2020-2025 CONSORTIUM CONSOLIDATED PLAN

CITY OF WALNUT CREEK

May 15, 2020

OMB Control No: 2506-0117 (exp. 06/30/2018)

CITY OF WALNUT CREEK

EXECUTIVE SUMMARY

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan fulfills the requirement that recipients of certain funds administered by the federal Department of Housing and Urban Development (HUD) create a plan describing how these funds will be expended over a five-year period. These funds are Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), Emergency Shelter Grant (ESG), and Housing for Persons With AIDS (HOPWA). This Consolidated Plan is for the period of July 1, 2020, to June 30, 2025.

The City of Walnut Creek (City) is an entitlement jurisdiction that receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to invest in the community. Walnut Creek's Community and Economic Development Department implements its programs, primarily through the Housing Division. Walnut Creek along with the cities of Antioch, Concord, Pittsburg, and Contra Costa County have formed the Contra Costa HOME Consortium to cooperatively plan for housing and community development needs of the County.

The HUD funding Walnut Creek receives is provided under the Community Development Block Grant Program (CDBG). All funds must assist low- to moderate-income (LMI) individuals and families.

The Consortium has developed a new Regional Analysis of Impediments (AI) to Fair Housing Choice for 2020-25, in partnership with the Housing Authorities of Contra Costa, Pittsburg and Richmond. The AI goals and strategies, with Consortium actions for 2020-21, is included as Attachment A of this Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Below is a brief summary of the overall goals identified within the Consolidated Plan.

Affordable Housing

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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 for Low-to-Moderate Income households.

AH-3: Maintain and preserve the existing affordable housing stock, including single-family residences and apartments owned and occupied by Low-to-Moderate Income households.

AH-4: Increase the supply of appropriate and supportive housing for special needs populations, including seniors, persons with disabilities, persons with HIV/AIDS, Low-to-Moderate Income veterans, the homeless, and extremely low-income residents.

Assisting the Homeless

H-1: Assist the homeless and those at risk of becoming homeless by providing funding to organizations that provide emergency shelter, and transitional and permanent affordable housing with appropriate supportive services.

H-2: Reduce the incidence and risk of homelessness and assist in alleviating the needs of the homeless.

Non-Housing Community Development

CD-1 General Public Services: Assist in providing opportunities and services to improve the quality of life for lower-income persons.

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

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

CD-4 Non-Homeless Special Needs: Assist in providing opportunities and services to improve the quality of life and independence for person with special needs, such as disabled persons, battered spouses, abused children, persons with HIV/AIDS, and low-income veterans.

CD-5 Fair Housing: Promote fair housing activities and affirmatively further fair housing.

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

CD-7 Public Facility, Infrastructure and Accessibility: Maintain quality public facilities and adequate infrastructure, and provide access for lower-income persons and persons with special needs.

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.

3. Evaluation of past performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG program. The City's past Annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPERs) provided many details about the innovations, projects and programs completed by the City over the past five years. The City recognizes that the evaluation of past performance is critical to ensuring the City and its subrecipients are implementing activities effectively and that those activities align with the City's overall strategies and goals.

In general, the community development and affordable housing activities that were implemented during the current Consolidated Plan time period served the identified needs. The five-year performance measures matrix and the one-year annual performance measures matrix in each of the City's CAPERs show how the City performed against the goals that were set in the five-year strategic plan and the one-year action plan. The comparison of accomplishment data to goals indicate that the Consolidated Plan activities made a positive impact on the identified needs.

In the previous 2015-2020 Consolidated Plan, the City made significant progress on many of its short- and long-term housing, public service and economic development goals.

Housing

The City proactively partnered with non-profit housing developers to develop affordable rental and homeownership projects, which include providing acquisition and predevelopment funds for three affordable housing projects; two of which were completed at fully occupied by the end of 2020. The City leveraged funding through its progressive housing policies, in particular the Inclusionary Housing and Commercial Linkage Fee ordinances. Because of the desirability of Walnut Creek for market rate housing development, significant fees were generated during the 2015-2020 planning period, which were used to acquire land for the development of 100% affordable housing projects. Nevertheless, the City faced challenges in providing for the affordable housing needs, primarily as a result of the following factors: 1)

the high need for affordable housing (locally and state wide), 2) the high price of land in Walnut Creek, 3) the limited available public funding and City revenue, and 4) the continued increases in market rent prices. Further, the City made significant strides towards streamlining and improving its development review process.

Public Service

For each of the five years, the City continued to fund public services that support the city's lowest income residents. In 2017, the City created a new grant program to fund homeless services, with a $200,000 annual allocation. CDBG and local funds were allocated for a variety of supportive services, including assistance to victims of abuse, services to help the homeless and those at risk of becoming homeless, housing counseling, crisis interventions services, food provision services, crisis line services, and services for seniors and other special needs populations. In 2015-2020, the City (and County) faced continuous challenges of the high cost of living in the San Francisco Bay Area and a significant increase in the need for public services to alleviate various obligatory expenses. The City worked diligently to leverage funding, establish partnerships and to work collaboratively with neighboring jurisdictions to address the highest needs as they emerged.

Economic Development

The City supported non-profit workforce development providers that provided assistance and training to lower income residents starting their own businesses. The City also improved access for people with disabilities at two city facilities through ADA Improvement projects.

4. Summary of citizen participation process and consultation process

As part of the strategic planning process for the 2020-2025 Consolidated Plan, the County Department of Conservation & Development conducted a thorough needs assessment, collecting data from a variety of city stakeholders.

Public Meetings

The Consortium held three public meetings and invited the public to give input on their community's highest priority housing and community development needs. All public meetings were advertised in the Contra Costa Times:

- March 25, 2019 (evening) – Pittsburg, Council Chambers
- March 27, 2019 (evening – Richmond, Council Chamber
- March 28, 2019 (evening) –Concord, Council Chamber

Focus Groups

Six focus groups were held throughout the Contra Costa County, including one hosted in Walnut Creek, for a variety of population or topic-specific groups with Executive Directors and top program staff on the needs of: 1) Seniors and Disabled; 2) Youth; 3) Families and General; 4) Economic Development; 5) Persons who are Homeless (conducted in conjunction with Continuum of Care); and 4) Affordable Housing.

Community Needs Survey

To assist in obtaining specific and targeted feedback on the needs of the city's lowest income residents, the Consortium developed and widely distributed a comprehensive needs survey. Hard copies of the surveys were available at all of the public meetings, at City Hall, and the Senior Center. The survey was also available online, and links to the survey were advertised on the City's website and the City Manager's e-newsletter listserv. The survey and a link to the online survey was sent to all parties on the Consortium's interested parties list, as well as all current subrecipients. Over 1,400 responses in English and Spanish were received Consortium wide with 173 respondents from Walnut Creek.

Consultations

The Consortium consulted with a wide range of service providers and stakeholders. These involved both the public sector and private non-profit sector. These personal contacts asked those who help to meet the housing and social services needs of the residents of Contra Costa County to describe level of needs in the community, the relative priority of needs and what they believe could be done to better meet the needs of the County's residents.

Public Review

A draft of the Consolidated Plan was made available for public review and comment from March 20, 2020, to May 4, 2020.

Public Hearing

The Housing and Community Development (HCD) Committee held a special meeting on March 13, 2020 to consider FY 2020-2022 applications for CDBG funds, Community Services Grant (CSG), and Homeless Services Fund (HSF); and proposed funding recommendations to bring to Council. On May 5, 2020, the Consolidated Plan and Annual Action Plan were considered and accepted at the City Council public hearing.

5. Summary of public comments

The Consortium received over 1,400 Community Surveys with 173 respondents from Walnut Creek.

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

All comments on the Survey were accepted.

7. Summary

The needs assessment information summarized here offers useful insights into how residents, service providers, and public sector staff understand Walnut Creek's needs. Synthesizing this information informed the objectives, priority needs, goals and activities for the Consolidated Plan.

THE PROCESS

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

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Table 170 – Responsible Agencies		
Agency Role	**Name**	**Department/Agency**
CDBG Administrator	Walnut Creek	Community & Economic Development Department

Narrative

Lead and Responsible Agencies

The City of Walnut Creek is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City's HUD Programs Administrator in the Housing Division in the Community & Economic Development Department is responsible for the administration of Housing and Urban Development (HUD) Entitlement grants, which include the Community Development Block Grant Program (CDBG).

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

Introduction

The City launched an in-depth and collaborative effort to consult with elected officials, City departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within this five-year plan.

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

The Contra Costa Consortium (including Walnut Creek) conducted a Community Needs Survey to solicit input from residents and workers in Contra Costa County. Respondents were informed that the Consortium was updating the Consolidated Plan for federal funds that primarily serve low and moderate (LMI) income residents and special needs populations. CDBG Low Income is defined as 50% or less of the Area Median Income (AMI). Moderate Income is 80% or less of AMI. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds.

The City's outreach and consultation strategies included the formation of community outreach partnerships with affordable housing, social service, and mental health providers; workforce developers; community advocates; and others. Subrecipients alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries. The Citizen Participation process is described in greater detail in "PR-15 Citizen Participation."

The City currently does not contain public or assisted housing and therefore does not coordinate with public or assisted housing providers. The City coordinates with Contra Costa Health Services for mental health services.

Public Meetings

Three Consolidated Plan Public Meetings were conducted throughout Contra Costa County to provide an introduction to the Consortium's Five Year Consolidated Plan Process and to solicit input from residents and workers throughout the County on the level of need for various types of improvements that can potentially be addressed by the Consolidated Plan.

- March 25, 2019 (evening) – Pittsburg, Council Chambers
- March 27, 2019 (evening – Richmond, Council Chamber
- March 28, 2019 (evening) –Concord, Council Chamber

Outreach

Over six hundred entities, organizations, and persons were directly contacted via outreach efforts and requested to share materials with their beneficiaries, partners, and contacts; encourage attendance at the forums; and to respond to the Community Needs Survey. The County solicited participation via their County-wide mailing list. City staff engaged via emails and subrecipients of CDBG, Community Service Grant (CSG), and Homeless Services Fund (HSF). The City Manager's monthly update with over 5,503 subscribers included information on how to participate in the survey and attend the public meetings. City staff provided information to City Council through written updates and an in-person meeting to the Housing and Community Development Committee on the Consolidated Plan process and timeline.

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

In 2007, Homeless Inter-Jurisdictional Inter-Departmental Work Group (HIJIDWG) and the Homeless Continuum of Care Board (CoCB) merged into one group, now called the Council on Homelessness. The Council on Homelessness provides advice and input on the operations of homeless services, program operations, and program development efforts in Contra Costa County

To help homeless individuals and families, and to prevent further incidents of homelessness, the City of Walnut Creek partners with homeless service providers, and has historically committed CDBG and CSG funds to activities addressing these issues. In 2017 the City initiated a Homeless Services Fund (HSF) with $200,000 specifically available to address homelessness and has maintained it since. Partners for the federal and local programs include homeless shelters, daytime drop in centers, crisis lines, housing counseling agencies and homeless prevention service providers.

The Walnut Creek Police Department and Housing Division staff are active participants in a local homeless task force, which includes City staff, homeless service providers, the business community, homeless persons, and residents. The purpose of the task force is to address homeless related issues as they arise in the community, and to collaborate efforts to addressing the needs of the homeless.

On June 24, 2019, the City Police Department launched a four-month pilot project called the Homeless Outreach Program (HOP), that is now permanent. Police officers work closely with the Walnut Creek Homeless Taskforce, Trinity Center, Public Works, CORE, other county agencies and their Mental Health Evaluation Team. Their objectives are: to build relationships with our homeless community; create innovative ways to connect homeless persons with services; develop long term solutions; work with residents and businesses to address issues,

lower calls for service, prevent unsafe and illegal homeless encampments in our creeks and other locations; enforce laws using a compassionate but firm approach; prevent illegal alcohol sales; and work with other agencies to have a bigger impact within our community.

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

The City of Walnut Creek does not receive ESG funds.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 171 – Agencies, Groups, Organizations That Participated		
1	**Agency/Group/Organization**	**Contra Costa County Department of Conservation & Development**
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Link to the Needs Assessment Survey was sent to sub-recipients, and the County's non-profit interested party list.
2	**Agency/Group/Organization**	**Resources for Community Development**
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation in focus group on affordable housing, obtaining feedback on institutional and other barriers to affordable housing in Contra Costa and ideas for improvement. RCD is the developer for St. Paul's Common, a 45-unit affordable unit development in Walnut Creek.

3	**Agency/Group/Organization**	**Habitat for Humanity East Bay/ Silicon Valley**
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation in focus group on affordable housing, obtaining feedback on institutional and other barriers to affordable housing in Contra Costa and ideas for improvement. Habitat for Humanity East Bay/Silicon Valley is the developer for the upcoming Las Juntas project, a 42-unit affordable ownership housing development for low/mod income households.
4	**Agency/Group/Organization**	**Contra Costa Child Care Council**
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation in focus group on Economic Development, gain more knowledge of need for childcare in Contra Costa County and challenges of developing and retaining childcare microenterprises. Developed new modes of outreach together to inform residents of this opportunity and encourage more childcare businesses especially Spanish-speaking businesses.
5	**Agency/Group/Organization**	**Court Appointed Special Advocates**
	Agency/Group/Organization Type	Services-Children Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations with Executive Ann Wrixon about needs of foster children in Walnut Creek, particularly around statistics about incidence of homelessness, outcomes.
6	**Agency/Group/Organization**	**STAND! For Families Free of Violence**
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Focus group participation from STAND Executive Director and Program Manager about needs of victims of domestic violence, emergency shelter, incidence of DV in Walnut Creek residents, and in data gathering for this section of the ConPlan.

7	**Agency/Group/Organization**	**Lions Blind Center of Diablo Valley**
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided letter on the needs for low vision individuals.

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

Not Applicable

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

Table 172 – Other Local / Regional / Federal Planning Efforts		
Name of Plan	**Lead Organization**	**How do the goals of your Strategic Plan overlap with the goals of each plan?**
Continuum of Care	Contra Costa County	Homeless Goals and objectives in the Consolidated Plan are identical to the adopted CoC Strategy, and were taken from the plan directly. The CoC Plan is named "Forging Ahead Towards Preventing and Ending Homelessness" was developed in 2014 and adopted by all Consortium cities.
North Downtown and West Downtown Specific Plan	City of Walnut Creek	Both of these adopted plans will bring both jobs and housing to the area, presumably resulting in a positive economic impact.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City is an active member of the Contra Costa CDBG Consortium (includes the cities of Antioch, Concord, Pittsburg, the Urban County and Walnut Creek), and regularly attends consortium meetings attended by all of the entitlement jurisdictions in Contra Costa County, as well as the HUD representatives for each jurisdictions. The City is also a member of the HOME Consortium, and participates in funding discussions/decisions for the County HOME Funds.

The City works closely with the State to implement the programs and policies outlined in the Housing Element, and to administer the BEGIN funds awarded to the City for First Time Homebuyer Down Payment Assistance.

The City is a member of the Association of Bay Area Governments, the East Bay Housing Organizations, the Non Profit Housing Association of Northern California, and City staff regularly attend meetings and events.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The Consortium held three public meetings and invited the public to give input on their community's highest priority housing and community development needs. All public meetings were advertised in the Contra Costa Times:

- March 25, 2019 (evening) – Pittsburg, Council Chambers
- March 27, 2019 (evening – Richmond, Council Chamber
- March 28, 2019 (evening) –Concord, Council Chamber

Outreach

As part of the process for setting priority needs and establishing goals for the Consolidated Plan, the Contra Costa Consortium actively sought input from members of the community, service providers and service consumers. Outreach efforts included focus group and community meetings, service provider consultations, and an online survey. Over 600 entities, organizations and persons were directly contacted via outreach efforts. The City of Walnut Creek hosted one of the six focus group meetings conducted to discuss the county's housing and community development needs. The public meetings and online survey were advertised in the Contra Costa Times, and the City of Walnut Creek posted invitations to the focus group on its website. All current grantees were emailed invitations to the focus groups, encouraged to outreach to their consumers, and reminded of the upcoming focus groups.

The County solicited participation via their County-wide mailing list. City staff engaged via emails and direct phone calls to subrecipients of CDBG, CSG, and HSF funds. The City Manager's monthly update with over 5,053 subscribers included information on how to participate in the survey and attend the forums. These publications were mailed to every Walnut Creek resident including libraries, community meetings, and organizations benefiting low-to-moderate-income residents. These flyers were available online and at City Hall.

Outreach to minorities and non-English speaking persons

Many of the service providers and organizations funded through the City of Walnut Creek provide services that are targeted to the City's minority and non-English speaking population.

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These organizations have bilingual capabilities and offer services in multiple languages. The online survey developed for the Consolidated Plan process was available to the public in both English and Spanish; and through the service providers, non-English speaking persons were encouraged to provide feedback. The Consortium's mailing list for the distribution of information concerning CDBG programs and potential contracting opportunities includes representatives of minority and other disadvantaged groups in Contra Costa County as well as representatives of minority and women-owned businesses.

Community Needs Survey

To assist in obtaining specific and targeted feedback on the needs of the city's lowest income residents, the Consortium developed and widely distributed a comprehensive Community Needs Survey. Hard copies of the surveys were available at all of the public meetings, at City Hall, and the Senior Center. The survey was also available online, and links to the survey were advertised on the City's website and the City Manager's monthly update newsletters. Over 1,400 surveys were returned and tallied.

Public Hearings

The Housing and Community Development (HCD) Committee held a special meeting on March 13, 2020 to consider FY2020-2022 applications for CDBG funds, Community Services Grant (CSG), and Homeless Services Fund (HSF); and approved staff's funding recommendation. On May 5, 2020, the Consolidated Plan and Annual Action Plan were considered and accepted at a public hearing. No public comments were received.

Citizen Participation Outreach

Table 173 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted & reasons
1	Public Meeting	Non-targeted /broad community	A public meeting was held on March 25, 2019, in Pittsburg; March 27, 2019 in Richmond; and March 28, 2019 in Concord.	All input was collected via completed hard copies of the community needs survey.	All comments were accepted.
2	Newspaper Ad	Non-targeted/broad community	Joint newspaper notice announcing public workshops	None received	None
3	Internet Outreach	Non-targeted/broad community	The consortium received over 1,400 surveys ranking various community needs throughout the County.	Comments can be found in Attachment A in the Contra Costa County section to this Plan.	All comments were accepted

Table 173 – Citizen Participation Outreach					
Sort Order	**Mode of Outreach**	**Target of Outreach**	**Summary of response/attendance**	**Summary of comments received**	**Summary of comments not accepted & reasons**
1	Public Meeting	Non-targeted /broad community	A public meeting was held on March 25, 2019, in Pittsburg; March 27, 2019 in Richmond; and March 28, 2019 in Concord.	All input was collected via completed hard copies of the community needs survey.	All comments were accepted.
4	County Mailing List	Service Providers	The survey was emailed to over 600 service provides, stakeholders, and interested parties through the Consortium's Interested Parties list.	The consortium received over 1,400 surveys ranking various community needs throughout the County. Comments can be found in attachment A in the Contra Costa County section to this Plan.	All comments were accepted.
5	Public Hearing	Non-targeted/broad community	Walnut Creek City Council adopted the 2020/25 Consolidated Plan on May 5, 2020.	No public comments were received.	Not Applicable.

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

According to the ACS, Walnut Creek continues to grow stably with a population growth rate of 2.5 percent from 2015 to 2017, similarly across the County or region. Walnut Creek households generally make more than the County average; the 2018 ACS estimated Walnut Creek's median income at about $96,851 compared to Contra Costa's median income of $93,712. The median age in Walnut Creek is 48.4 year of age, which is older than the median age in the USA of 37.9 years and the County median of 39.4. Of Walnut Creek's population, 4.7% are under 5 years of age compared to the County median of 5.8%; 83.4% are between 18 and 64 (County is 76.9%), and 29.1% are 65 and older (County is 15%).

Population Change

Walnut Creek has seen a slight increase in population and jobs in recent years. The ACS 2013-2017 Survey estimated there were 62,952 jobs in the City. The State Department of Finance 2019 Population and Housing Estimates projected Walnut Creek's population to be about 70,121. (Table 179). Household growth, an approximation of the demand for housing, indicates a need for new units.

Housing Needs

Housing needs were determined by analyzing housing problems by income level and household type. The Consolidated Plan uses the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) and analyzes households with one or more housing problems (those experiencing severe overcrowding, lacking adequate kitchen or plumbing facilities), and those experiencing cost burden. For reference, there are 9,985 renter households and 19,995 owner households totaling to 29,850 households.

Around 47% (4,660) of renter households and 35% (6,955) of owners have one or more severe housing problems, including lacking kitchen or complete plumbing, severe overcrowding, or severe cost burden (Table 176). Renters in the 0-80% AMI range households, especially extremely low-income households (0-30% AMI), were more likely to have housing problems than those above the 80% AMI range. Renters and owners above the 100% AMI range were less likely to have *one or more* housing problems.

Cost Burden

Since the need for low cost housing far exceeds its availability, many households are cost burdened (defined by HUD as paying more than 30 percent of household income for housing

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costs) and extremely cost burdened (spending over 50 percent of household income for housing costs). A high level of housing overpayment is verified by the 2009-2013 CHAS, which identifies 38 percent of Walnut Creek renters and owners as spending greater than 30 percent of their incomes on housing (Table 177).

There are 1,605 renter and 1,615 owner households who earn between 0-30% AMI. About 82 percent of extremely low-income households in Walnut Creek are cost burdened. The most recent data indicates that nearly 73% of households who earn less than 30 percent of area median income are severely cost burdened (paying more than 50 percent of their income on rent). This data underscores the affordable housing crisis for Walnut Creek's lowest income households, most especially the elderly whose incomes typically do not increase significantly every year. In order to make production of rental housing for the lowest income levels economically feasible, the City will continue to subsidize housing development chiefly for extremely low, low- and moderate-income renters.

Table 174 – Income Distribution

Income Distribution Overview	Renter	Owner	Total
Household Income 0-30% AMI	1,605	1,615	3,220
Household Income 30-50% AMI	1,425	1,630	3,055
Household Income 50-80% AMI	1,460	1,835	3,295
Household Income 80-100% AMI	1,085	1,655	2,740
Household Income >100% AMI	4,325	13,220	17,545
Total	9,895	19,955	29,850

Table 175 – Needs in Walnut Creek

Walnut Creek	Renter					Owner				
	0-30%	>30-50%	>50-80%	>80-100%	Total	0-30%	>30-50%	>50-80%	>80-100%	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	25	110	120	295	0	10	0	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	35	15	0	65	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	100	10	0	25	135	0	0	0	20	20
Housing cost burden greater than 50%of income (and none of the above problems)	1,035	655	210	15	1,915	685	345	205	665	1,900
Housing cost burden greater than 30%of income (and none of the above problems)	145	470	815	435	1865	110	425	480	390	1405
Zero/negative Income (and none of the above problems)	110	0	0	0	110	95	0	0	0	95

Table 176 – Severe Housing Problems, Walnut Creek

NA-10 Housing Problems
(Households with one or more SEVERE Housing Problems:
Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Walnut Creek	Renter						Owner					
	0-30% AMI	>30-50	>50-80	>80-100	>100	Total	0-30	>30-50	>50-80	>80-100	>100	Total
Having 1 or more of four housing problems	1,335	1,195	1,155	595	380	4,660	1,330	1,115	825	615	3070	6,955
Having none of four housing problems	160	235	305	490	3940	5,125	190	515	1,010	1,040	10,150	12,905
Household has negative income, but none of the other housing problems	110	0	0	0	0	110	95	0	0	0	0	95

Table 177 – Cost Burden, Walnut Creek

Walnut Creek	Renter						Owner					
	0-30%	>30-50%	>50-80%	>80-100%	>100%	Total	0-30%	>30-50%	>50-80%	>80-100%	>100%	Total
Cost Burden >30%	1310	1190	1085	550	295	4430	1330	1115	825	615	2925	6810
Cost Burden >50%	1125	680	250	15	15	2085	1220	690	345	205	665	3125

NA-10 Cost Burden > 30%

Walnut Creek	Renter				Owner			
	0-30	30-50	50-80	Total	0-30	30-50	50-80	Total
Small Related	55	130	250	435	0	30	75	105
Large Related	0	4	0	4	0	0	20	20
Elderly	60	75	180	315	20	245	200	465
Other	10	230	385	625	0	35	70	105
Total need by income	125	439	815	1379	20	310	365	695
Data Source: 2009-2013 CHAS								

NA-10 Cost Burden > 50%

Walnut Creek	Renter				Owner			
	0-30	30-50	50-80	Total	0-30	30-50	50-80	Total
Small Related	270	75	105	450	150	20	85	255
Large Related	15	4	15	34	0	25	20	45
Elderly	385	170	75	630	730	465	75	1,270
Other	395	350	40	785	210	35	0	245
Total need by income	1,065	599	235	1,899	1,090	545	180	1,815
Data Source: 2009-2013 CHAS								

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City has identified public facilities as a priority need in the 2020-2025 Consolidated Plan, either government property for accessibility upgrades or in the community, particularly those facilities owned and/or operated by non-profit service providers, who serve the community's lowest income residents. These facilities are often older and in need of maintenance and repairs. In the Consortium-wide Community Survey, Walnut Creek respondents rated Parks and Recreation Facilities, Child Care Centers/Preschool Daycare, Library, and Community Center as either high or medium need. The City analyzes public facilities including recreational facilities and community centers need through the Capital Investment Program (CIP). These projects are not funded through CDBG funds, but would be competitive if applications were for ADA improvements and not yet identified as a project in the CIP.

How were these needs determined?

The City's Capital Investment Program (CIP) needs are developed by the Engineering Division of the Public Works Department based upon input from the various City Departments, City Council, the Commissions, and the public. The CIP is a dynamic document that will be updated every two years, by adding two program years, identifying new projects, and prioritizing all projects to make the best use of the City's limited resources.

Describe the jurisdiction's need for Public Improvements:

Walnut Creek respondents in the Community Survey rated street improvements and sidewalk improvements as a high priority, and medium priority for street lighting and accessibility/ safety for disabled.

Public improvement projects are managed under the City's Ten-Year Capital Investment Program (CIP), which is a planning tool used to prioritize capital project needs beyond the City's two-year budget cycle. The capital assets within the City's span of responsibility includes: roads and bridges; storm water systems; public buildings; parks and open spaces. Because these require a significant commitment of public resources, planning for capital investments is a matter of prudent financial management and sound stewardship of the community's infrastructure.

The CIP strives to promote the City's vision by enhancing the quality of community living, providing asset management and discretionary capital projects that support the following goals: A safe, attractive community; Protected natural resources and quality neighborhoods; Safe streets and efficient transportation systems; Reliable and effective infrastructure.

How were these needs determined?

The CIP needs are developed by the Engineering Division of the Public Works Department based upon input from the various City Departments, City Council, the Commissions, and the public. The CIP is a dynamic document that will be updated every two years, by adding two program years, identifying new projects, and prioritizing all projects to make the best use of the City's limited resources. The CIP identifies projects that are in need however the highest needs among capital improvement projects are not identified.

Describe the jurisdiction's need for Public Services:

The City's special needs populations, as well as low and moderate-income households have a variety of public service needs. Through the ConPlan planning process, the City has determined that its public services priorities for Community Development Block Grant dollars should be focused on the following:

- Emergency shelters
- Homeless and homeless prevention services
- Mental health services
- Crisis Intervention
- Housing counseling
- Food Provision
- Employment training
- Childcare services and after-school enrichment programs for low-income families
- Services for battered/abused spouses
- Foster youth/wards of the court services
- Senior services, including case management and advocacy
- AIDS/HIV support programs
- Handicapped services
- Veteran services
- Fair Housing
- Substance Abuse Intervention
- Youth Services

How were these needs determined?

City staff's collaboration with local providers who serve the residents in need has helped to identify priority services. For the 2020-2025 ConPlan process, the County administered a

survey to County residents and service providers to learn which service areas deserve the most attention.

Over 1,400 respondents participated in the survey, and 173 respondents identified as Walnut Creek residents. The survey revealed the above services were in most demand. Based on this information, the City will continue to make public services for at-risk populations a high priority and allocate entitlement grant funding to public service activities in these areas.

Riviera Family Apartments, Resources for Community Development, developer.
An affordable, 58-unit scattered site, multi-family housing development in downtown Walnut Creek, close to BART and shopping, completed in 2019.

St. Paul's Commons, Resources for Community Development, developer.
An affordable, 44-unit mixed use development with community-serving spaces operated by St. Paul's Episcopal Church and Trinity Center, close to shopping, schools and BART in Walnut Creek, completed in 2020.

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