<b>11</b>	<b>Project Name</b>	Monument Crisis Center
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-1: General Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$12,000 General Fund: \$1,500
	<b>Description</b>	The Monument Crisis Center offers wrap-around safety net services through on-site food distribution, direct referrals to shelter, referrals and workshops for financial assistance, referrals and access to health care and health care services, basic employment workshops, court mandated community service programs, on site legal and crisis support services.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	408 individuals
	<b>Location Description</b>	Concord, CA
	<b>Planned Activities</b>	Provide on-site food distribution, direct referrals to shelter, referrals and workshops for financial assistance, basic employment workshop and legal and crisis support services.
<b>12</b>	<b>Project Name</b>	Trinity Center Bathroom Rehab

	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-7: Public Facility, Infrastructure & Access
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$800,000
	<b>Description</b>	Refurbish two bathrooms at Trinity Center, a local day time multi-service center for the homeless. The project will replace showers, toilets, sinks and flooring; and make critical accessibility upgrades.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	351 individuals
	<b>Location Description</b>	At Trinity Center in Walnut Creek, CA
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	Contra Costa Crisis Center- Crisis Line
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-1: General Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	General Fund: \$9,000

	<b>Description</b>	Contra Costa Crisis Center's call center is comprised of a 24 hour crisis intervention service and a 211 information and referral service. Both programs utilize a robust social service database of local homeless, health and social services programs. Full-time professional staff and highly trained volunteers provide immediate crisis support service as well as immediate information and referrals 24 hours per day - to emergency shelters, emergency food programs, job training, health care and other services. These programs work on both the mental health as well as the basic needs of people in crisis - to enable those in need to access resources in their community quickly and easily, and allowing residents in need a single point of entry for a variety of resources.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 individuals
	<b>Location Description</b>	Walnut Creek, CA
	<b>Planned Activities</b>	Provide 24-hour crisis line services through two crisis line program: Crisis Intervention Service and 211 Information and Referral Service.
<b>14</b>	<b>Project Name</b>	Community Violence Solutions- Children's Interview Center
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-3: Youth Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	General Fund: \$5,000

	<b>Description</b>	The Children's Interview Center program of Community Violence Solutions serves child sexual assault victims aged 2-17 years and their non-offending family members who are involved in criminal and/or child protective services investigations--primarily child sexual abuse, but, increasingly, including physical abuse, domestic violence as well. Services are also provided to developmentally disabled individuals of any age. Services include forensic interview, advocacy, case management, and mental health services. Participants are referred from all areas and cities of the county and only by law enforcement and social services.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 individuals
	<b>Location Description</b>	
	<b>Planned Activities</b>	Services include forensic interview, advocacy, case management, and mental health services.
15	<b>Project Name</b>	STAND! For Families Free of Violence - Crisis Line
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-4: Non-Homeless Special Needs
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	General Fund: \$6,000
	<b>Description</b>	STAND!'s Crisis Line provides 24-hour phone-based response for domestic violence victims, families, and the community. Crisis Line services include immediate crisis response, safety planning and assessment, crisis counseling, screening for the Emergency Shelter, information, and referrals for both in-house and community services, such as counseling, support groups, legal advocacy, and others. The Crisis Line is the primary point of entry for STAND!'s comprehensive services.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80
	<b>Location Description</b>	Concord, CA (by phone)
	<b>Planned Activities</b>	Provide 24-hour crisis line services.
<b>16</b>	<b>Project Name</b>	Ombudsman Services of Contra Costa
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-2: Senior Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	General Fund: \$8,000
	<b>Description</b>	Dependent adults and elderly residing in long term care facilities will have access to safe and secure environments through the advocacy of trained and certified Ombudsmen who investigate abuse and ensure compliance of facilities with Title 22 California Code of Regulations for the purpose of creating a suitable living environment.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	750 Individuals
	<b>Location Description</b>	City-Wide, Walnut Creek, CA
	<b>Planned Activities</b>	Investigate abuse and ensure that long-term care facilities are in compliance with Title 22 California Code of Regulations.
<b>17</b>	<b>Project Name</b>	Senior Outreach Services - Meals on Wheels



	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-2: Senior Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	General Fund: \$18,000
	<b>Description</b>	Meals On Wheels delivers nutritious meals to all frail, home bound seniors living in Contra Costa County and to help them to live at home in safety, in comfort, and with dignity for as long as they can. Clients are over 60, home bound, and are unable to shop and/or prepare meals for themselves. Seniors benefit from daily health and wellness checks from volunteer drivers and ongoing client monitoring through in-home visits by outreach workers.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	289 Seniors
	<b>Location Description</b>	Walnut Creek, CA
	<b>Planned Activities</b>	Deliver nutritious meals to home bound seniors.
<b>18</b>	<b>Project Name</b>	Senior Outreach Services-Care Management
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-2: Senior Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	General Fund: \$7,000

	<b>Description</b>	The Care Management Program provides an array of services geared to help older adults and their families meet long-term care needs. Care Managers assist seniors to resolve critical issues affecting their health and wellness while aiming to help them live as independently as possible. Our bilingual care management professionals are trained in gerontology, social work, or counseling, and have decades of experience in the field. One Care Manager is a certified HUD Specialist. Their knowledge and the sensitivity to seniors needs make them uniquely effective advocates for seniors in need.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	80 Seniors
	<b>Location Description</b>	Walnut Creek, CA
	<b>Planned Activities</b>	Provide care management services to assist seniors and help them resolve critical issues affecting their health and wellness while aiming to help them to maintain their independent living.
19	<b>Project Name</b>	Trinity Center
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	H-2: Services for Homeless (Non-Shelter Related)
	<b>Needs Addressed</b>	Homelessness Prevention
	<b>Funding</b>	General Fund: \$20,000
	<b>Description</b>	Trinity Center is a dynamic, non-residential program that serves people who are homeless or at risk of homelessness. Clients receive resource and referral services, two meals a day, use of laundry and showers, distribution of clothing and food, and access to telephone and mail. The Center is an opportunity for community and safe place off the street.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250
	<b>Location Description</b>	Walnut Creek, CA
	<b>Planned Activities</b>	Provide onsite services to the homeless at a daytime multiservice center open 5 days a week. Services include case management, resource and referral, employment assistance, laundry and showers, distribution of clothing and food, and access to telephone and mail.
<b>20</b>	<b>Project Name</b>	Lions Center for the Visually Impaired - Independent Living
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-4: Non-Homeless Special Needs
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	General Fund: \$7,000
	<b>Description</b>	The program provides in-home independent living skills instruction and training to visually impaired adults so they will maintain their independence and avoid institutionalization.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	28 Individuals
	<b>Location Description</b>	Pittsburg, CA
	<b>Planned Activities</b>	Provide in-home independent living skills instruction and training.
<b>21</b>	<b>Project Name</b>	Cancer Support Community - Cancer Support Services
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	CD-1: General Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	General Fund: \$7,000
	<b>Description</b>	Program provides comprehensive, evidence-based programs and services for cancer patients and their families and caregivers. They include therapeutic and decisional counseling, exercise, nutrition and patient education programs. Our services are provided free of charge to be readily accessible to low income families, and they are demonstrated to enable people with cancer to live longer and maintain the highest possible quality of life.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 Individuals
	<b>Location Description</b>	Walnut Creek, CA
	<b>Planned Activities</b>	provide support services for cancer patients and their care givers, including counseling, education services, exercise, and nutrition programs.
<b>22</b>	<b>Project Name</b>	Rainbow Community Center
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CD-1: General Public Services
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	General Fund: \$6,500

<b>Description</b>	The Rainbow Community Center is one of the only agencies in Contra Costa County dedicated to serving the needs of the Lesbian, Gay, Bisexual and Transgender (LGBT) community. The Kind Hearts Program provides congregate meals, food pantry services, wellness calls and home visits to LGBT seniors and persons with HIV/AIDS to promote resilience, reduce isolation and rebuild our community members frayed and broken social networks.
<b>Target Date</b>	6/30/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 individuals
<b>Location Description</b>	Walnut Creek, CA
<b>Planned Activities</b>	Concord, CA

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

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

There are not geographic areas of entitlement and the CDBG funds will be distributed to low-income residents throughout the City. Many of the senior services will be utilized by residents living in Rossmoor, a senior-only housing area on the southwest side of Walnut Creek. The average age of Rossmoor residents is 77 years old, and the average income is less than 80% of Area Median Income.

**Geographic Distribution**

Target Area	Percentage of Funds

Table 23 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

N/A

**Discussion**

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

### **Introduction**

The Action Plan outlines activities planned to take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, remove barriers to affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The biggest obstacle to meeting the underserved needs are funding. To address this, the City is planning to increase the Community Service Grant (CSG) program by 43% to restore it to its pre-2010 level of \$100,000. The CSG program is specifically designed to augment the public services portion of the CDBG program and will help to bring critical services to Walnut Creek's lowest income residents. The City is also reviewing the new expenditure guidelines for the Housing Successor Agency (former Redevelopment Agency Housing Set Aside Fund), and anticipates using some of the funds for homeless prevention and rapid rehousing in the future.

The City has a certified 2015-2023 Housing Elements which describes obstacles to affordable housing development, and actions to address those obstacles. Two primary tools are the City's progress housing policies, including the Commercial Linkage Fee ordinance and the Inclusionary Housing ordinance, both of which require housing impact fee payments on a square foot basis.

### **Actions planned to foster and maintain affordable housing**

The City has a strong commitment to foster and maintain affordable housing. Last year, the City received State Certification for its 2015-2023 Housing Element, which outlines the City's goals, policies, and programs to meet the housing needs over the next decade. Affordable Housing, Special Needs Housing, Fair Housing, and Housing Preservation are among the 8 Primary Goals in the Housing Element. Two of the primary tools, as mentioned above, are the City's Commercial Linkage Fee and Inclusionary Housing Ordinance. In addition, the City is planning to review its Relocation Assistance requirements as well as conducting new nexus studies for the housing impact fees.

### **Actions planned to reduce lead-based paint hazards**

The City of Walnut Creek developed a Lead Based Paint Implementation Plan (LBP Plan) that describes the actions to be taken, and the responsibility for compliance with lead based paint abatement regulations (24 CFR 35 and Title X of the Housing and Community Development Act of 1992) under each

of its existing affordable housing programs. In particular, any homes constructed prior to 1978 that are assisted through the City's Home Owner Rehabilitation Grant Program or the City's New Construction/Substantial Rehabilitation Program must be in compliance with lead-based paint abatement requirements.

### **Actions planned to reduce the number of poverty-level families**

In 2015-2016, the City of Walnut Creek will continue its efforts to reduce the number of families and individuals living in poverty. The City will focus primarily on supporting programs that raise household incomes through economic development activities, job training and job readiness skills, and increased access to employment opportunities for persons living below the poverty line.

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

The City will provide continued funding for the Contra Costa Childcare Council's **Road to Success Program** that offers technical assistance, training and general support leading to the State licensing of Walnut Creek family child care providers. The City will also continue to support the Contra Costa Small Business Development Center's **Small Business Management Assistance** program whose goal is to create and retain jobs for low- to moderate-income people through self-employment and micro-enterprise business expansion.

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

### **Actions planned to develop institutional structure**

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

Housing Division staff administer the City's First-Time Homebuyer Assistance Program, the Homeowner Rehabilitation Loan and Grant Program, and the New Construction and Rehabilitation Programs for affordable housing. Staff also implements the Inclusionary Housing and Commercial Linkage Fee Ordinances for the development of new workforce housing. The Housing Division staff administers the CDBG, CSG and School Crisis Counselor Grant programs.



As part of the Community and Economic Development Department, the Housing Division staff work closely with the City Planners. With the implementation of the Inclusionary and Linkage Fee Ordinances, collaboration between Housing Programs and City Planning has increased significantly, and interdepartmental structures to enhance this collaboration are well developed.

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

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

**Public Service Providers:** The CDBG/Housing Analyst monitors the progress and performance of CDBG funded programs, and provides technical assistance when needed. In 2013, the City Council (along with other consortium members) implemented an alternating 2-year/3-year funding cycle which will further streamline the administration and will also allow for funding recommendations to be consistent with the consolidated plan, with each new plan coinciding with a new funding cycle.

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

**Database:** In 2008, the Contra Costa Consortium contracted with City Data Services ([www.citydataservices.net](http://www.citydataservices.net)) to set up an online data reporting and application process for the consortium's CDBG program. The program was launched to coincide with our renewal application for 2009-2010. Subrecipients expressed gratitude for the new program and felt that it saved both time and money. All applications for the following grant cycle were submitted through the database, as well as all corresponding reporting and invoicing. The Consortium works closely with City Data Services to continually update/improve/and streamline reporting and grant administrative activities.

**Responding to the Public:** City staff is also available to respond to a variety of public concerns. The City collaborates with Eden Council for Hope and Opportunity to respond to tenant concerns throughout the City. City building inspectors and code enforcement officers are available to respond to housing issues that stem from code violations or structural integrity concerns within the City of Walnut Creek.

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

The City of Walnut Creek does not have any public housing.

## Discussion

## Program Specific Requirements

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

#### Introduction

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	62,161
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>62,161</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	82.00%

## Discussion