

# 2010-2015 Consolidated Plan

Contra Costa Consortium



April 28, 2010

City of Antioch, City of Concord, City of Pittsburg, City of Richmond,  
City of Walnut Creek, Contra Costa County



# CONTRA COSTA CONSORTIUM

## 2010–2015 Consolidated Plan

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**April 28, 2010**





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# EXECUTIVE SUMMARY

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## 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, 2010, to June 30, 2015.

The cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek and the County of Contra Costa have formed the Contra Costa Consortium to cooperatively plan for the housing and community development needs of the County. This Consolidated Plan was created by the Consortium to assess the needs of all Consortium member communities and to guide the use of funds within each individual member community.

The County of Contra Costa is responsible for planning for the use of funds in the unincorporated areas of the County and the communities of Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, and San Ramon.

## PLAN ORGANIZATION

The Consolidated Plan has four major components: the Executive Summary, the introduction, the assessment of Community Needs, and the Strategic Plan. The Consolidated Plan also has several appendices including maps, tables and supplemental information regarding community needs and the planning process.

## THE PLANNING PROCESS

The planning process involved the assessment of current housing and population needs through the analysis of available data, public meetings, an online survey, and consultations with service providers and key stakeholders.

## HOUSING AND POPULATION DATA

Available data utilized includes the 2000 U.S. Decennial Census, the 2007 American Community Survey, housing and population reports from the California Department of Finance, reports from the California Department of Employment Development, the Association of Bay Area Governments, and the U.S. Department of Housing and Urban Development.

### PUBLIC MEETINGS

Public meetings requested those attending to comment on the level of housing and community development needs in the County and the relative priority of those needs. The meetings made use of live polling technology (Turning Point) to document audience responses. All public meetings were advertised in the Contra Costa Times. The Consortium held five public meetings:

- August 26, 2009 (evening) – Pinole, Public Library
- September 8, 2009 (evening) – Oakley, Community Annex
- September 15, 2009 (day) – Walnut Creek, St. Paul's
- September 29, 2009 (evening) – Concord, Meadow Homes School

The Consortium also discussed priority needs with the County's housing and social services providers at its annual CDBG and HOME application workshop on October 8, 2009.

### ONLINE SURVEY

Recognizing that not all can attend public meetings and that the scope of a one-hour meeting is limited, the Consortium provided an online survey. The survey was mentioned in all meeting advertisements and mentioned at all public meetings.

### 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 can 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 27, 2010, to April 26, 2010.

## SUMMARY OF PRIORITY NEEDS, OBJECTIVES AND STRATEGIES

The Consolidated Plan sets forth the priority needs, objectives and strategies for the five-year planning period. Priority needs have been determined as the result of the needs assessment process. The Community Needs section of the Consolidated Plan provides a detailed discussion of needs.

The Strategic Plan section establishes the priority of needs, objectives and strategies. The objectives are intended to meet the identified priority needs. The strategies are programs or policies intended to implement the objectives. Each strategy is identified with one or more objectives that it advances.



A priority need is one that has a demonstrated level of need and will have a preference for funding. A higher level of priority can be established as the result of a high absolute level of need or a high level of need in relation to resources available to meet that need.

A detailed discussion of the priority needs, objectives and strategies are included in the Strategic Plan section.

## **HOUSING STRATEGY**

### **Affordable Housing**

#### Objectives

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.

#### Strategies

- Land Acquisition for New Construction (AH-1, 2)
- Construction and Development of New Affordable Housing (AH-1, 2)
- Acquisition and Rehabilitation (AH-1, 2, 3, 4)
- Owner-Occupied Single-Family Rehabilitation (AH-3)
- Rental Rehabilitation (AH-1, 3)
- First-Time Homebuyer (AH-2)
- Homebuyer Foreclosure Counseling (AH-4)

### **Special Needs Housing**

#### Objectives

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.

#### Strategies

All affordable housing programs will target special needs populations as appropriate.

- Supportive and Special Needs Housing Production (AH-5)
- Supportive and Special Needs Housing Preservation (AH-6)
- Housing Accessibility Modifications (AH-7)
- Housing and Supportive Services Coordination (AH-8)

### **Homeless Strategy**

#### Objectives

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

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

In addition to these objectives, the affordable housing and human services objectives of the Plan also address the needs of the homeless and the problem of homelessness.

#### Strategies

- Affordable Housing Production (H-1)
- Emergency Shelter Programs (H-1)
- Crisis Intervention (H-2)
- Family Shelter and Homeless Housing (H-1)
- Services to the Homeless (H-2)

## NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY

### **Public Services**

#### Objectives

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 farmworkers.

CD-5 Fair Housing: Continue to promote fair housing activities and affirmatively further fair housing.

Strategies

- Social Services Programs – General (CD-1, 2, 3, 5)
- Emergency Shelter – Non-Homeless (CD-4)
- Crisis Intervention (CD-1, 2, 3, 4)
- Information and Referral, and Outreach (CD-1)

**Economic Development**

Objectives

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.

Strategies

- Job Training (CD-6)
- Small Business Assistance (CD-6)

**Infrastructure/Public Facilities**

Objectives

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.

Strategies

- Construct or Improve Public Facilities (CD-7)
- Removal of Barriers (CD-7)
- Right-of-Way Improvements (CD-7)

**Administration**

Objective

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.

Strategies

- Collaboration and Standardization (CD-8)
- Support of Inter-Jurisdictional Efforts (CD-8)



# INTRODUCTION

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The cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek and the County of Contra Costa have formed the Contra Costa Consortium to cooperatively plan for the housing and community development needs of the County. This Consolidated Plan was created by the Consortium to assess the needs of all Consortium member communities and to guide the use of funds within each individual member community.

The County of Contra Costa is responsible for planning for the use of funds in the unincorporated areas of the County and the communities of Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, and San Ramon.

Principal cities of metropolitan areas and other metropolitan cities with populations of at least 50,000 persons and urban counties with populations of at least 200,000 persons are eligible to receive an annual allocation of funds through the federal Community Development Block Grant (CDBG) program. These cities and counties are known as “entitlement communities.” The jurisdiction of an Urban County entitlement community includes the unincorporated area of the county and the non-entitlement municipalities within the county.

Cities and counties who are eligible to receive at least \$500,000 in funding under the HOME Investment Partnerships Program (HOME) may receive a direct allocation of HOME Program funding from HUD. These municipalities are known as “Participating Jurisdictions.” Cities and counties may join together to form a HOME Consortium to meet the HOME funding threshold and thereby receive a joint allocation of HOME funding.

The Urban County and the cities of Antioch, Concord, Pittsburg, and Walnut Creek receive HOME funds as a formal HOME Consortium. The City of Richmond receives HOME funds as a Participating Jurisdiction.

The Urban County receives Emergency Shelter Grant (ESG) and Housing Opportunities for People With AIDS (HOPWA) funds that it administers for the benefit of the Urban County.

### PLAN ORGANIZATION

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### GEOGRAPHIC TERMS

Throughout this document the following geographic terms will be used. To assist the reader, below is an explanation of each.

- **Contra Costa County “County” (countywide):** Includes all 19 jurisdictions within the County as well as the unincorporated area of the County (Antioch, Brentwood, Clayton, Concord, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, Pittsburg, Richmond, San Pablo, San Ramon, the unincorporated area of the County, and Walnut Creek).
- **Urban County:** Includes all jurisdictions which are not entitlement jurisdictions (Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, San Ramon, and the unincorporated area of the County).
- **Unincorporated County:** Includes unincorporated area of the County (this area is not a part of any municipality).
- **Entitlement Cities:** The CDBG entitlement cities in the County are Antioch, Concord, Pittsburg, Richmond and Walnut Creek.
- **HOME Consortium:** The members of the HOME Consortium are Antioch, Concord, Pittsburg, and Walnut Creek.

# COMMUNITY NEEDS

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The community needs section of the Consolidated Plan provides a community profile that describes the housing and population characteristics of the County and cities in the County. This section serves as the basis for determining the housing and community development needs in Contra Costa County.

The data sources used to compile this section include the U.S. Census, the Association of Bay Area Governments (ABAG) Projections, and the California Department of Finance, supplemented with current market data and secondary sources of information such as local Housing Elements, reports from service providers, and reports produced by local government agencies. As the 2000 U.S. Census data is 10 years old, information from the Census was only used when more recent data was unavailable.

## DEMOGRAPHIC PROFILE

The following information provides a profile of the residents of Contra Costa County, the Urban County, and specifically the cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek, including age and racial/ethnic composition. The section focuses on anticipated changes, which are significant when planning for the Consortium's needs over the next five years.

## POPULATION

**Tables 1 and 2** demonstrate a few notable growth trends in the Bay Area and in Contra Costa County and its cities. The estimated annual percentage growth rate from 2000 to 2010 decreased with respect to the actual annual growth percentage rate from 1990 to 2000 for the County and cities.

From 1990 to 2000, the actual growth percentage rate in the County (18.1 percent), Antioch (46.0 percent), Pittsburg (19.5 percent), and Richmond (14.1 percent) exceeds the percentage growth for the Bay Area (12.6 percent) as a whole.

According to the Association of Bay Area Governments (ABAG) Projections 2007, the population in Contra Costa County is expected to reach 1,061,900 in 2010 and grow to 1,105,600 by 2015. Between 2010 and 2015 the County's population is estimated to grow by 4.3 percent.

**TABLE 1**  
**CURRENT AND PROJECTED POPULATION**

Jurisdiction	1990 <sup>1</sup>	2000 <sup>1</sup>	2010 <sup>2</sup>	2015 <sup>2</sup>	2020 <sup>2</sup>
Bay Area	6,023,577	6,783,760	7,412,500	7,730,000	8,069,700
<b>Urban County</b>					
Brentwood	7,563	23,284	51,300	56,900	67,400
Clayton	7,317	10,792	11,300	11,700	12,000
Danville	31,306	42,127	44,000	44,400	45,000
El Cerrito	22,869	23,179	23,600	23,900	24,500
Hercules	16,829	19,299	23,900	25,200	26,400
Lafayette	23,501	23,463	24,500	24,700	25,300
Martinez	32,038	36,167	37,600	38,600	39,600
Moraga	15,852	16,642	16,700	16,900	17,500
Oakley <sup>3</sup>	18,225	25,465	31,950	34,050	35,850
Orinda	16,642	17,446	18,000	18,200	18,500
Pinole	17,460	19,394	20,100	20,300	20,700
Pleasant Hill	31,585	32,847	33,900	34,400	34,900
San Pablo	25,158	30,121	31,400	31,700	32,100
San Ramon	35,303	44,477	58,200	64,400	70,300
Unincorporated County	151,690	159,650	165,550	173,050	179,050
Urban County Subtotal	377,247	427,978	592,000	618,400	649,100
<b>Entitlement Jurisdictions</b>					
Antioch	62,195	90,814	106,000	111,400	115,000
Concord	111,348	121,710	125,800	129,400	135,400
Pittsburg	47,564	56,820	65,900	67,900	71,000
Richmond	87,425	99,716	104,700	109,800	115,600
Walnut Creek	60,569	64,583	67,500	68,700	70,900
<b>Contra Costa County (countywide) Total</b>	<b>746,348</b>	<b>861,621</b>	<b>1,061,900</b>	<b>1,105,600</b>	<b>1,157,000</b>

Source: 1990 and 2000 U.S. Census, Summary File 3, Table P1; Association of Bay Area Governments, Projections 2007

Note: Due to rounding errors, total percentage of persons under 18 and over 18 for individual jurisdictions may not equal 100.

1 Data provided by the 1990 and 2000 Census.

2 Data provided by ABAG.

3 Oakley was incorporated as a city July 1, 1999; therefore, the data under 1990 is from the Oakley Census Designated Place (CDP).



**TABLE 2**  
**RATE OF CHANGE IN CURRENT AND PROJECTED POPULATION**

Jurisdiction	1990 to 2000		2000 to 2010		2010 to 2015	
	Annual Growth	Total Growth	Annual Growth	Total Growth	Annual Growth	Total Growth
<b>Urban County</b>						
Brentwood	20.8%	207.9%	12.0%	120.2%	3.2%	16.2%
Clayton	4.7%	47.5%	0.5%	5.0%	0.7%	3.5%
Danville	3.5%	34.6%	0.6%	5.5%	0.2%	0.9%
El Cerrito	0.1%	1.4%	0.2%	1.8%	0.3%	1.3%
Hercules	1.5%	14.7%	2.3%	22.7%	1.1%	5.4%
Lafayette	0.0%	-0.2%	0.3%	2.5%	0.1%	0.8%
Martinez	1.3%	12.9%	0.4%	4.8%	0.5%	2.7%
Moraga	0.5%	5.0%	0.3%	2.5%	0.2%	1.2%
Oakley	3.9%	39.5%	2.5%	24.7%	1.3%	6.6%
Orinda	0.5%	4.8%	0.2%	2.3%	0.2%	1.1%
Pinole	1.1%	11.1%	0.6%	5.6%	0.2%	1.0%
Pleasant Hill	0.4%	4.0%	0.3%	3.2%	0.3%	1.5%
San Pablo	2.0%	19.7%	0.4%	3.9%	0.2%	1.0%
San Ramon	2.6%	26.0%	3.0%	30.1%	2.1%	10.7%
Unincorporated County	0.5%	5.2%	0.9%	9.1%	0.9%	4.5%
Urban County Total	1.4%	13.6%	1.5%	14.9%	0.4%	4.46%
<b>Entitlement Jurisdictions</b>						
Antioch	4.6%	46.0%	1.7%	17.1%	0.8%	4.2%
Concord	0.9%	9.3%	0.3%	3.3%	0.6%	2.9%
Pittsburg	1.9%	19.5%	1.6%	16.1%	0.6%	3.0%
Richmond	1.4%	14.1%	0.6%	5.5%	1.0%	4.9%
Walnut Creek	0.7%	6.6%	0.5%	5.0%	0.4%	1.8%
<b>Contra Costa County (countywide) Total</b>	<b>1.8%</b>	<b>18.1%</b>	<b>1.2%</b>	<b>11.9%</b>	<b>0.9%</b>	<b>4.3%</b>

Source: 1990 and 2000 U.S. Census, Summary File 3, Table P1; Association of Bay Area Governments, Projections 2007

## POPULATION BY AGE

**Table 3** shows population by age group. Of the jurisdictions in Contra Costa County, Walnut Creek had the largest share of persons over 65 (25.0 percent), followed by El Cerrito (20.7 percent) and Orinda (18.4 percent). Oakley had the largest percentage of persons under the age of 18 (34.7 percent), followed by Brentwood (33.8 percent) and Antioch (33.7 percent). Contra Costa County had a total of 27.7 percent of persons under 18 and 11.3 percent of persons over 65.

**TABLE 3**  
**POPULATION BY AGE**

Jurisdiction	Percentage of Persons Under 18	Percentage of Persons Over 18	Percentage of Persons Age 19–64	Percentage of Persons Over 65
<b>Urban County</b>				
Brentwood	33.8%	66.1%	56.5%	9.6%
Clayton	26.9%	72.5%	63.4%	9.1%
Danville	29.5%	70.5%	60.2%	10.3%
El Cerrito	16.6%	83.4%	62.7%	20.7%
Hercules	28.7%	71.3%	64.5%	6.8%
Lafayette	26.4%	73.6%	59.6%	14.0%
Martinez	24.0%	76.0%	65.8%	10.2%
Moraga	25.6%	74.4%	59.2%	15.2%
Oakley	34.7%	64.6%	58.8%	5.8%
Orinda	26.4%	73.6%	55.2%	18.4%
Pinole	26.6%	73.5%	59.4%	14.1%
Pleasant Hill	22.6%	77.4%	64.3%	13.1%
San Pablo	33.0%	67.0%	58.1%	8.9%
San Ramon	27.4%	72.6%	66.4%	6.2%
Unincorporated County	27.2%	72.8%	61.9%	10.9%
Urban County Total	27.4%	72.6%	60.1%	11.1%
<b>Entitlement Jurisdictions</b>				
Antioch	33.7%	66.3%	59.0%	7.3%
Concord	26.5%	72.4%	61.6%	10.8%
Pittsburg	31.3%	67.9%	59.7%	8.2%
Richmond	28.7%	71.2%	61.6%	9.6%
Walnut Creek	18.0%	81.6%	56.6%	25.0%
<b>Contra Costa County (countywide) Total</b>	<b>27.7%</b>	<b>72.3%</b>	<b>61.0%</b>	<b>11.3%</b>

Source: 2000 U.S. Census, Summary File 3, Table P8

Note: Due to rounding errors, total percentage of persons under 18 and over 18 for individual jurisdictions may not equal 100.

## RACE/ETHNICITY

Although Contra Costa County is generally diverse, the particular racial and ethnic composition varies by community. Please see **Tables 4 and 5**.<sup>1</sup> Of the nineteen cities in the County, there are eight with a White population of over 80 percent (Clayton, Danville, Lafayette, Martinez, Moraga, Orinda, Pleasant Hill, Walnut Creek), and six with a minority population near or greater than 50 percent (El Cerrito, Hercules, Pinole, San Pablo, Pittsburg, and Richmond).

In a similar fashion, four communities have an Hispanic or Latino population over 25 percent (Brentwood, Oakley, San Pablo, Richmond), and six have an Hispanic or Latino population of less than 6 percent (Clayton, Danville, Lafayette, Moraga, Orinda, Walnut Creek).

The communities that are predominantly White tend to be those located in the central portion of the County, in the Interstate Highway 680 corridor. The predominantly minority and Hispanic or Latino communities tend to be in the industrial and agricultural eastern and western regions of the County.

## AREAS OF MINORITY CONCENTRATION

Data on race and ethnicity were examined at the block group level to determine areas of minority and ethnic concentration (2000 U.S. Decennial Census, Summary File 3). Minority population is defined as the total population less those who responded “White alone” to the U.S. Census. Block group areas where the percentage of total minority population exceeds the group’s countywide total percentage by at least one percentage point are considered to be areas of “minority concentration.” Areas that have a minority population at least 1.5 times the countywide total percentage are considered to be areas of “high minority concentration.” Note that of all the entitlement jurisdictions, Walnut Creek does not have any areas of minority concentration, therefore a map was not included. Please see **Maps 1 through 5 in Appendix 1**. (Please note that although Census tract boundaries are contiguous with County boundaries, block group area boundaries within tracts may not be contiguous with current city boundaries.)

It should be noted that in all areas which show an overall minority concentration, the predominant minority group is Black/African American.

Since the U.S. Census enumerates Hispanic as a distinct ethnic category, this characteristic was examined separately. Block group areas where the percentage of total Hispanic population exceeds the countywide percentage by at least one percentage point are considered to be areas of Hispanic concentration. The average countywide percentage of Hispanic population is 17.6 percent. Areas that have a Hispanic population at least 1.5 times the countywide percentage are considered to be areas of high Hispanic concentration. Of all the entitlement jurisdictions,

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<sup>1</sup> Race is shown for persons who reported being of that race alone. Persons reporting more than one race are included in “two or more races.” Persons who indicated they were of only one race but did not report a race in one of the five categories shown are included in “some other race.”

## COMMUNITY NEEDS

Walnut Creek does not have any areas of Hispanic concentration therefore a map was not included. Please see **Maps 6 through 10** in **Appendix 2**.

**TABLE 4**  
**RACE AS A PERCENTAGE OF TOTAL POPULATION**

Jurisdiction	White	Black or African American	American Indian or Alaskan Native	Asian	Native Hawaiian and Other Pacific Islander	Some other race	Two or more races
<b>Urban County</b>							
Brentwood	74.0%	1.5%	0.5%	3.3%	0.2%	14.0%	6.6%
Clayton	87.7%	1.2%	0.1%	5.5%	0.4%	1.3%	3.8%
Danville	86.3%	1.0%	0.2%	8.5%	0.0%	0.9%	3.0%
El Cerrito	57.0%	8.1%	0.6%	24.3%	0.5%	3.4%	6.2%
Hercules	28.0%	18.8%	0.6%	43.0%	0.2%	5.1%	4.6%
Lafayette	88.0%	0.5%	0.2%	7.0%	0.1%	0.9%	3.3%
Martinez	81.0%	3.3%	0.8%	6.4%	0.1%	3.4%	5.0%
Moraga	80.0%	1.3%	0.4%	13.0%	0.1%	1.6%	4.1%
Oakley	76.0%	3.0%	0.7%	3.0%	0.0%	11.1%	6.6%
Orinda	87.0%	0.3%	0.2%	8.7%	0.2%	0.8%	3.0%
Pinole	55.0%	10.9%	0.5%	21.1%	0.9%	5.8%	6.0%
Pleasant Hill	82.0%	1.1%	0.5%	10.0%	0.3%	1.9%	4.3%
San Pablo	31.0%	18.3%	1.1%	16.3%	0.2%	26.0%	7.0%
San Ramon	76.0%	2.1%	0.4%	15.3%	0.2%	2.2%	3.8%
Unincorporated County	66.1%	9.9%	0.8%	10.9%	0.6%	5.9%	5.7%
Urban County Total	65.3%	9.2%	0.6%	10.9%	0.4%	8.2%	5.5%
<b>Entitlement Jurisdictions</b>							
Antioch	65.2%	9.5%	0.8%	7.3%	0.4%	9.2%	7.5%
Concord	70.7%	3.0%	0.8%	9.4%	0.5%	9.7%	5.9%
Pittsburg	43.5%	18.9%	0.8%	12.7%	0.9%	16.1%	7.2%
Richmond	31.4%	36.1%	0.7%	12.3%	0.5%	13.9%	5.3%
Walnut Creek	83.9%	1.1%	0.3%	9.4%	0.2%	2.0%	3.3%
<b>Contra Costa County (countywide) Total</b>	<b>65.5%</b>	<b>9.4%</b>	<b>0.6%</b>	<b>11.0%</b>	<b>0.4%</b>	<b>8.1%</b>	<b>5.1%</b>

Source: 2000 U.S. Census, Summary File 3, Table P6

Note: Rounding may lead to row totals slightly more or less than 100%.

**TABLE 5**  
**HISPANIC ORIGIN AS A PERCENTAGE OF TOTAL POPULATION**

Jurisdiction	Hispanic or Latino (all races)	Not Hispanic or Latino (all races)
<b>Urban County</b>		
Brentwood	28.9%	71.1%
Clayton	5.7%	94.3%
Danville	4.9%	95.1%
El Cerrito	7.9%	92.1%
Hercules	10.8%	89.2%
Lafayette	4.3%	95.7%
Martinez	10.6%	89.4%
Moraga	4.6%	95.4%
Oakley	24.6%	75.4%
Orinda	3.5%	96.5%
Pinole	14.4%	85.6%
Pleasant Hill	8.2%	91.8%
San Pablo	44.5%	55.5%
San Ramon	7.2%	92.8%
Unincorporated County	20.6%	79.4%
Urban County Total	17.7%	82.3%
<b>Entitlement Jurisdictions</b>		
Antioch	22.0%	78.0%
Concord	21.9%	78.1%
Pittsburg	32.0%	68.0%
Richmond	26.8%	73.2%
Walnut Creek	5.8%	94.2%
<b>Contra Costa County (countywide) Total</b>	<b>17.7%</b>	<b>82.3%</b>

Source: 2000 U.S. Census, Summary File 3, Table P7

## INCOME

In this plan, income will be discussed using the terms as defined in **Table 6** below. These terms correspond to the income limits published annually by HUD. HUD bases these income categories on the Decennial Census with adjustment factors applied using the annual American Community Survey. Income categories take into consideration family size. The income limit for a family of four is shown for illustration.

**TABLE 6**  
**INCOME CATEGORIES**

Term	Percentage AMI <sup>1</sup>	2009 Income Limit, Family of 4 <sup>2</sup>
Extremely low income	30%	\$26,790
Very low income	50%	\$44,650
Low income	80%	\$66,250
Moderate income <sup>3</sup>	120%	\$107,160

<sup>1</sup> AMI = area median family income

<sup>2</sup> Oakland-Fremont HMFA (HUD Metropolitan FMR Area) including Contra Costa County.

<sup>3</sup> HUD does not publish a "moderate income" limit. It is calculated as 2.4 times the published very low-income limit.

**Table 7** provides a summary of income statistics as reported by the 2000 Census for all jurisdictions within Contra Costa County except the unincorporated area of the County. The 2000 Census does not provide information for the unincorporated area but does include data for a Census-designated place (CDP). A CDP comprises a densely settled concentration of population that is not within an incorporated place but is locally identified by a name. Contra Costa County has 22 different CDPs. To get a better idea of the incomes for the unincorporated area, **Table 8** provides data for each CDP in the unincorporated County.

The communities of Contra Costa County have a significant disparity of household income between them. Four cities and three CDPs have annual median household incomes above \$100,000 (Clayton, Danville, Lafayette, Orinda, Alamo, Blackhawk-Camino/Tassajara, and Diablo). None of these communities are CDBG entitlement jurisdictions.

Three cities and eight CDPs have annual median household incomes near or below \$50,000 (San Pablo, Pittsburg, Richmond, Bay Point, Bethel Island, Byron, Crockett, El Sobrante, Pacheco, Rollingwood, and Vine Hill). Two of these communities are CDBG entitlement jurisdictions, eight are un-incorporated CDPs.

Higher income communities in the County tend to be in the central region, lower income communities are more likely to be in the industrial and agricultural communities of the eastern and western regions.

**TABLE 7**  
**INCOME CHARACTERISTICS FOR INCORPORATED JURISDICTIONS**

Jurisdiction	Median Household Income	Per Capita Income
<b>Urban County</b>		
Brentwood	\$69,198	\$24,909
Clayton	\$101,651	\$42,048
Danville	\$114,064	\$50,773
El Cerrito	\$57,253	\$32,593
Hercules	\$75,196	\$27,699
Lafayette	\$102,107	\$54,319
Martinez	\$63,010	\$29,701
Moraga	\$98,080	\$45,437
Oakley	\$65,589	\$21,895
Orinda	\$117,637	\$65,428
Pinole	\$62,256	\$25,170
Pleasant Hill	\$67,489	\$33,076
San Pablo	\$37,184	\$14,303
San Ramon	\$95,856	\$42,336
Unincorporated County	See Table 8	
Urban County Total	n/a	n/a
<b>Entitlement Jurisdictions</b>		
Antioch	\$60,359	\$22,152
Concord	\$55,597	\$24,727
Pittsburg	\$50,557	\$18,241
Richmond	\$44,210	\$19,788
Walnut Creek	\$63,238	\$39,875
<b>Contra Costa County (countywide) Total</b>	<b>\$63,675</b>	<b>\$30,615</b>

Source: 2000 U.S. Census, Summary File 3, Table P53 and P82

**TABLE 8**  
**INCOME CHARACTERISTICS FOR UNINCORPORATED AREAS**

Census Designated Place	Median Household Income	Per Capita Income
Alamo CDP	\$137,105	\$65,705
Bay Point CDP	\$44,951	\$16,743
Bayview-Montalvin CDP	\$50,750	\$16,056
Bethel Island CDP	\$44,569	\$26,739
Blackhawk-Camino Tassajara CDP	\$154,598	\$66,972
Byron CDP	\$35,938	\$21,231
Clyde CDP	\$66,875	\$30,822
Crockett CDP	\$48,574	\$27,469
Diablo CDP	\$197,904	\$95,419
Discovery Bay CDP	\$89,915	\$41,313
East Richmond Heights CDP	\$57,500	\$27,873
El Sobrante CDP	\$48,272	\$24,525
Kensington CDP	\$93,247	\$55,275
Knightesen CDP	\$58,929	\$22,191
Mountain View CDP	\$51,986	\$26,071
Pacheco CDP	\$45,851	\$26,064
Port Costa CDP	\$61,429	\$33,563
Rodeo CDP	\$60,522	\$21,432
Rollingwood CDP	\$48,229	\$13,428
Tara Hills CDP	\$56,380	\$22,946
Vine Hill CDP	\$48,125	\$17,985
Walden CDP	\$58,552	\$41,093

Source: 2000 U.S. Census, Summary File 3, Table P53 and P82

## AREAS OF LOW- AND VERY LOW-INCOME CONCENTRATION

Data on income was examined at the block group level to determine areas of low- and very low-income concentration (2009 HUD Low and Moderate Income Summary Data).

Low-income areas are those that have 51 percent or more low-income persons.<sup>2</sup> The exception is the Urban County and entitlement communities within the County which have been designated by HUD as “exception grantees.” In those communities, the HUD exception

<sup>2</sup> Using the LOWMODPCT variable which is defined as “the percentage of persons who are of low/moderate income; calculated by LOWMOD/LOWMODUNIV times 100.”



threshold was used to determine low-income areas.<sup>3</sup> Please see **Maps 11 through 16** in **Appendix 3**. Very low-income areas are those that have 51 percent or more very low-income persons or a percentage of very low-income persons that exceeds the applicable exception threshold.<sup>4</sup> Please see **Maps 17 through 18** in **Appendix 3**.

## POVERTY

In addition to reporting income, the 2000 Census reports the number of persons and families that have incomes that fall below the federal poverty level.<sup>5</sup> The poverty level is adjusted for family size and composition making it a more relative measure than household income. Persons and families that are below the poverty level are in general very poor. Please see **Table 9** for persons and families who fall below the poverty line. The table also shows children who are below the poverty line.

The cities of San Pablo and Richmond are notable for the level of poverty as is the unincorporated area of the County. The unincorporated area of the County has a notably high level of children in poverty.

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<sup>3</sup> Defined by HUD as an area “within the highest quartile of all areas within the jurisdiction . . . in terms of the degree of concentration of persons of low and moderate income.” This threshold is 42.60% for the Urban County; 47.9% for Concord; 32.5% for Walnut Creek.

<sup>4</sup> Calculated as “PVLOW/LOWMODUNIV times 100.” PVLOW = “The total number of persons below the very low-income threshold. LOMODUNIV = “Persons with the potential for being deemed Low Mod.”

<sup>5</sup> The “poverty level” is a measure of poverty used by the U.S. Census Bureau based on a set of money income thresholds that vary by family size and composition. If the total income for a family or unrelated individual falls below the applicable poverty threshold, that family or person is classified as being below the “poverty level.”

**TABLE 9**  
**SHARE OF POPULATION BELOW POVERTY**

Jurisdiction	Persons	Persons Under 18 Years of Age	Families
<b><i>Urban County</i></b>			
Brentwood	5.8%	2.5%	5.1%
Clayton	2.6%	1.0%	1.9%
Danville	2.2%	0.5%	1.2%
El Cerrito	6.7%	1.3%	3.8%
Hercules	3.2%	1.0%	2.4%
Lafayette	2.9%	0.6%	2.0%
Martinez	5.2%	1.0%	3.0%
Moraga	2.9%	0.9%	2.0%
Oakley	5.0%	1.8%	3.7%
Orinda	1.9%	0.3%	1.1%
Pinole	5.0%	1.4%	3.3%
Pleasant Hill	5.0%	0.8%	2.3%
San Pablo	18.1%	7.5%	15.5%
San Ramon	2.0%	0.4%	1.4%
Unincorporated County	47.8%	16.8%	36.7%
Urban County Total	17.6%	6.0%	13.3%
<b><i>Entitlement Jurisdictions</i></b>			
Antioch	8.5%	3.8%	7.2%
Concord	7.6%	2.4%	5.6%
Pittsburg	11.5%	4.3%	9.6%
Richmond	16.2%	6.4%	13.5%
Walnut Creek	3.7%	0.6%	1.6%
<b>Contra Costa County (countywide) Total</b>	<b>7.6%</b>	<b>10.3%</b>	<b>5.8%</b>

Source: 2000 U.S. Census, Summary File 3 (persons and families for whom poverty status is determined), Table P87 and P89

## EDUCATION

Education level plays a critical role in determining the income level of a household. **Table 10** provides a summary of educational attainment for persons aged 25 years and older for the share of the population in the state and in each jurisdiction. Both Clayton and Orinda had zero persons who reported no schooling, with Moraga and Danville following close behind (0.1 percent). San Pablo (6.6 percent) and Richmond (3.4 percent) had the greatest number of persons who reported no schooling. For the share of persons having a college degree, only 6 of the 19 jurisdictions in Contra Costa County were below the state percentage (33.7 percent).

**TABLE 10**  
**EDUCATIONAL ATTAINMENT FOR PERSONS AGED 25 YEARS AND OLDER**

Jurisdiction	% No Schooling	% Some Schooling (nursery–11 <sup>th</sup> grade)	% High School (without diploma)	% High School Graduate and Equivalent	% Some College (no degree)	% College Degree
State of California	3.2%	15.3%	4.7%	20.1%	22.9%	33.7%
<b>Urban County</b>						
Brentwood	1.9%	11.4%	3.9%	25.4%	28.7%	28.8%
Clayton	0.0%	1.3%	1.2%	15.1%	22.9%	59.5%
Danville	0.1%	2.1%	1.3%	11.2%	19.0%	66.4%
El Cerrito	1.0%	4.5%	1.9%	13.0%	17.6%	62.0%
Hercules	1.4%	4.8%	3.2%	16.8%	27.2%	46.5%
Lafayette	0.2%	1.2%	0.9%	8.7%	15.8%	73.1%
Martinez	0.4%	5.3%	3.3%	20.3%	28.8%	42.0%
Moraga	0.1%	1.7%	1.2%	8.3%	16.3%	72.4%
Oakley	0.8%	10.3%	4.1%	30.4%	32.4%	22.0%
Orinda	0.0%	1.0%	1.2%	5.5%	12.7%	79.6%
Pinole	1.1%	7.7%	3.0%	24.1%	28.1%	36.1%
Pleasant Hill	0.4%	4.4%	2.1%	17.5%	24.1%	51.5%
San Pablo	6.6%	24.2%	6.8%	26.1%	21.2%	15.1%
San Ramon	0.3%	1.7%	1.5%	11.8%	23.8%	60.9%
Unincorporated County	1.5%	8.8%	3.5%	20.4%	24.7%	41.1%
Urban County Total	1.3%	7.9%	3.2%	19.3%	24.2%	44.2%
<b>Entitlement Jurisdictions</b>						
Antioch	1.1%	9.2%	4.1%	28.6%	29.9%	27.1%
Concord	1.7%	10.0%	3.6%	23.2%	26.9%	34.6%
Pittsburg	2.6%	16.2%	5.5%	25.9%	27.8%	22.1%
Richmond	3.4%	15.4%	5.8%	21.8%	24.4%	29.2%
Walnut Creek	0.3%	3.3%	1.4%	12.6%	21.1%	61.3%
<b>Contra Costa County (countywide) Total</b>	<b>1.4%</b>	<b>8.4%</b>	<b>3.4%</b>	<b>19.8%</b>	<b>24.4%</b>	<b>42.7%</b>

Source: 2000 U.S. Census, Summary File 3, Table P37

Note: Due to rounding, the total percentage for each jurisdiction may not equal 100.

**EMPLOYMENT**

**Table 11** provides a summary of the civilian labor force, employment (the number employed), unemployment (the number unemployed), and the unemployment rate for 2007 and 2008–2009 for all jurisdictions in Contra Costa County. The 2007 data is the annual average, and the 2008–2009 data was collected from March 2008 through December 2009. When comparing the 2007 data to the 2008–2009 data for Contra Costa County as a whole, due to the current economic conditions the unemployment rate has increased dramatically from 4.7 percent in 2007 to 11 percent in 2008–2009. This increased unemployment rate is the trend for all jurisdictions in the County, with every jurisdiction seeing an increase in unemployment.

The jurisdictions that had the greatest increase in unemployment rates for 2008–2009 were San Pablo (11.7 percent increase) and Richmond and Moraga (each with an approximate 10 percent increase). The Department of Finance does not provide a breakdown of occupation for individual jurisdictions; therefore the 2000 U.S. Census was used. As shown in **Table 12**, management, professional, and related occupations represent the largest share of occupations for the Urban County and entitlement jurisdictions, followed by sales and office occupations. Persons employed in farming, fishing, and forestry represent the smallest share of the workforce.

An increase in demand for a wide range of services has resulted from job losses and reductions in work hours. There has been a particular increase in demand from families who previously did not need services. As a result of a job loss or work reductions, there have been families pushed down into a lower income category and in need of financial assistance to meet their most basic living expenses, housing, food, and health services. SHELTER, Inc. saw a 37 percent increase in demand for homeless prevention services between 2008 and 2009.<sup>6</sup> Many cities consulted noted an increase in the need for affordable housing resources in light of decreases in household income resulting from job losses and cuts to benefits.<sup>7</sup>

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<sup>6</sup> SHELTER, Inc, September 17, 18, and 19, 2009; Loaves and Fishes of Contra Costa County, September 17, 18, and 19, 2009.

<sup>7</sup> City of Clayton, December 2009 ; City of El Cerrito, December 2009; City of Orinda, December 2009; City of Oakley, December 2009.

**TABLE 11**  
**EMPLOYMENT STATISTICS**

Jurisdiction	2008–2009				2007			
	Labor Force	Employment	Unemployed Number	Unemployed Percentage	Labor Force	Employment	Unemployed Number	Unemployed Percentage
<b>Urban County</b>								
Brentwood	10,900	9,900	1,100	9.8%	10,900	10,400	400	4.1%
Clayton	6,200	6,000	100	2.3%	6,400	6,400	100	0.9%
Danville	23,100	21,700	1,300	5.8%	23,500	23,000	600	2.4%
El Cerrito	14,000	12,600	1,400	9.8%	13,900	13,300	600	4.1%
Hercules	11,300	10,400	800	7.4%	11,400	11,000	400	3.1%
Lafayette	12,600	12,100	500	4.0%	12,900	12,700	200	1.6%
Martinez	21,900	20,000	1,900	8.8%	21,900	21,100	800	3.7%
Moraga	9,400	7,800	1,600	16.5%	8,900	8,300	700	7.3%
Oakley	13,700	12,600	1,100	8.0%	13,800	13,300	500	3.3%
Orinda	8,600	8,300	300	3.9%	8,900	8,700	100	1.6%
Pinole	10,500	9,800	700	7.1%	10,600	10,300	300	3.0%
Pleasant Hill	20,300	18,500	1,800	9.0%	20,300	19,600	800	3.8%
San Pablo	14,400	11,300	3,100	21.5%	13,200	11,900	1,300	9.8%
San Ramon	28,100	26,800	1,300	4.6%	28,900	28,300	500	1.9%
<b>Entitlement Jurisdictions</b>								
Antioch	49,500	43,400	6,200	12.4%	48,400	45,800	2,600	5.3%
Concord	70,500	62,100	8,400	11.9%	69,100	65,600	3,500	5.1%
Pittsburg	31,000	25,700	5,300	17.2%	29,300	27,100	2,200	7.6%
Richmond	54,000	44,500	9,500	17.6%	51,000	47,000	4,000	7.8%
Walnut Creek	34,200	31,600	2,600	7.5%	34,500	33,400	1,100	3.1%
<b>Contra Costa County (countywide) Total</b>	<b>527,100</b>	<b>469,100</b>	<b>58,000</b>	<b>11.0%</b>	<b>519,700</b>	<b>495,400</b>	<b>24,300</b>	<b>4.7%</b>

Source: Economic Development Department, Labor Force and Unemployment Data, 2007 and 2008–2009.

Note: The data is not seasonally adjusted; therefore the employment and unemployment numbers may not be the total labor force.

**TABLE 12**  
**OCCUPATION AS A PERCENTAGE OF THE WORKFORCE**

Jurisdiction	Management, professional, and related	Service	Sales and office	Farming, fishing, and forestry	Construction, extraction, and maintenance	Production, transportation, and material moving
<b>Urban County</b>						
Brentwood	35.9%	15.0%	25.6%	1.2%	14.1%	8.1%
Clayton	54.5%	9.3%	27.0%	0.0%	4.6%	4.6%
Danville	58.1%	5.7%	28.5%	0.1%	4.0%	3.6%
El Cerrito	58.2%	8.6%	24.2%	0.1%	4.0%	4.9%
Hercules	39.6%	9.6%	35.1%	0.0%	6.0%	9.7%
Lafayette	64.3%	7.8%	20.1%	0.1%	4.2%	3.6%
Martinez	41.3%	10.1%	31.0%	0.1%	10.6%	7.0%
Moraga	61.2%	7.8%	24.7%	0.1%	2.3%	3.9%
Oakley	25.2%	15.9%	29.9%	0.4%	15.7%	12.9%
Orinda	66.4%	6.3%	22.2%	0.3%	2.0%	2.8%
Pinole	34.3%	16.1%	29.6%	0.0%	9.7%	10.2%
Pleasant Hill	48.9%	10.7%	26.9%	0.1%	8.2%	5.2%
San Pablo	20.2%	23.4%	25.8%	0.7%	13.8%	16.2%
San Ramon	54.8%	6.0%	30.6%	0.0%	4.5%	4.0%
Unincorporated County	41.2%	13.5%	26.9%	0.5%	9.3%	8.7%
Urban County Total	47.8%	10.3%	27.8%	0.2%	7.4%	6.6%
<b>Entitlement Jurisdictions</b>						
Antioch	29.1%	15.1%	31.2%	0.2%	13.2%	11.3%
Concord	34.0%	17.8%	27.9%	0.1%	10.9%	9.3%
Pittsburg	24.0%	19.1%	29.8%	0.1%	13.2%	13.7%
Richmond	32.9%	18.1%	26.4%	0.2%	9.0%	13.3%
Walnut Creek	55.5%	9.0%	27.6%	0.1%	4.1%	3.6%
<b>Contra Costa County (countywide) Total</b>	<b>41.0%</b>	<b>13.4%</b>	<b>28.0%</b>	<b>0.2%</b>	<b>8.9%</b>	<b>8.5%</b>

Source: 2000 U.S. Census, Summary File 3, Table P50

Note: Due to rounding errors, total employment shares for each jurisdiction may not total 100.

## HOUSEHOLDS

The type, size, and composition of a household can affect the type of housing and services that are needed. The following section provides an analysis of the household profiles for all jurisdictions in Contra Costa County, as well as in the unincorporated County.

**Table 13** presents household size, percentage of persons living alone, and percentage of persons over age 65. San Pablo had the largest average household size (3.25 persons) of all the jurisdictions, with the second largest household size (3.23 persons) reported in Oakley. Based on the 2000 U.S. Census, Walnut Creek had the largest share of persons living alone (38.4 percent) and householders over the age of 65 (35.8 percent).

**TABLE 13**  
**HOUSEHOLD COMPOSITION, 2009**

Jurisdiction	Average Household Size (persons) <sup>1</sup>	% of Single Persons Living Alone <sup>2</sup>	% Headed by Person 65 and Older <sup>2</sup>
<b>Urban County</b>			
Brentwood	3.04	14.5%	18.2%
Clayton	2.73	14.5%	15.9%
Danville	2.75	15.7%	16.7%
El Cerrito	2.23	30.9%	30.8%
Hercules	2.99	17.8%	8.6%
Lafayette	2.57	18.9%	21.6%
Martinez	2.39	27.3%	16.0%
Moraga	2.56	19.9%	26.2%
Oakley	3.23	12.9%	11.5%
Orinda	2.63	16.4%	30.4%
Pinole	2.76	20.0%	23.2%
Pleasant Hill	2.33	28.9%	20.1%
San Pablo	3.25	22.4%	16.3%
San Ramon	2.60	21.1%	9.8%
Unincorporated County	2.69	21.7%	18.9%
Urban County Total	–	21.3%	18.5%
<b>Entitlement Jurisdictions</b>			
Antioch	3.04	15.8%	13.3%
Concord	2.71	23.2%	17.8%
Pittsburg	3.13	18.3%	15.2%
Richmond	2.79	25.9%	17.7%
Walnut Creek	2.07	38.4%	35.8%
<b>Contra Costa County (countywide) Total</b>	<b>2.75</b>	<b>22.9%</b>	<b>19.3%</b>

Source: <sup>1</sup> 2000 U.S. Census, Summary File 3, P10 and H1; <sup>2</sup> Department of Finance 2009, E-5 Report

**Table 14** presents the number of family households and the share of family households that are married, single parents, and have children under 18 years of age for all jurisdictions in Contra

Costa County. Of the 344,129 households in the County, 243,971 (70.9 percent) were family households.<sup>8</sup> Of the family households, 123,948 (50.8 percent) had children under 18. When looking closer at the jurisdictions in the County: Oakley (63.4 percent), San Pablo (61.1 percent), and Antioch (59.8 percent) had the largest share of families with children under 18; Orinda (91.5 percent), Clayton (90.5 percent), and Lafayette (90.1 percent) had the largest share of married couples; and San Pablo (21.7 percent) and Richmond (18.9 percent) had the largest share of single parents. These percentages exceed that of the County for each category: families with children under 18, married couples, and single parents.

**TABLE 14**  
**FAMILY HOUSEHOLD COMPOSITION**

Jurisdiction	Family Households	% Married	% With Children Under 18	% Single Parent
<b>Urban County</b>				
Brentwood	6,231	87.0%	58.7%	9.3%
Clayton	3,212	90.5%	48.1%	5.4%
Danville	12,054	89.0%	52.1%	6.1%
El Cerrito	6,047	78.5%	34.5%	7.7%
Hercules	4,993	78.9%	55.2%	11.4%
Lafayette	6,805	90.1%	49.1%	6.3%
Martinez	9,279	78.6%	48.0%	11.6%
Moraga	4,361	88.6%	47.1%	5.7%
Oakley	6,483	86.4%	63.4%	8.8%
Orinda	5,231	91.5%	46.1%	4.2%
Pinole	5,148	77.3%	46.3%	9.6%
Pleasant Hill	8,435	80.6%	46.9%	10.3%
San Pablo	6,672	63.1%	61.1%	21.7%
San Ramon	12,077	86.1%	53.3%	8.4%
Unincorporated County	39,370	79.1%	—	11.1%
Urban County Total	136,398	82.1%	42.1%	9.7%
<b>Entitlement Jurisdictions</b>				
Antioch	23,307	77.5%	59.8%	14.8%
Concord	30,637	75.6%	51.4%	12.8%
Pittsburg	13,509	72.9%	55.1%	14.7%
Richmond	23,403	63.4%	51.0%	18.9%
Walnut Creek	16,717	85.0%	39.1%	7.4%
<b>Contra Costa County (countywide) Total</b>	<b>243,971</b>	<b>78.7%</b>	<b>50.8%</b>	<b>11.6%</b>

Source: 2000 U.S. Census, Summary File 3, P10

<sup>8</sup> Comprising related individuals.



## SPECIAL NEEDS POPULATIONS – NON-HOMELESS

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Owing to their special circumstances, they are more likely to have extremely low, very low, low, or moderate incomes. These groups include the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, victims of domestic violence, large households, and single parent-headed (female and male) households. HUD also requires an analysis of the needs of persons with HIV/AIDS and their families. HUD does not require an analysis on large households or single parent-headed households, but the Consortium believes both of these groups fall into the special needs group.

### ELDERLY AND FRAIL ELDERLY

The three jurisdictions with the largest share of senior households were Walnut Creek (36.1 percent), Orinda (31.9 percent), and El Cerrito (31.4 percent). Please see **Table 15**.

Of all jurisdictions in the County, both San Pablo (52.6 percent) and Pittsburg (50.7 percent) had over half of their senior population reporting a disability, compared to the total County with 39.6 percent of the senior population reporting a disability.

Seniors are among several groups especially adversely impacted by the increase in evictions in 2008 and 2009 that resulted from property owners being foreclosed upon. There is little legal recourse for tenants who are evicted during foreclosure. Seniors are more likely to be on fixed incomes and fall into a low-income category, making it more difficult to find new housing that they can afford.<sup>9</sup>

Seniors are also among those who have experienced an increase in domestic abuse — both physical and financial — in 2008 and 2009. Contra Costa Senior Legal Services, based in Richmond, reported significant increases in requests for elder abuse services, both physical and financial. Contra Costa Senior Legal Services has experienced a sharp increase in calls from seniors who have relatives who are trying to force them to sign their homes over to their relatives. Many of these seniors are victims of both physical and financial abuse.<sup>10</sup>

Seniors were also among the groups of people most likely to use food services offered by Loaves and Fishes of Contra Costa County in 2009.<sup>11</sup>

Frail elderly persons are especially adversely impacted by decreases in public benefits, retirement income, and health services. In 2009, medical costs continued to increase for seniors

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<sup>9</sup> Bay Area Legal Aid, Contra Costa County, September 17, 2009; Contra Costa Senior Legal Services, September 18, 2009; Loaves and Fishes of Contra Costa County, September 17, 2009.

<sup>10</sup> Contra Costa Senior Legal Services, September 17 and 18, 2009.

<sup>11</sup> Loaves and Fishes of Contra Costa County, September 17, 2009.

## COMMUNITY NEEDS

and the disabled, while their SSI and Medicare benefits were the same or less. In addition, funding and provision of health services, such as in-home support services, were cut substantially in 2009. Due to state budget cuts and constrained local resources, Contra Costa County has had to significantly reduce funding for in-home support services, HIV prevention, and meal delivery services, among others. These reductions increase the need among the frail elderly for financial assistance, food banks, nursing home care, emergency room visits, and paratransit services.<sup>12</sup>

**TABLE 15**  
**SENIOR HOUSEHOLDS**

Jurisdiction	% Senior Population	% Senior Households	% Renter Households	% Owner Households	% With a Disability*
<i>Urban County</i>					
Brentwood	9.6%	19.4%	9.2%	90.8%	34.9%
Clayton	9.1%	16.2 %	1.6%	98.4%	34.1%
Danville	10.3%	17.6%	11.5%	88.5%	37.8%
El Cerrito	20.7%	31.4%	16.5%	83.5%	38.0%
Hercules	6.8%	8.8%	18.0%	82.0%	39.3%
Lafayette	14.0%	21.5%	11.8%	88.2%	25.4%
Martinez	10.2%	16.3%	23.9%	76.1%	42.0%
Moraga	15.2%	27.8%	8.2%	91.8%	28.4%
Oakley	5.8%	12.0%	18.8%	81.2%	45.8%
Orinda	18.4%	31.9%	8.7%	91.3%	22.3%
Pinole	14.1%	22.6%	20.7%	79.3%	44.1%
Pleasant Hill	13.1%	20.3%	31.3%	68.7%	42.7%
San Pablo	8.9%	16.8%	36.3%	63.7%	52.6%
San Ramon	6.2%	9.3%	22.0%	78.0%	35.0%
Unincorporated County	10.9%	19.1%	16.8%	83.2%	37.5%
Urban County Total	11.1%	21.2%	19.5%	80.5%	37.2%
<i>Entitlement Jurisdictions</i>					
Antioch	7.3%	13.8%	26.0%	74.0%	44.0%
Concord	10.8%	17.6%	21.5%	78.5%	41.9%
Pittsburg	8.3%	15.9%	25.5%	74.5%	50.7%
Richmond	9.6%	18.0%	22.6%	77.4%	47.2%
Walnut Creek	25.0%	36.1%	15.1%	84.9%	37.0%
<b>Contra Costa County (countywide) Total</b>	<b>11.3%</b>	<b>19.5%</b>	<b>18.9%</b>	<b>81.1%</b>	<b>39.6%</b>

Source: 2000 U.S. Census, Summary File 3, Table P8, P11, P41 and H14

<sup>12</sup> Bay Area Legal Aid, Contra Costa County, September 17, 18, and 19, 2009; Rainbow Community, September 17, 18, and 19, 2009.

## PERSONS WITH DISABILITIES

**Table 16** presents data from the 2000 Census for persons with disabilities in the state, Urban County (all non-entitlement jurisdictions), and entitlement jurisdictions. Of the jurisdictions in Contra Costa County, San Pablo (25.5 percent) had the greatest share of the persons with a disability for all persons over 5 years of age, followed by Richmond (21.6 percent). Moraga (9.7 percent) had the smallest share of persons with a disability, followed by Lafayette (9.8 percent).

Of the disabled persons in the County, 24.1 percent reported an employment disability and 23.5 percent reported a physical disability. These percentages were consistent with the state and most jurisdictions in the County.

Disabled persons are among several groups especially adversely impacted by the increase in evictions during 2008 and 2009 that resulted from property owners being foreclosed upon. There is little legal recourse for tenants who are evicted as a result of foreclosure. Disabled persons find it more difficult to find housing that can accommodate their needs than nondisabled persons and are more likely to fall into a low-income category, making it more difficult to find new housing that meets their needs and that they can afford.<sup>13</sup>

Disabled persons were also adversely impacted by decreases in public benefits, retirement income, and health services in 2008 and 2009. Reductions in funding for in-home support services and meal delivery services, among others, have increased the need among disabled persons for financial assistance, food banks, disabled home care, emergency room visits, and paratransit services.<sup>14</sup>

SHELTER, Inc. reported that 19 percent of their homeless service clients self-reported having mental health needs.<sup>15</sup> The actual number of homeless service clients with mental health needs is anticipated to be much higher as this is an underreported number, particularly for parents who are scared they might lose custody of their children if they self-report having mental health needs.

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<sup>13</sup> Bay Area Legal Aid, Contra Costa County, September 18, 2009; Contra Costa Senior Legal Services, September 18, 2009; Loaves and Fishes of Contra Costa County, September 18, 2009.

<sup>14</sup> Bay Area Legal Aid, Contra Costa County, September 17 and 18, 2009; Rainbow Community, September 17 and 18, 2009.

<sup>15</sup> SHELTER, Inc., September 17, 2009.

**TABLE 16**  
**DISABILITY STATUS AND TYPES**

Jurisdiction	Number of Disabled Persons	% of Persons Disabled	% of Disabled Population – Sensory*	% of Disabled Population – Physical*	% of Disabled Population – Mental*	% of Disabled Population – Self-care*	% of Disabled Population –Go-outside-home*	% of Disabled Population – Employment Disability*
State of California	5,923,361	19.2%	9.3%	21.0%	13.3%	7.2%	23.0%	26.2%
<b>Urban County</b>								
Brentwood	3,232	15.4%	9.5%	24.6%	13.6%	6.5%	21.1%	24.6%
Clayton	1,128	11.2%	10.7%	21.4%	13.0%	4.7%	23.8%	26.5%
Danville	4,330	11.1%	10.7%	22.6%	16.5%	8.7%	19.5%	22.1%
El Cerrito	3,746	16.9%	12.3%	25.0%	14.7%	9.8%	21.7%	16.4%
Hercules	2,595	14.3%	9.0%	20.5%	11.9%	6.7%	20.4%	31.5%
Lafayette	2,167	9.8%	15.0%	25.2%	16.0%	6.3%	15.8%	21.7%
Martinez	5,322	16.2%	10.1%	28.1%	15.8%	6.6%	16.1%	23.2%
Moraga	1,540	9.7%	12.3%	26.9%	14.5%	7.7%	21.1%	17.5%
Oakley	3,604	15.4%	8.5%	25.7%	16.2%	7.8%	18.4%	23.4%
Orinda	1,881	11.4%	11.9%	23.4%	15.1%	7.3%	21.1%	21.2%
Pinole	3,255	17.7%	11.7%	26.6%	14.7%	8.1%	21.5%	17.4%
Pleasant Hill	4,486	14.7%	11.5%	25.2%	13.7%	7.5%	20.0%	22.1%
San Pablo	6,915	25.5%	8.5%	17.6%	12.3%	7.0%	26.2%	28.4%
San Ramon	4,135	10.0%	9.9%	23.0%	13.0%	7.2%	20.3%	26.6%
Unincorporated County	23,268	16.6%	10.2%	23.1%	14.2%	7.4%	21.0%	24.1%
Urban County Total	71,604	15.0%	10.4%	23.5%	14.3%	7.4%	20.8%	23.6%
<b>Entitlement Jurisdictions</b>								
Antioch	13,488	16.3%	9.2%	24.6%	15.7%	6.8%	18.7%	25.0%
Concord	21,184	18.9%	9.6%	23.2%	13.1%	7.2%	20.5%	26.4%
Pittsburg	10,981	21.1%	7.5%	21.3%	12.5%	8.1%	22.6%	28.0%
Richmond	19,666	21.6%	8.8%	22.0%	14.0%	7.9%	21.9%	25.4%
Walnut Creek	10,649	17.4%	14.6%	27.3%	15.2%	8.5%	19.9%	14.5%
<b>Contra Costa County (countywide) Total</b>	<b>147,572</b>	<b>16.8%</b>	<b>10.0%</b>	<b>23.5%</b>	<b>14.1%</b>	<b>7.5%</b>	<b>20.8%</b>	<b>24.1%</b>

Source: 2000 U.S. Census, Summary File 3, Table P41 and P42

\*People may have reported more than one disability, resulting in numbers over 100 percent in this column.

### Licensed Community Care Facilities

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, these groups are more likely to have low or moderate incomes. These groups include the elderly, frail elderly, persons with disabilities, large households, female-headed households, persons with substance abuse problems, the homeless, victims of domestic violence, and persons with HIV/AIDS.

There are many different types of licensed care facilities in Antioch, Concord, Contra Costa County, Pittsburg, Richmond, and Walnut Creek. Below is a description of the different types of care facilities within these jurisdictions.

- Adult Day Care Facilities (ADCF) provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.
- Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour nonmedical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- Group homes are facilities of any capacity and provide 24-hour nonmedical care and supervision to children in a structured environment.
- Residential Care Facilities for the Elderly (RCFE) provide care, supervision, and assistance with daily living activities to persons 60 years of age and over and persons under 60 with compatible needs.
- Small Family Homes (SFH) provide 24-hour-a-day care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped and who require special care and supervision as a result of such disabilities.
- A Social Rehabilitation Facility is any facility that provides 24-hour-a-day nonmedical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.
- The Transitional Housing Placement Program provides care and supervision for children at least 17 years of age participating in an independent living arrangement.

**Table 17** provides a summary of the number of licensed care facilities by type and their capacity in the jurisdictions of Antioch, Concord, Contra Costa County (countywide), Pittsburg, Richmond, and Walnut Creek.

**TABLE 17**  
**LICENSED CARE FACILITIES BY JURISDICTION AND TYPE**

Jurisdiction		Adult Day Care Facility	Adult Residential Facility	Group Home	Residential Care Facility	Small Family Home	Social Rehabilitation Facility	Transitional Housing Placement	Total
Antioch	Number of Facilities	9	28	12	42	4	0	1	96
	Capacity	354	166	74	550	19	0	12	1,175
Concord	Number of Facilities	4	27	7	92	1	0	1	132
	Capacity	221	178	56	928	6	0	15	1,404
Contra Costa County (balance of County)	Number of Facilities	14	57	24	194	7	2	0	298
	Capacity	485	408	180	3,399	42	32	0	4,546
Pittsburg	Number of Facilities	1	18	5	15	1	0	0	40
	Capacity	72	105	30	101	2	0	0	310
Richmond	Number of Facilities	6	21	6	18	1	1	0	53
	Capacity	306	118	36	216	5	16	0	697
Walnut Creek	Number of Facilities	2	6	0	79	0	0	0	87
	Capacity	84	36	0	1,290	0	0	0	1,410
<b>Total</b>	<b>Number of Facilities</b>	<b>36</b>	<b>157</b>	<b>54</b>	<b>440</b>	<b>14</b>	<b>3</b>	<b>2</b>	<b>706</b>
	<b>Capacity</b>	<b>1,522</b>	<b>1,011</b>	<b>376</b>	<b>6,484</b>	<b>74</b>	<b>48</b>	<b>27</b>	<b>9,542</b>

Source: State of California Community Care Licensing Division, September 2009

## LARGE HOUSEHOLDS

Large family households are defined as households of five or more persons who are related. Large family households are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs.

**Table 18** provides data for large households for all jurisdictions in Contra Costa County. The jurisdictions with the greatest share of large households (households with five or more persons) were San Pablo (24.7 percent), Pittsburg (19.9 percent), and Oakley (19.2 percent). Walnut Creek had the smallest share of large households (4.4 percent). Of all the jurisdictions in Contra Costa County, the majority of large households own their homes, with the exception of San Pablo and Richmond. As shown in **Table 18**, of all the housing units countywide with three or more bedrooms, 77.3 percent were owner-occupied housing units and 24.4 percent were renter-occupied housing units.

The supply of housing units with three or more bedrooms available for ownership and rental is in excess of the number of large owner and rental households (please see table below). This suggests that there is not a numerical shortage of available housing units to meet the needs of large households. However, lower-income large households may be priced out of the larger housing units.

Some service providers noted that there has been growth in large households as households have been adversely financially impacted by job loss and reduction in work hours. Increasingly, multigenerational family members are living together as large households to reduce housing costs.<sup>16</sup>

Large households are also among several groups impacted by the increase in evictions during 2008 and 2009 that resulted from property owners being foreclosed upon. There is little legal recourse for tenants who are evicted as a result of foreclosure. Large households find it more difficult to find housing that can accommodate their household size and are more likely to fall into a low-income category, making it more difficult to find new housing that meets their needs and that they can afford.<sup>17</sup>

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<sup>16</sup> SHELTER, Inc., September 17, 2009.

<sup>17</sup> Bay Area Legal Aid, Contra Costa County, September 17 and 18, 2009; Contra Costa Senior Legal Services, September 17 and 18, 2009; Loaves and Fishes of Contra Costa County, September 17 and 18, 2009.

**TABLE 18**  
**LARGE HOUSEHOLDS**

Jurisdiction	Large Households	% Large Households	% of Total Owner-Occupied Households	% of Total Renter-Occupied Households	% of Total Owner Housing Units w/3+ Bedrooms	% of Total Renter Housing Units w/3+ Bedrooms
<b>Urban County</b>						
Brentwood	1,368	17.1%	13.4%	3.7%	72.6%	34.0%
Clayton	403	9.7%	9.3%	0.4%	90.2%	72.4%
Danville	1,567	10.3%	9.3%	1.0%	91.1%	48.4%
El Cerrito	553	5.5%	4.2%	1.3%	69.1%	16.4%
Hercules	1,117	16.9%	14.0%	2.8%	70.5%	44.0%
Lafayette	729	7.9%	7.3%	0.6%	91.4%	22.4%
Martinez	1,123	7.1%	5.6%	1.5%	81.1%	21.6%
Moraga	465	8.5%	7.7%	0.8%	85.3%	33.5%
Oakley	1,552	19.2%	15.6%	3.6%	87.0%	51.5%
Orinda	522	8.4%	7.4%	1.0%	91.0%	43.0%
Pinole	868	12.2%	8.9%	3.3%	85.7%	28.2%
Pleasant Hill	851	6.3%	4.9%	1.4%	82.5%	21.3%
San Pablo	2,259	24.7%	12.4%	12.3%	42.4%	13.6%
San Ramon	1,480	8.6%	7.0%	1.7%	87.6%	22.8%
Unincorporated	6,725	12.3%	8.7%	3.5%	75.4%	26.7%
Urban County Total	43,359	11.3%	8.5%	2.8%	80.3%	25.5%
<b>Entitlement Jurisdictions</b>						
Antioch	5,173	17.6%	13.0%	4.6%	88.0%	30.8%
Concord	5,580	12.7%	6.8%	5.9%	78.0%	26.4%
Pittsburg	3,533	19.9%	12.5%	7.4%	79.7%	27.7%
Richmond	5,488	15.8%	7.8%	8.0%	60.9%	19.8%
Walnut Creek	1,330	4.4%	3.3%	1.1%	58.3%	15.5%
<b>Contra Costa County (countywide) Total</b>	<b>42,355</b>	<b>12.3%</b>	<b>8.4%</b>	<b>3.9%</b>	<b>77.3%</b>	<b>24.4%</b>

Source: 2000 U.S. Census, Summary File 3, Table H16 and H42

\* Numbers in this table do not include persons in group quarters.



## SINGLE-PARENT HOUSEHOLDS

Nearly three-quarters of single-parent households in the state are headed by a female. As shown in **Table 19**, the share of female-headed households is much larger than the share of male-headed single-parent households for all jurisdictions in the County.

The share of female-headed households at or below the poverty level is also much greater than male-headed households at or below the poverty level.<sup>18</sup> The share of single-parent households at or below the poverty level in the state (29.0 percent) is much higher than in the jurisdictions in the Urban County and the entitlement jurisdictions.

**TABLE 19**  
**SINGLE-PARENT HOUSEHOLDS**

Jurisdiction	Total	Percentage in Poverty	Female-headed	% Female-headed in Poverty	Male-headed	% Male-headed in Poverty
Antioch	5,250	17.7%	3,712	20.9%	1,538	9.9%
Concord	7,476	11.4%	5,305	13.9%	2,171	5.3%
Pittsburg	3,656	18.6%	2,626	21.3%	1,030	11.7%
Richmond	8,575	23.0%	6,674	24.8%	1,901	16.6%
Walnut Creek	2,508	6.8%	1,942	7.7%	566	2.9%
Urban County	51,891	14.8%	37,740	16.8%	14,151	9.5%
<b>Contra Costa County (countywide) Total</b>	<b>43,682</b>	<b>14.5%</b>	<b>32,054</b>	<b>16.6%</b>	<b>11,628</b>	<b>8.8%</b>

Source: 2000 U.S. Census, Summary File 3, Table P12, P89

## ALCOHOL/OTHER DRUG ABUSE

The Contra Costa County Department of Health Services Alcohol and Other Drugs Services Division (AOD) reported in its 2007–2013 Strategic Plan<sup>19</sup> that 41 percent of Contra Costa County 11<sup>th</sup> grade students reported drinking alcohol in the past 30 days and 18 percent reported using marijuana in the past 30 days. The National Center for Health Statistics indicated that 6.0 percent of persons 12 years of age and over who were surveyed said that they had used marijuana within the past month, one-third the rate of 11<sup>th</sup> graders in Contra Costa County who had used marijuana.

<sup>18</sup> The “poverty level” is a measure of poverty used by the U.S. Census Bureau based on a set of money income thresholds that vary by family size and composition. If the total income for a family or unrelated individual falls below the applicable poverty threshold, that family or person is classified as being below the “poverty level.”

<sup>19</sup> *Strategic Plan for Contra Costa County Alcohol and Other Drugs Prevention, 2007–2013*, Contra Health Services, Alcohol and Other Drugs Services Division (2007)

Higher percentages of Contra Costa County 7<sup>th</sup>, 9<sup>th</sup>, and 11<sup>th</sup> grade students reported using alcohol in the past 30 days than did students statewide in the same grades (15 percent, 31 percent, and 41 percent in Contra Costa County vs. 10 percent, 25 percent, and 37 percent respectively statewide).

AOD reported that the number of adults between the ages of 19 and 54 in treatment decreased dramatically between 2001 and 2005 in Contra Costa County. In 2001 a total of 8,436 clients in this age range were admitted to publicly funded treatment in the County. By 2005, that total had fallen to 5,595, a 33.6 percent decrease.

The percentage of adults over the age of 54 entering publicly funded treatment is increasing. A total of 256 people 55 years of age or older entered treatment in 2001. In 2005, the number rose to 291, an increase of 13.7 percent.<sup>20</sup>

SHELTER, Inc. reported 52 percent of their homeless service clients suffered from alcohol or substance abuse and 63 percent were addicted to drugs in 2008–2009.<sup>21</sup>

The National Center for Health Statistics indicated that 8.1 percent of persons 12 years of age and over who were surveyed said that they had used illegal drugs within the past month, 6.0 percent used marijuana and 2.6 percent used psychotherapeutic drugs.

### PERSONS WITH HIV/AIDS

The Contra Costa Public Health Division<sup>22</sup> reported that as of December 31, 2008:

- 1,119 Contra Costa County residents were living with a diagnosis of AIDS
  - 224 females
  - 895 males
- 775 Contra Costa County residents were living with a positive HIV test
  - 138 females
  - 637 males

Broken down by jurisdiction, the following persons were living with HIV/AIDS as of December 31, 2008:

- |                         |                              |
|-------------------------|------------------------------|
| • Alamo: 10 persons     | • Moraga: 9 persons          |
| • Antioch: 153 persons  | • North Richmond: 16 persons |
| • Bay Point: 43 persons | • Oakley: 38 persons         |
| • Brentwood: 35 persons | • Orinda: 16 persons         |
| • Clayton: 14 persons   | • Pacheco: 6 persons         |

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<sup>20</sup> Ibid.

<sup>21</sup> SHELTER, Inc., September 17, 2009.

<sup>22</sup> 2009 HIV/AIDS Epidemiology Report, Contra Costa Health Services, August 2009

- Concord: 256 persons
- Crocket: 8 persons
- Danville: 38 persons
- El Cerrito: 45 persons
- El Sobrante: 43 persons
- Hercules: 34 persons
- Kensington: 12 persons
- Lafayette: 40 persons
- Martinez: 103 persons
- Pinole: 28 persons
- Pittsburg: 158 persons
- Pleasant Hill: 66 persons
- Richmond: 358 persons
- Rodeo: 19 persons
- San Pablo: 120 persons
- San Ramon: 32 persons
- Walnut Creek: 168 persons
- Other: 26 persons

Persons with HIV/AIDS are another group especially adversely impacted by decreases in public benefits and public health services in 2008 and 2009. Reductions in funding for in-home support services, meal delivery services, and bill paying assistance services, among others, have increased the need among persons with HIV/AIDS for financial assistance, food banks, nursing home care, emergency room visits, and paratransit services.<sup>23</sup>

## VICTIMS OF DOMESTIC VIOLENCE

In February 2000, the Contra Costa County Board of Supervisors declared a policy of “zero tolerance for domestic violence.” This policy was established because the Board found that, although the law enforcement and service provider communities had identified reducing domestic/family violence and elder abuse as priorities and had devoted significant resources and effort to reducing these crimes, domestic violence and elder abuse were on the rise.<sup>24</sup>

Established in 2000, the “Zero Tolerance for Domestic Violence” initiative is a multi-jurisdictional partnership, created to help eliminate domestic and family violence and elder abuse in Contra Costa County. County staff, local law enforcement, the courts, and community service providers have banded together under the leadership of the Board of Supervisors to offer a comprehensive, coordinated, community-wide response to break the progressive cycle of domestic and family violence.<sup>25</sup>

All domestic service providers interviewed in September 2009 indicated that they are experiencing significant increases in demand for their domestic violence related services, which they attribute to increased stress among people resulting from financial hardship. One organization providing domestic violence related services, STAND! Against Domestic Violence based in Concord, experienced a 65 percent increase in the number of phone calls to their crisis line between 2008 and 2009 and a 25 percent increase in use of their domestic violence housing

<sup>23</sup> Rainbow Community , September 17 and 18, 2009.

<sup>24</sup> Contra Costa County Zero Tolerance for Domestic Violence Initiative, September 18, 2009.

<sup>25</sup> Ibid.

shelter.<sup>26</sup> Between 2004 and 2008, STAND! received the greatest number of calls to their crisis line from residents of Antioch, Concord, Richmond, unincorporated County areas, and Pittsburg.

Bay Area Legal Aid in Contra Costa County also has seen a significant increase in demand for domestic violence related services.<sup>27</sup> Contra Costa Senior Legal Services, based in Richmond, reported significant increases in requests for elder abuse services, both physical and financial.<sup>28</sup> Bay Area Legal Aid assisted over 750 low-income Contra Costa County domestic violence survivors in 2008.<sup>29</sup> There were 18 deaths in Contra Costa County resulting from domestic violence in 2009 as of September, while there were a total of 3 such deaths in 2008.<sup>30</sup> Domestic violence related service providers reported that it was increasingly difficult to meet service demands.<sup>31</sup>

In 2007 (the most recent year for which statistics are available), there were 3,950 domestic violence calls for assistance to law enforcement in Contra Costa County (countywide), and 547 of those involved weapons.<sup>32</sup> Between January and June 2009 (the most recent time period for which statistics are available), there were 1,276 court protection orders requested in Contra Costa County and 52 percent of these requests were granted by the court. In 2005, there were 3,241 domestic violence arrests reported via the Contra Costa Domestic Violence Tracking System, and 3,585 in 2006.

Half of men who abuse their spouses also abuse their children. There were 5,290 reports of suspected child abuse/neglect affecting 9,823 children in Contra Costa County during 2007.<sup>33</sup>

The statistics only tell part of the story: domestic violence is the most underreported crime in the country and it is estimated that one in three adult women will experience at least one physical assault in her lifetime by an intimate partner or family member.<sup>34</sup> Abuse in relationships exists among all classes, races, and cultural groups, although women between ages 16 and 24 are nearly three times more vulnerable to intimate partner violence. Every year, almost 6 percent of California's women suffer physical injuries from domestic violence. Nearly

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<sup>26</sup> STAND! Against Domestic Violence, September 18, 2009.

<sup>27</sup> Bay Area Legal Aid, Contra Costa County, September 18, 2009.

<sup>28</sup> Contra Costa Senior Legal Services, September 18, 2009.

<sup>29</sup> Bay Area Legal Aid, Contra Costa County, September 18, 2009.

<sup>30</sup> Contra Costa County Zero Tolerance for Domestic Violence Initiative, September 2009.

<sup>31</sup> STAND! Against Domestic Violence, September 18, 2009; Bay Area Legal Aid, Contra Costa County, September 18, 2009; Contra Costa Senior Legal Services, September 18, 2009; Contra Costa County Zero Tolerance for Domestic Violence Initiative, September 18, 2009.

<sup>32</sup> California Department of Justice, 2007.

<sup>33</sup> Child Abuse Prevention Council of Contra Costa County, September 18, 2009.

<sup>34</sup> Bay Area Legal Aid, Contra Costa County, September 2009; American Psychological Association, September 2009.

20 percent of women who went hungry because they couldn't afford to buy food were also a victim of intimate partner violence.<sup>35</sup>

National statistics show that one in four girls and one in eight boys will be maltreated before the age of 18. Child abuse/neglect affect children of all ages, races, and incomes. Children under the age of 2 are at the greatest risk of abuse. Child abuse is the most common cause of brain injury in children under 1 year of age. Children with disabilities are three to seven times more likely to suffer from child maltreatment than children without disabilities. Parents abusing drugs or alcohol are at a higher risk of neglecting/abusing their children. Circumstances that place parents under substantial stress, for example, mental and physical illness, economic stress, drug abuse, and isolation, are likely to increase the risk of child abuse. Overall, domestic violence greatly impacts children in the home.<sup>36</sup>

## HOMELESS

The Contra Costa Homeless Program conducted a count of sheltered and unsheltered homeless persons in the County in January 2009. **Table 20** (unsheltered) and **Table 21** (sheltered) provide a summary of the count. Please note, because of recent anecdotal reports of changes in the characteristics of the homeless population thought largely to be driven by the high level of home foreclosures and job loss, and the limitations of the count methodology, certain groups and/or persons may have been undercounted.

According to the count, Richmond had the largest share of unsheltered homeless persons in the entire County (23.1 percent). Concord (15.7 percent) and Antioch (7.8 percent) had the second and third largest share of unsheltered homeless individuals in the County. The five entitlement cities of the Consortium accounted for the majority (56.6 percent) of all homeless individuals identified in the count. The remaining jurisdictions in the County accounted for the remaining 43.4 percent.

The homeless count identified 1,958 sheltered homeless persons in the County. **Table 21** provides a summary of the variety of services sheltered homeless persons were using at the time of the count. According to the count, emergency and transitional housing were the most widely used type of service throughout the County, especially for families and the unaccompanied youth population.

In addition to the findings presented in **Tables 20** and **21**, the Contra Costa Homeless Program reports the following findings from the 2009 count:

- 8 percent decrease from 2007 of homeless persons in the County.
- 57 percent of unsheltered homeless persons live in encampments.

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<sup>35</sup> STAND! Against Domestic Violence website, September 18, 2009.

<sup>36</sup> Child Abuse Prevention Council of Contra Costa County, September 18, 2009.

## COMMUNITY NEEDS

- Single adults accessing services increased 20 percent over 2007.
- The number of homeless persons in alcohol or drug treatment centers doubled from 2007.
- Homeless persons accessing food programs increased over 2007.

**TABLE 20**  
**UNSHELTERED INDIVIDUALS**

Jurisdiction	Unsheltered Individuals	% of Unsheltered Individuals
Contra Costa County (countywide)	1,872	100.0%
Antioch	146	7.8%
Concord	294	15.7%
Pittsburg	109	5.8%
Richmond	433	23.1%
Walnut Creek	78	4.2%

Source: Contra Costa Homeless Program, 2009 Homeless Count

**TABLE 21**  
**SHELTERED INDIVIDUALS**

	Couples	Families with Children	Individuals in Families	Children in Families	Individuals without Children	Unaccompanied Youth
Alcohol/Drug Treatment	0	0	0	0	189	0
Employment/Job Training	0	0	0	0	128	0
Emergency Housing	2	62	203	118	282	24
Food Programs/Soup Kitchen	0	4	14	10	220	5
Medical Providers (including hospitals)	0	0	0	0	42	0
Mental Health Treatment	0	0	0	0	10	0
Multiservice Center	0	5	16	9	396	0
Outreach/Engagement	0	0	0	0	45	0
Transitional Housing*	1	54	181	112	161	36
<b>Total</b>	<b>3</b>	<b>125</b>	<b>414</b>	<b>249</b>	<b>1,473</b>	<b>65</b>

Source: Contra Costa Homeless Program, 2009 Homeless Count

\* Permanent supportive housing not reported.

## HOUSING MARKET PROFILE

Like most other jurisdictions throughout the state, the most significant trend in the Contra Costa County housing market has been the decrease in single-family home sales prices and the corresponding decrease in the value of single-family housing. Combined with an environment of historically low interest rates, this has reduced the gap between the cost to buy a home and the price which households at the lower end of the range of incomes can afford. Although this “affordability gap” has been reduced when it comes to home purchase, the combination of instability in the job market, stagnating real wages, and the general tightening of credit has not necessarily made a home purchase easier for lower income households.

The rental market has seen continued low vacancy rates and rents have been stable and trending upward.

The following discussion identifies housing characteristics, trends, and needs for County jurisdictions.

## HOUSING GROWTH

Between 2000 and 2009 the number of housing units in the state increased 10.78 percent. **Table 22** displays housing growth in all jurisdictions in Contra Costa County. Of all the jurisdictions in Contra Costa County, Brentwood had the largest increase in housing units (126.9 percent). Second to that was San Ramon with an increase of 43.1 percent. Of the entitlement cities, Pittsburg had the largest increase with 13.9 percent.

## TENURE

Housing tenure refers to whether a unit is owner-occupied or renter-occupied. **Table 23** provides a summary of housing tenure for all jurisdictions in Contra Costa County. As shown, Clayton had the greatest share of owner-occupied households and San Pablo had the greatest share of renter-occupied housing units. It is important to note that the level of single-family foreclosures may have significantly shifted the owner/renter distribution.

**TABLE 22**  
**HOUSING UNITS, 2000–2009**

Jurisdiction	2000 Housing Units	2009 Housing Units	Percentage Change 2000–2009
<b>Urban County</b>			
Brentwood	7,788	17,671	126.9%
Clayton	3,924	4,006	2.1%
Danville	15,130	15,795	4.4%
El Cerrito	10,462	10,705	2.3%
Hercules	6,546	8,319	27.1%
Lafayette	9,334	9,511	1.9%
Martinez	14,597	14,972	2.6%
Moraga	5,760	5,791	0.5%
Oakley	7,946	10,987	38.3%
Orinda	6,744	6,849	1.6%
Pinole	6,828	7,032	3.0%
Pleasant Hill	14,034	14,505	3.4%
San Pablo	9,354	9,953	6.4%
San Ramon	17,552	25,113	43.1%
Unincorporated County	57,609	65,604	13.9%
Urban County Total	193,608	226,813	17.2%
<b>Entitlement Jurisdictions</b>			
Antioch	30,116	33,982	12.8%
Concord	45,084	46,638	3.4%
Pittsburg	18,300	20,848	13.9%
Richmond	36,044	38,433	6.6%
Walnut Creek	31,425	32,473	3.3%
<b>Contra Costa County (countywide) Total</b>	<b>354,577</b>	<b>399,187</b>	<b>12.6%</b>

Source: Department of Finance, 2000 and 2009 E-5 Report



**TABLE 23**  
**HOUSING TENURE**

Jurisdiction	Owner-Occupied	Renter-Occupied
<b>Urban County</b>		
Brentwood	80.7%	19.3%
Clayton	94.1%	5.9%
Danville	89.4%	10.6%
El Cerrito	60.9%	39.1%
Hercules	84.2%	15.8%
Lafayette	75.8%	24.2%
Martinez	69.0%	31.0%
Moraga	84.5%	15.5%
Oakley	85.0%	15.0%
Orinda	91.6%	8.4%
Pinole	74.5%	25.5%
Pleasant Hill	63.7%	36.3%
San Pablo	49.8%	50.2%
San Ramon	71.1%	28.9%
Unincorporated County	73.5%	26.5%
Urban County Total	70.4%	29.6%
<b>Entitlement Jurisdictions</b>		
Antioch	70.9%	29.1%
Concord	62.6%	37.4%
Pittsburg	62.8%	37.2%
Richmond	53.4%	46.6%
Walnut Creek	68.1%	31.9%
<b>Contra Costa County (countywide) Total</b>	<b>69.3%</b>	<b>30.7%</b>

Source: 2000 U.S. Census, Summary File 3, Table H7

### HOUSING TYPE

**Table 24** exhibits the percentage of housing units as a share of total housing units by the number of units in the structure and tenure for all jurisdictions in Contra Costa County, separating out the Urban County jurisdictions and entitlement jurisdictions. Demand for owner-occupied housing is primarily met through the supply of single-family housing, while renter-occupied housing demand is primarily met through a combination of single-family housing and multi-family units.

**TABLE 24**  
**TENURE BY UNITS IN STRUCTURE**

Jurisdiction	Owner-Occupied					Renter-Occupied				
	Single-family Units	Multi-family (2–4 units)	Multi-family (> 5 units)	Mobile Homes	Boat, RV, Van, etc.	Single-family Units	Multi-family (2–4 units)	Multi-family (> 5 units)	Mobile Homes	Boat, RV, Van, etc.
<b>Urban County</b>										
Brentwood	96.8%	0.4%	0.2%	2.7%	0.0%	52.4%	14.7%	29.6%	3.0%	0.4%
Clayton	99.7%	0.1%	0.0%	0.1%	0.0%	91.5%	2.7%	5.8%	0.0%	0.0%
Danville	98.6%	0.6%	0.9%	0.0%	0.0%	71.8%	6.5%	21.7%	0.0%	0.0%
El Cerrito	97.7%	1.4%	0.6%	0.3%	0.1%	38.7%	29.4%	31.9%	0.0%	0.0%
Hercules	94.2%	1.9%	3.9%	0.0%	0.0%	71.1%	13.5%	15.4%	0.0%	0.0%
Lafayette	99.3%	0.6%	0.1%	0.0%	0.0%	42.5%	12.8%	44.7%	0.0%	0.0%
Martinez	97.8%	1.0%	1.0%	0.2%	0.0%	47.6%	17.0%	35.4%	0.0%	0.0%
Moraga	97.2%	1.2%	1.5%	0.2%	0.0%	40.3%	15.6%	44.2%	0.0%	0.0%
Oakley	98.4%	0.0%	0.0%	1.5%	0.0%	84.4%	6.7%	2.7%	5.9%	0.2%
Orinda	99.3%	0.5%	0.3%	0.0%	0.0%	68.3%	9.0%	21.3%	1.5%	0.0%
Pinole	98.2%	0.5%	1.2%	0.2%	0.0%	43.6%	18.5%	37.7%	0.0%	0.2%
Pleasant Hill	97.3%	0.4%	2.0%	0.3%	0.0%	34.6%	12.6%	52.5%	0.2%	0.0%
San Pablo	83.6%	5.4%	4.7%	6.0%	0.2%	41.6%	22.3%	33.9%	2.1%	0.1%
San Ramon	96.6%	0.9%	2.3%	0.2%	0.0%	36.6%	13.1%	50.3%	0.0%	0.0%
Unincorporated County	93.7%	0.8%	0.9%	4.5%	0.2%	56.5%	11.3%	28.6%	3.4%	0.2%
Urban County Total	96.1%	0.9%	1.2%	1.8%	0.1%	49.7%	14.9%	33.6%	1.7%	0.1%
<b>Entitlement Jurisdictions</b>										
Antioch	98.0%	0.6%	0.7%	0.7%	0.0%	50.0%	17.0%	32.8%	0.1%	0.0%
Concord	91.0%	2.3%	3.8%	2.9%	0.1%	35.5%	12.8%	51.0%	0.7%	0.1%
Pittsburg	96.1%	0.6%	0.3%	3.0%	0.0%	48.8%	17.8%	32.6%	0.8%	0.0%
Richmond	95.2%	3.0%	1.5%	0.3%	0.1%	40.5%	27.6%	31.7%	0.0%	0.0%
Walnut Creek	79.9%	7.0%	12.9%	0.1%	0.0%	29.6%	16.2%	54.1%	0.1%	0.0%
<b>Contra Costa County (countywide) Total</b>	<b>94.5%</b>	<b>1.6%</b>	<b>2.2%</b>	<b>1.6%</b>	<b>0.1%</b>	<b>44.3%</b>	<b>17.2%</b>	<b>37.5%</b>	<b>0.9%</b>	<b>0.1%</b>

Source: 2000 U.S. Census, Summary File 3, Table H33

Due to rounding, total percentages of renter and owner housing types for each jurisdiction may not total 100.

### VACANCY RATE

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the community has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of 5 percent is sufficient to provide choice and mobility.

**Table 25** provides the total number of vacant housing units as well as the percentage of vacant housing units in 2009 for all of the jurisdictions in Contra Costa County, separating out the Urban County jurisdictions and the entitlement jurisdictions. Please note the state Department of Finance (DOF) estimate is for all housing unit types and does not exclude seasonal, recreational, or occasional use and all other vacant units. The DOF also does not provide vacancy by tenure. To provide vacancy by reason for vacancy, 2000 Census data was used (see **Table 26**).

Overall, the 2009 data (**Table 25**) indicate that the County has a very low vacancy rate. Several communities in the Urban County have vacancy rates below 5 percent, which is extremely low. Historical data from the 2000 Census (**Table 26**) indicate that in several communities (Brentwood, Clayton, and Moraga) the share of vacant units that are for rent is well below the overall County share (30.5 percent). These communities also have a very low share of renter-occupied units. The data would suggest that renters might be challenged to find affordable housing in these communities.

**TABLE 25**  
**VACANCY STATUS, 2009**

Jurisdiction	Total Vacant Housing Units	% of Total Housing Units Vacant
<b>Urban County</b>		
Brentwood	649	3.67%
Clayton	41	1.02%
Danville	328	2.08%
El Cerrito	259	2.42%
Hercules	156	1.88%
Lafayette	185	1.95%
Martinez	304	2.03%
Moraga	98	1.69%
Oakley	322	2.93%
Orinda	149	2.18%
Pinole	86	1.22%
Pleasant Hill	291	2.01%
San Pablo	308	3.09%
San Ramon	868	3.46%
Unincorporated County	2,711	4.13%
Urban County Total	6,755	2.98%
<b>Entitlement Jurisdictions</b>		
Antioch	878	2.58%
Concord	1,098	2.35%
Pittsburg	634	3.04%
Richmond	1,514	3.94%
Walnut Creek	1,161	3.58%
<b>Contra Costa County (countywide) Total</b>	<b>12,040</b>	<b>3.02%</b>

Source: Department of Finance, 2009 E-5 Report

**TABLE 26**  
**VACANCY STATUS, 2000**

Jurisdiction	Total Vacant Housing Units	% of Total Housing Units Vacant	% of Total Vacant Units that Are for Rent	% of Total Vacant Units that Are for Sale	% of Total Vacant Units that Are Rented/ Sold, Not Occupied	% of Total Vacant Units that Are Vacant for Other Reasons
<b>Urban County</b>						
Brentwood	239	3.2%	4.2%	30.5%	31.8%	33.5%
Clayton	46	1.2%	2.3%	26.1%	56.5%	13.0%
Danville	309	2.1%	15.9%	29.4%	23.6%	31.1%
El Cerrito	260	2.5%	23.1%	35.8%	28.8%	12.3%
Hercules	124	1.9%	14.5%	77.4%	0.8%	7.3%
Lafayette	183	2.0%	29.5%	35.0%	12.0%	23.5%
Martinez	278	1.9%	34.5%	30.2%	8.3%	27.0%
Moraga	105	1.8%	4.8%	21.0%	31.4%	42.9%
Oakley	128	1.6%	15.6%	62.5%	0.0%	21.9%
Orinda	155	2.3%	11.0%	20.6%	18.7%	49.7%
Pinole	78	1.1%	38.5%	48.7%	3.8%	9.0%
Pleasant Hill	274	2.0%	29.9%	17.2%	13.1%	39.8%
San Pablo	282	3.1%	29.4%	20.6%	14.2%	35.8%
San Ramon	620	3.7%	38.2%	9.5%	20.8%	31.5%
Unincorporated County	2,376	4.3%	17.5%	18.0%	15.7%	48.8%
Urban County Total	5,457	1.3%	21.6%	23.4%	17.2%	37.8%
<b>Entitlement Jurisdictions</b>						
Antioch	800	2.7%	41.6%	38.8%	3.5%	16.1%
Concord	1,018	2.3%	44.2%	21.7%	8.2%	25.9%
Pittsburg	587	3.2%	46.5%	21.0%	17.4%	15.2%
Richmond	1,446	4.0%	43.8%	23.8%	11.6%	20.8%
Walnut Creek	1,140	3.6%	27.5%	23.3%	15.7%	33.5%
<b>Contra Costa County (countywide) Total</b>	<b>10,448</b>	<b>3.0%</b>	<b>30.5%</b>	<b>24.3%</b>	<b>14.4%</b>	<b>30.9%</b>

Source: 2000 U.S. Census, Summary File 3, Table H8

## AGE OF HOUSING STOCK

**Table 27** displays the share of housing units constructed by age and tenure for the state and for all jurisdictions in Contra Costa County. With the exception of El Cerrito, Lafayette and Orinda most housing in each jurisdiction was built after 1960.

**TABLE 27**  
**AGE OF HOUSING BY TENURE**

Jurisdiction	1939 or earlier			1940 to 1959			1960 to 1979			1980 to 1994			1995 to March 2000		
	Total	Renter	Owner	Total	Renter	Owner	Total	Renter	Owner	Total	Renter	Owner	Total	Renter	Owner
State of California	9.5%	4.6%	4.9%	23.5%	9.6%	13.9%	37.2%	17.5%	19.7%	24.1%	9.7%	14.4%	5.7%	1.6%	4.1%
Urban County															
Brentwood	1.8%	1.0%	0.8%	6.9%	2.9%	4.0%	15.2%	4.7%	10.4%	29.2%	4.7%	24.5%	47.0%	6.0%	41.0%
Clayton	1.6%	0.8%	0.8%	3.2%	0.0%	3.2%	42.7%	2.0%	40.7%	29.7%	2.4%	27.3%	22.8%	0.7%	22.1%
Danville	0.4%	0.1%	0.3%	10.0%	0.9%	9.1%	44.4%	4.5%	39.9%	32.3%	4.0%	28.3%	12.9%	1.1%	11.8%
El Cerrito	12.9%	3.4%	9.5%	52.6%	15.3%	37.3%	25.4%	15.2%	10.3%	7.9%	4.7%	3.2%	1.2%	0.5%	0.6%
Hercules	0.4%	0.2%	0.3%	0.9%	0.4%	0.5%	24.6%	4.1%	20.6%	70.2%	9.6%	60.6%	3.8%	1.6%	2.2%
Lafayette	4.7%	1.2%	3.5%	47.6%	8.7%	38.8%	37.6%	11.9%	25.7%	8.4%	1.9%	6.5%	1.7%	0.5%	1.2%
Martinez	10.5%	5.3%	5.2%	16.7%	6.0%	10.7%	38.1%	10.4%	27.6%	31.5%	9.0%	22.5%	3.3%	0.3%	3.0%
Moraga	0.5%	0.2%	0.4%	8.0%	1.7%	6.3%	74.7%	12.1%	62.6%	16.3%	1.5%	14.9%	0.5%	0.2%	0.3%
Oakley	2.6%	0.8%	1.7%	6.1%	1.9%	4.3%	15.7%	4.2%	11.4%	60.6%	5.8%	54.8%	15.0%	2.2%	12.8%
Orinda	7.9%	0.6%	7.3%	48.0%	2.3%	45.7%	31.5%	2.4%	29.1%	10.0%	2.1%	7.9%	2.5%	0.9%	1.6%
Pinole	3.8%	1.4%	2.4%	18.8%	3.5%	15.3%	48.9%	12.6%	36.3%	27.0%	7.9%	19.1%	1.6%	0.1%	1.4%
Pleasant Hill	1.3%	0.9%	0.5%	32.8%	5.3%	27.5%	34.6%	17.4%	17.2%	28.1%	11.3%	16.8%	3.1%	1.4%	1.7%
San Pablo	4.8%	1.8%	2.9%	33.5%	14.3%	19.2%	36.3%	23.3%	13.0%	22.2%	8.6%	13.6%	3.3%	2.2%	1.1%
San Ramon	0.2%	0.1%	0.1%	0.8%	0.4%	0.4%	37.0%	6.2%	30.8%	47.2%	18.6%	28.6%	14.8%	3.7%	11.1%
Unincorporated County	7.7%	2.6%	5.1%	27.5%	6.5%	21.0%	29.8%	8.3%	21.5%	29.1%	7.8%	21.3%	5.8%	1.3%	4.5%
Urban County	3.9%	1.4%	2.5%	20.6%	4.7%	15.8%	35.8%	9.8%	26.0%	30.6%	7.7%	22.9%	9.1%	1.6%	7.4%
Entitlement Jurisdictions															
Antioch	2.9%	1.4%	1.5%	14.3%	5.6%	8.7%	30.9%	11.1%	19.8%	38.0%	9.8%	28.2%	13.9%	1.3%	12.6%
Concord	1.6%	0.8%	0.8%	25.7%	7.3%	18.3%	54.9%	21.1%	33.8%	16.3%	7.9%	8.5%	1.6%	0.4%	1.2%
Pittsburg	3.6%	1.6%	2.0%	17.7%	7.2%	10.4%	37.6%	11.2%	26.3%	34.0%	14.3%	19.6%	7.2%	2.8%	4.5%
Richmond	10.7%	3.8%	7.0%	37.8%	14.7%	23.1%	28.6%	16.3%	12.3%	20.0%	10.7%	9.3%	2.9%	1.2%	1.7%
Walnut Creek	1.7%	0.8%	0.9%	15.0%	4.9%	10.1%	62.1%	18.9%	43.2%	19.1%	6.9%	12.2%	2.1%	0.5%	1.6%
Contra Costa County (countywide)	4.6%	1.7%	2.9%	22.9%	6.6%	16.3%	38.6%	12.7%	25.9%	27.3%	8.5%	18.8%	6.7%	1.3%	5.4%

Source: 2000 U.S. Census, Summary File 3, Table H36

## **HOUSING CONDITIONS**

Housing age is an important indicator of housing condition in a community because housing is subject to gradual physical deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Thus, maintaining and improving housing quality is an important goal for a community. Structures older than 30 years typically begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years require major renovations to remain in good working order.

Housing condition data was gathered from each jurisdiction's Housing Element, and where housing condition survey information was not available, housing conditions were determined by age (structural deficiencies and standards) and the lack of infrastructure and utilities.

### **CONTRA COSTA COUNTY (UNINCORPORATED COUNTY)**

According to the 2000 U.S. Census, 65 percent of the unincorporated County's housing stock is older than 30 years. This percentage means it is safe to assume that more than half of the homes in the unincorporated County are beginning to show signs of deterioration and will require reinvestment to maintain their quality.

Based on the fact that 65 percent of the housing stock is older than 30 years, there is a strong likelihood that many homes will require reinvestment or renovations to ensure the housing stock is maintained in good working order. Both the County Redevelopment Agency and the Building Inspection Division have identified areas of the County that may be in need of rehabilitation assistance, including Bay Point, Bethel Island, Byron, Clyde, Crockett, El Sobrante, Montalvin Manor, North Richmond, Rodeo, and Vine Hill (near Martinez).

### **ANTIOCH**

According to the 2000 U.S. Census, 42.4 percent of owner-occupied housing units in Antioch were built before 1980 and 14.4 percent were built before 1960. Of the renter-occupied units, 61.9 percent were built before 1980 and 23.9 percent were built before 1960. Overall, 48.1 percent of housing units were built before 1980 and 17.2 percent were built before 1960.

Of the total occupied units in Antioch, 101 units lacked complete plumbing facilities. Fifty-four of the units were owner-occupied and 47 of the units were renter-occupied. A total of 189 of the occupied units lacked complete kitchen facilities, of which 36 were owner-occupied and 153 were renter-occupied units. It should be noted that there may be some overlap in the number of substandard housing units, as some units may lack both complete plumbing and kitchen facilities.



## CONCORD

According to the 2000 U.S. Census, 82.1 percent (36,097 units) of the city's housing stock was built over 30 years ago (prior to 1980). Of the 36,097 units built, 64.5 percent were owner-occupied units and 35.5 percent were renter-occupied units. In 2007, more than half of the existing homes in Concord were more than 38 years old and 25.2 percent were more than 48 years old, with the majority of the older units being owner-occupied units.

City staff regularly conducts windshield surveys (which is a visual assessment based on predetermined criteria) to assess the age and condition of Concord's housing stock. Housing in the Monument Corridor is an area of particular concern, especially with respect to the condition of multi-family units. Rehabilitation efforts in the last few years included staff visits through the City's Neighborhood Code Enforcement and Multifamily Housing Inspection Program (MFHIP) and loans through the Multifamily Rehabilitation Loan Program. According to the City's Building & Neighborhood Services annual reports, Monument Corridor Partnership Housing Task Force Projects have included quarterly tenant rental education and certification workshops called "How to Be a Good Tenant" to highlight the importance of maintenance. The City also promotes rehabilitation through its Housing Rehabilitation Loan and Grant Program geared toward providing necessary funds for repairs to single-family owner-occupied units to avert deterioration and extend the life and quality of existing homes and neighborhoods. Monument Community Partnership and Housing Rights assists the City in outreach to residents and stakeholders to promote the City's various programs. For example, Housing Rights hosts a Tenants' Rights Clinic at the Mt. Diablo Housing Opportunity Center once per month. The City also has funds for a Multi-Family Rehabilitation Program to provide low interest loans to assist property owners with major repair work, targeted at residential properties of 2 to 6 units.

## PITTSBURG

In August 2008 a housing conditions survey was conducted to better understand the city's housing rehabilitation and replacement needs. Housing Element project staff surveyed approximately 5 percent of the total housing stock (487 addresses; 1,023 units) within selected U.S. Census block groups containing a concentration of 50 percent or more of housing units built prior to 1970. Census block groups having a preponderance of units built before 1970 are likely to have higher concentrations of units in need of rehabilitation or replacement.

The windshield survey analyzed the exterior condition of existing housing units, reviewing each unit's (1) foundation; (2) roof and chimney; (3) electrical; (4) windows; (5) siding, stucco, and other exterior surfaces; and (6) overall site drainage and external conditions. Residential structures scored into the following housing condition categories: "sound," "minor," "moderate," "substantial," or "dilapidated." Units defined as sound are in generally good condition and do not require rehabilitation. Units defined as in minor condition require nonstructural repairs but are otherwise in sound condition. Units defined as in moderate condition require some structural improvements as well as major façade improvements. Units

defined as substantial would require significant structural and façade improvements at a cost nearing the improved value of the home. Finally, units defined as dilapidated are homes where the cost to rehabilitate the home is more than the cost to demolish and rebuild a comparable unit on the same site.

### **Overall Housing Conditions Findings**

In total, the survey evaluated 362 single-family addresses, 4 live-work addresses, 76 duplex addresses, 43 multi-family (3–50+ units per structure) addresses, and two mobile home parks. Approximately 84 percent of addresses were in sound condition, 9 percent in minor condition, and 7 percent in moderate condition. Although no dilapidated units or units requiring substantial rehabilitation were recorded in the windshield survey, it should be noted that some units classified as moderate could possibly be categorized as needing substantial rehabilitation if continued inattention to the property or structure ensues.

### **Areas in Need of Housing Rehabilitation**

Four of the selected census tract block groups contained 26 percent or more units that were in minor or moderate condition. Among those, three had units where 10 percent or more were in moderate condition. The specific neighborhoods in question are Tenth Street (on both sides of Railroad Avenue), Central Addition (west of Harbor Street), Heights/West Boulevard, and the southern half of Willow Cove. High School Village had more than 10 percent of units in moderate condition and should equally be an area of concern.

### **RICHMOND**

The largest percentage of Richmond’s housing stock, 25.1 percent (7,135 units), was built between 1950 and 1959, while approximately 25.0 percent was built since 1980. The majority of housing was built before 1970 and three-quarters of the city’s housing stock was constructed prior to 1980. According to the 2000 Census, the median year built for the housing stock in the city was 1961, which indicates an older housing stock, possibly in need of rehabilitation.

Another measure of housing condition is the number of housing units lacking complete plumbing and kitchen facilities. The 2000 Census reported 264 occupied housing units lacking complete plumbing facilities and 161 housing units lacking complete kitchen facilities in the city. In both areas (lacking complete plumbing and kitchen facilities), a slightly higher percentage of rental units lacked these facilities than did owner-occupied units.

### **WALNUT CREEK**

As of 2008, 76 percent of the total housing units (30,700) in Walnut Creek were over 38 years old and approximately 14 percent were over 50 years old. Most of the housing stock (62 percent) was built between 1960 and 1980.

In January 2009 the City completed a windshield survey as part of the Housing Needs Assessment of the 2009 Housing Element Update. The survey consisted of an assessment of six

areas in the city that have a high occurrence of multi-family housing identified by code enforcement as having maintenance issues. The survey found the need to be the highest in the following areas: Creekside Drive Area, Mt Pisgah Road, Sierra Drive, Ygnacio Valley Road, Sunnyvale Avenue, and Second and Third Avenues.

## HOUSING COST

**Table 28** provides a summary of home sales prices for all jurisdictions. The County has experienced a sharp decrease in the median sales price for homes with the exception of Hercules, Martinez, and Pleasant Hill, which have all seen a year-to-year increase in median sales price. It is important to note that as a measure of central tendency median sales price is sensitive to sales volume in market sub-sectors as much as it is to overall price trends. An increase in the volume of sales of higher priced homes relative to overall sales volume can lead to an increase in median sales price even though overall prices remain low.

As shown, as of February 2010, San Pablo had the lowest median sales price (\$152,344) and Orinda the highest (\$829,500). San Ramon, San Pablo, and Brentwood experienced the sharpest declines in the median sales price of homes from November 2008 to November 2009.

In December 2009, a survey of local Contra Costa newspapers and online rental listings was conducted for both single-family homes and multi-family units for all jurisdictions in the County. The results are presented in **Table 29**. According to the results of the survey, average rental rates in San Ramon are the most expensive at \$1,662, followed by Lafayette at \$1,533 and Walnut Creek at \$1,518. These cities are the most expensive for all unit sizes and housing types. The most expensive rents occur in the central portion of Contra Costa County, with the least expensive in the east. The west has considerably lower rents than the central part of the County.

The U.S. Department of Housing and Urban Development publishes annual Fair Market Rents (FMR), which include an estimated utility cost, and the annual income required to afford them. **Table 30** shows the Fair Market Rents for 2009 for Contra Costa County.

**TABLE 28**  
**MEDIAN HOME SALE LISTINGS**

Jurisdiction	Three Month Median Sales Price (Sep – Nov 2009)	Year-to-Year Change (Nov 2008 – Nov 2009)		Number of Homes for Sale (Jan 2010)
		Dollars	Percentage	
<b>Urban County</b>				
Brentwood	\$290,000	\$-50,000	-14.7%	189
Clayton	525,000	-72,500	-12.1%	26
Danville	807,500	-30,000	-3.6%	195
El Cerrito	539,500	-28,500	-5.0%	21
Hercules	325,000	-25,000	8.3%	54
Lafayette	805,000	-55,000	-6.4%	76
Martinez	333,000	5,750	1.8%	90
Moraga	810,000	-40,000	-4.7%	34
Oakley	232,850	-17,100	-6.8%	119
Orinda	829,500	-109,500	-11.7%	49
Pinole	267,354	-27,646	-9.4%	32
Pleasant Hill	439,500	-30,500	7.5%	54
San Pablo	152,344	-27,360	-15.2%	45
San Ramon	559,500	-155,500	-21.7%	169
<b>Entitlement Jurisdictions</b>				
Antioch	199,000	-18,150	-8.4%	208
Concord	246,000	-9,000	-3.5%	173
Pittsburg	180,000	-15,000	-7.7%	112
Richmond	157,000	-17,500	-10.0%	177
Walnut Creek	447,500	-64,500	-12.6%	202

Source: Trulia.com, February 2010

**TABLE 29**  
**MEDIAN RENTAL LISTINGS**

Place/Community	Type: Bedroom (BR)/Bath (BA)					Overall Average Rent
	Studio	1BR/1 BA	2 BR/1 BA	2 BR/1+ BA	3 BR/1+ BA	
East						
Antioch	\$762	\$750	\$1,178	\$1,167	\$1,512	\$1,074
Bay Point	\$595	\$650	\$1,183	\$1,391	\$1,400	\$1,045
Pittsburg	\$762	\$750	\$941	\$1,039	\$1,512	\$1,001
Central						
Concord	none	\$875	\$1,073	\$1,369	\$1,725	\$1,261
Lafayette	\$950	\$1,359	\$1,303	\$2,034	\$2,020	\$1,533
Martinez	\$723	\$1,137	\$1,204	\$1,512	\$1,860	\$1,287
Pleasant Hill	\$989	\$1,202	\$1,236	\$1,478	\$2,004	\$1,382
San Ramon	\$1,448	\$1,908	\$1,307	\$1,728	\$1,921	\$1,662
Walnut Creek	\$1,122	\$1,075	\$1090	\$1,578	\$2,725	\$1,518
West						
El Cerrito	\$756	\$1,217	\$1,260	\$1,515	\$1,387	\$1,227
El Sobrante	\$1,256	\$1,247	\$1,264	\$1,639	\$1,406	\$1,362
Pinole	\$800	\$944	\$1,082	\$1,793	\$1,610	\$1,246
Richmond	\$985	\$888	\$1,026	\$1,510	\$2,450	\$1,372
San Pablo	\$870	\$899	\$1,247	\$1,908	\$1,751	\$1,335
Countywide Average	\$952	\$1,096	\$1,170	\$1,559	\$1,837	\$1,323

Source: PMC Rental Survey, December 2009

**TABLE 30**  
**FAIR MARKET RENTS, 2009**

Unit Size	FMR	Annual Income to Afford
Studio	\$905	\$36,200
1-bedroom	\$1,093	\$43,720
2-bedroom	\$1,295	\$51,800
3-bedroom	\$1,756	\$70,240
4-bedroom	\$2,174	\$86,960

Source: U.S. Dept. Housing and Urban Development, 2009 FMR; 2009 "Out of Reach" Report

## HOUSING AFFORDABILITY BY TENURE AND HOUSEHOLD TYPE

The assessment of Contra Costa County's housing needs relies on custom tabulations of U.S. Decennial Census data provided by HUD. These tabulations are referred to as the "CHAS" tables obtained using HUD's "State of the Cities Data System" (SOCDS). These data are

presented in two main tables, one presenting “housing problems” by households and the other presenting “affordability mismatch” by housing units. **Tables 31** and **32** provide a summary, and the full tables can be found in **Appendix 4**. The needs of renter and owner households are examined separately.

(Tables are provided for the State of California, Contra Costa County, the Urban County area, and the five entitlement communities. Because of the nature of the Consortium, data tables were acquired according to the CDBG geography. Although this best approximates the jurisdictional boundaries within the Consortium, it does introduce a significant level of rounding in the data.<sup>37</sup>)

The CHAS housing problems table presents the number of households paying more than 30 percent and 50 percent of gross income for housing by tenure, household type, and income category. This cost of housing as a percentage of gross income is referred to as the housing “cost burden.” According to HUD, a household which has a housing cost burden over 30 percent has a “high” housing cost burden. Those with a cost burden over 50 percent have a “severe” cost burden.

Overpayment is a concern for low-income households since they may be forced to live in overcrowded situations or cut other necessary expenditures, such as health care, in order to afford housing. The HUD definition of housing cost includes not only monthly rent and mortgage payments but an estimate of utilities.

## RENTER HOUSEHOLDS

### Household Type

Overall, approximately 40 percent of renter households in the County have a high cost burden. Less than 18 percent have a severe cost burden. This is roughly consistent in all jurisdictions with the exception of Walnut Creek which has 34 percent of renter households with high cost burdens.

Elderly one- and two-person renter households tend to experience a higher degree of high cost burden (58 percent) and severe cost burden (32 percent) countywide. Antioch is alone with a significantly higher number experiencing severe cost burden (41 percent). Both Pittsburg and Richmond have a lower number experiencing severe cost burden (21 percent and 24 percent, respectively).

Large renter households (five or more persons) experience cost burdens at roughly the same rate as all renter households as do small related (two to four persons) and the balance of renter households.

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<sup>37</sup> Please see <http://socds.huduser.org/chas/Frequently%20Asked%20Questions.htm>

## **Income Groups**

The rate of high cost burden for renter households with incomes above low income (>80 percent AMI) is 9 percent. Low-income renter households (>50 to ≤80 percent area median income [AMI]) experience a high cost burden at close to the same rate (44 percent) as do all renter households countywide. The severe cost burden is significantly lower (6 percent). Very low-income (>30 percent to ≤50 percent AMI) and extremely low-income renter households (≤30 percent AMI) experience cost burdens much higher than all renters (71 percent and 76 percent, respectively). The rate of severe cost burden for the very low-income population (25 percent) is slightly higher than all renters. The extremely low-income population has a rate of severe cost burden (58 percent) more than three times that of all renters.

The Urban County and Concord have cost burden rates among the income groups very similar to the County as a whole. Notable exceptions are a higher rate of severe cost burden for low-income households in the Urban County (9 percent); a lower rate of severe cost burden for low-income households in Concord (3 percent); and a higher rate of high cost burden for very low-income households in Concord (78 percent).

Antioch is similar to the County as a whole with the exception of a lower rate of high cost burden for low-income (32 percent) and lower rates of severe cost burden for very low-income households (17 percent). Antioch also has a generally lower cost burden for households with incomes above low income (4.6 percent).

Much like its neighbor Antioch, Pittsburg is more affordable for lower-income households than the County as a whole, with 2.8 percent of low-income households experiencing a severe cost burden (43 percent high cost burden) and virtually no above low-income renter households experiencing a significant cost burden.

Richmond has much lower rates of cost burden for lower-income renter households across all income categories: 54 percent high and 13 percent severe for very low-income; 33 percent high and 2 percent severe for low-income. Cost burden rates for the extremely low-income are comparable to the County as a whole.

Although the cost burden for extremely low-income households is consistently high across the County as a whole, Walnut Creek stands out with a rate of 68 percent. It is similarly higher for cost burden rates of very low-income (85 percent high, 53 percent severe), low-income (60 percent and 10 percent), and above low-income (12 percent high) households.

## **OWNER HOUSEHOLDS**

### **Household Type**

Approximately one-third (29 percent) of owner households in the County have a high cost burden. Approximately 10 percent have a severe cost burden. This is consistent across all jurisdictions.

Elderly one- and two-person owner households tend to experience a slightly higher degree of severe cost burden (12 percent) countywide, although this rate is the same as the rate of all households. The rate of high cost burden is 26 percent.

Large owner households (five or more persons) experience a cost burden at roughly the same rate as all owner households as do small related (two to four persons). Antioch, and Walnut Creek have lower rates of severe cost burden for large owner households (5.5 and 3.5 percent, respectively) than other jurisdictions. Pittsburg is notable for its higher rate of severe cost burden for owner households (12.9 percent).

### **Income Groups**

Low-income owner households (>50 to ≤80 percent AMI) experience a high cost burden at a higher rate (52 percent) than do all households countywide (29 percent). The severe cost burden is nearly twice as high for low-income owners (19 percent) as for all owners (10 percent). Very low-income owners (>30 percent to ≤50 percent AMI) experience high and severe cost burdens much higher than the general population (59 percent and 36 percent). Extremely low-income households (≤30 percent AMI) are even more cost burdened (72 percent high, 56 percent severe). The rate of cost burden for owner households with incomes above low income (>80 percent AMI) is lower than the overall population (20 percent high, 3 percent severe).

The Urban County area has cost burden rates by income roughly the same as the County as a whole.

Antioch has among the highest overall cost burden rates for lower-income owner households, with 58 percent of low-income homeowners experiencing a high cost burden and 14 percent severe. Very low-income homeowners in Antioch have a 66 percent high cost burden rate and a 43 percent severe rate. Extremely low-income owner households in Antioch have rates similar to the County as a whole.

Concord has a pattern similar to the County as a whole with the exception of low-income households having a lower rate of severe cost burden (15 percent).

Pittsburg has a pattern similar to Concord. It also has a lower rate of cost burden for above low-income households (16 percent high, 1 percent severe).

Richmond has a generally lower rate of cost burden for low-income owner households (46 percent high, 12 percent severe). It is otherwise similar to the County as a whole.

Walnut Creek is also similar to the County as a whole with the exception of a lower rate of high cost burden for low-income owners (39 percent).



**TABLE 31**  
**COST BURDEN SUMMARY, RENTERS**

Jurisdiction	All Renters		Elderly		Large		Above low-income		Low-income		Very low-income		Extremely low-income	
	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe
Antioch	43.8%	20.4%	58.6%	40.6%	41.9%	19.0%	4.6%	0.4%	31.5%	5.5%	72.8%	17.0%	77.4%	58.0%
Concord	39.8%	16.4%	61.2%	30.8%	33.4%	14.7%	5.6%	0.1%	43.6%	3.0%	78.2%	22.2%	78.0%	62.4%
Pittsburg	41.5%	18.5%	53.2%	21.4%	32.2%	15.3%	3.2%	0.0%	42.8%	2.8%	73.4%	22.2%	72.3%	54.6%
Richmond	40.6%	19.3%	52.3%	24.2%	40.3%	18.0%	6.2%	0.2%	33.2%	1.9%	53.8%	13.0%	77.4%	55.2%
Walnut Creek	33.8%	16.4%	56.2%	35.3%	34.5%	12.0%	11.8%	2.2%	59.8%	10.1%	85.2%	53.3%	76.9%	67.7%
Urban County	36.0%	16.3%	58.5%	32.9%	32.9%	13.0%	10.7%	1.4%	46.6%	9.4%	72.7%	29.0%	74.1%	56.7%
Countywide	38.4%	17.4%	57.5%	32.1%	35.6%	15.3%	9.1%	1.0%	43.5%	6.4%	70.9%	24.48%	75.7%	57.6%

Source: 2000 CHAS data

**TABLE 32**  
**COST BURDEN SUMMARY, OWNERS**

Jurisdiction	All Owners		Elderly		Large		Above low-income		Low-income		Very low-income		Extremely low-income	
	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe
Antioch	29.3%	8.0%	28.3%	14.4%	28.5%	5.5%	19.7%	1.5%	57.8%	13.9%	65.6%	42.8%	67.3%	54.5%
Concord	27.9%	8.8%	28.6%	13.9%	26.9%	6.1%	17.9%	1.6%	50.4%	15.2%	56.9%	35.0%	76.6%	57.4%
Pittsburg	29.4%	11.0%	28.6%	12.6%	32.7%	12.9%	15.7%	1.0%	51.2%	14.7%	60.9%	36.8%	70.7%	60.9%
Richmond	30.7%	11.3%	25.1%	13.6%	28.5%	7.0%	17.2%	2.2%	45.7%	11.2%	56.3%	27.9%	67.6%	51.4%
Walnut Creek	26.2%	9.8%	26.5%	11.2%	26.6%	3.5%	17.0%	3.4%	38.7%	18.6%	63.9%	32.2%	76.3%	60.9%
Urban County	28.1%	9.4%	23.9%	11.0%	30.0%	8.5%	21.0%	3.4%	54.7%	23.7%	57.1%	37.9%	71.7%	55.9%
Countywide	28.6%	9.7%	25.9%	12.0%	29.7%	8.2%	19.8%	2.8%	51.9%	19.3%	58.8%	35.7%	71.7%	56.0%

Source: 2000 CHAS data

## OVERCROWDING

**Table 33** illustrates the share of households by person per room for owners and renters in the state and entitlement cities. Households with more than 1 person per room are considered overcrowded. Households with more than 1.5 persons per room are considered severely overcrowded. As shown in **Table 33**, renter-occupied households have a higher incidence of overcrowding than owner-occupied households. In both categories (owner and renter), Walnut Creek has the smallest share of overcrowded households.

**TABLE 33**  
**PERSONS PER ROOM**

Jurisdiction	Owner Occupied			Renter Occupied		
	< 1.0 persons	1.01 to 1.5 persons	> 1.5 persons	< 1.0 persons	1.01 to 1.5 persons	> 1.5 persons
State of California	91.4%	4.3%	4.3%	76.1%	8.5%	15.4%
Contra Costa County (countywide)	95.8%	2.5%	1.7%	85.3%	6.7%	8.0%
Antioch	96.1%	2.2%	1.8%	85.0%	9.3%	5.7%
Concord	96.0%	2.3%	1.7%	81.9%	7.6%	10.8%
Pittsburg	89.9%	6.2%	3.9%	77.3%	9.8%	12.9%
Richmond	90.0%	5.6%	4.4%	78.7%	9.1%	12.1%
Walnut Creek	99.2%	0.4%	0.4%	92.5%	3.7%	3.8%

Source: 2000 U.S. Census, Summary File 3, Table H20

Note: Due to rounding errors, the total percentage for owner or renter occupied may not total 100.

## FORECLOSURES

A foreclosure is a term used to describe the procedure followed in enforcing a creditor's rights when a debt secured by any lien on property is in default. According to DataQuick, in Contra Costa County (countywide) there were 5,017 households with a notice of default (first stage in the foreclosure process) in the second quarter of 2009, a decrease of 0.6 percent over the same quarter in 2008. In the second quarter of 2009 there were 2,048 homes lost to foreclosure, representing a decrease of 30.9 percent from the same quarter in 2008.

The Contra Costa County Recorder keeps an inventory of notices of defaults, notices of trustee sales, and trustee's deed upon sale (see definitions of each below). **Table 34** provides the number of homes with each status for the entire year. Please note that one housing unit may be counted more than once per year.

- Notice of Default: A written document that gives constructive notice of a trustor's failure to perform his/her obligation under a deed of trust. This document must be recorded.
- Notice of Trustee's Sale: A written document that sets forth the day, date, and time of the trustee's sale and describes the property to be sold. This document is prepared by

the trustee and must be recorded with the county recorder in the county in which the property is located at least 14 days prior to the scheduled sale date.

- **Trustee's Deed Upon Sale:** A written document which is prepared and signed by the trustee when the secured property is sold at a trustee's sale. This document transfers ownership to the successful bidder at the sale and must be recorded with the county recorder in the county in which the property is located.

**TABLE 34**  
**FORECLOSURE ACTIVITY**

Year	Total Notices of Defaults	Total Notices of Trustee Sales	Total Trustee's Deed Upon Sale
2009	18,323	14,623	8,360
2008	17,714	14,932	11,679
2007	11,837	6,666	4,189
2006	4,380	1,479	502
2005	2,519	777	131
2004	2,413	864	163
2003	2,713	1,020	205
2002	2,815	1,076	190
2001	2,351	881	209
2000	2,207	1,034	398

Source: Contra Costa County Recorder, 2009

One of the most significant increases in demand for a range of services has come as a result of low-income tenants being evicted from their homes because the property owner has been foreclosed upon. Most often the tenants are unaware that the foreclosure is under way and find themselves without housing. Due to the costs of moving, security deposit requirements, and the rent qualification process, they find it difficult or impossible to find new housing, particularly if they have experienced a job loss and have little or no income to qualify for a new rental and little in the way of savings. Seniors, disabled persons, and large families are especially adversely impacted when evicted. There is little legal recourse for tenants who are evicted as a result of foreclosures.<sup>38</sup>

## LEAD-BASED PAINT

Lead-based paint in residential units can pose severe health risks for children. California requires public health agencies to identify children at risk of lead poisoning and requires that all children up to 6 years of age be evaluated.

<sup>38</sup> Bay Area Legal Aid, Contra Costa County, September 17 and 18, 2009; Contra Costa Senior Legal Services, September 17 and 18, 2009; Loaves and Fishes of Contra Costa County, September 17 and 18, 2009.

HUD provides a standard method to estimate the community-wide risk of lead poisoning resulting from lead-based paint in residential structures. The method assumes that a certain percentage of homes built before the sale of lead-based paint was banned in 1979 constitute a lead poisoning hazard. The older the home, the more likely it is to constitute a lead poisoning hazard. The method also assumes that low-income households are more likely to be at risk of lead poisoning. Applying the percentage of low-income households by tenure to the age of homes by tenure and multiplying by the presumed lead hazard percentage results in the estimated number of households at risk of lead poisoning. The Lead Hazard Assessment tables in **Appendix 5** provide estimates for the County and for each entitlement city.

As shown in the Lead Hazard Assessment tables, renter-occupied households have a higher risk of lead poisoning than owner-occupied households. Nearly 8 percent of renter-occupied households in the County are at risk of lead poisoning and roughly 7 percent of owner-occupied households are at risk.

## **PUBLIC HOUSING AND PUBLIC HOUSING AUTHORITIES**

There are three housing authorities in the County that provide affordability assistance: the Housing Authority of Contra Costa County, the Pittsburg Housing Authority, and the Richmond Housing Authority. The County Housing Authority has jurisdiction throughout the County with the exception of the cities of Pittsburg and Richmond, while the Pittsburg and Richmond authorities provide assistance to residents within those cities.

### **HOUSING AUTHORITY OF CONTRA COSTA COUNTY**

The Housing Authority of Contra Costa County (HACCC) provides housing assistance to low-income County residents through three programs:

- Housing Choice Voucher Program (HCV) – HACCC has authority to lease 6,781 Housing Choice Vouchers. It currently only has enough funding to lease 6,200.
- Public Housing – HACCC administers 1,174 public housing units in 16 projects located in nine cities: Antioch, Brentwood, Oakley, Richmond, San Pablo, Bay Point, Martinez, Pittsburg, and Rodeo.
- Family Self-Sufficiency – Voluntary program for Section 8 participants interested in becoming independent of public assistance.

Extremely low-income households whose combined income is at or below 30 percent of the area median income comprise approximately 95 percent of the HCV program and over 90 percent of the families residing in HACCC's public housing developments.

### **Special Programs**

HACCC administers several special programs including Family Self-Sufficiency, ShelterPlus Care, the Disaster Housing Assistance Program, and Project Coming Home.

- The Family Self-Sufficiency (FSS) program helps families with Housing Choice Vouchers to obtain employment that will lead to economic independence and self-sufficiency. Services are provided cooperatively through welfare agencies, schools, businesses, and other local partners. The focus of FSS is to develop the skills and experience to obtain employment that pays a living wage.
- The Shelter Plus Care program provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services.
- The Disaster Housing Assistance Program (currently DHAP “Ike”) provides temporary housing assistance to families displaced by natural disaster.
- HACC is one of 10 Public Housing Authorities nationwide to receive Project Coming Home funding to meet the needs of homeless persons who suffer from chronic alcoholism.

#### Housing Choice Voucher (HCV) Waiting List

In November of 2008, HACC opened the HCV waiting list for the first time since 2001. The list closed five days later after receiving 38,000 applications. The overwhelming majority of applications were electronic submissions. The list was reduced to 6,000 families by using a lottery.

In 2009 HACC experienced a shortfall in funding for its HCV program as the result of budgeting errors at HUD. It has since taken actions to limit the cost of the HCV program.

The waiting list created in 2008 has not been analyzed by income or family type because there are no current prospects for new vouchers being made available.

#### PITTSBURG HOUSING AUTHORITY

The Pittsburgh Housing Authority manages the Section 8 voucher program for the City. The authority provides voucher assistance to 948 households. **Table 35** provides a summary of the needs of families on the City’s Section 8 waiting list.

**TABLE 35**  
**NEEDS OF FAMILIES ON THE PUBLIC HOUSING AUTHORITY WAITING LIST, PITTSBURG**

	Families	Percentage of Total
<b>Total</b>	<b>1,526</b>	<b>100.0%</b>
<b>By Family Income</b>		
Extremely low income	1,109	72.6%
Very low income	298	19.5%
Low income	119	7.8%
<b>By Family Type</b>		
Families with children	1,045	68.5%
Elderly	47	3.1%
Families with disabilities	260	17.0%

*Source: 2009 PHA Annual Plan, Housing Authority of the City of Pittsburgh.*

## RICHMOND HOUSING AUTHORITY

The Richmond Housing Authority uses HUD funding to provide rental assistance to lower-income households through the following programs:

- **Public Housing** – Available to lower-income residents that are either elderly, disabled, or a family. According to the City’s 2008–2009 PHA plan, the Housing Authority manages 678 public housing units. In addition, the plan identifies that there are 713 families on the public housing waiting list, of which 99 percent are extremely low-income households.
- **Housing Choice Vouchers (Section 8)** – The Housing Authority manages the City’s Section 8 program. According to the PHA plan, there are 1,375 Section 8 units in the City. **Table 36** provides a summary of the needs of families on the City’s Section 8 waiting list.

**TABLE 36**  
**NEEDS OF FAMILIES ON THE PUBLIC HOUSING AUTHORITY WAITING LIST, RICHMOND**

	Families	Percentage of Total
Total	2,241	100%
<b>By Family Income</b>		
Extremely low income	2,197	98%
Very low income	33	1.5%
Low income	11	0.5%
<b>By Family Type</b>		
Families with children	962	42.9%
Elderly	1,096	48.9%
Families with disabilities	183	8.2%

*Source: 2009 PHA Annual Plan, Housing Authority of the City of Richmond*





# STRATEGIC PLAN

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## **PURPOSE AND ORGANIZATION OF THE STRATEGIC PLAN**

The Strategic Plan discusses the priority housing and community development needs of Contra Costa County as a whole and establishes objectives intended to meet those needs as well as strategies to implement the objectives.

Priority needs have been determined as the result of the needs assessment process. Assessment consisted of an analysis of the community setting including housing and population characteristics, consultations, public workshops, and an online survey.

A priority need is one that has a demonstrated level of need and will have a preference for funding. A higher level of priority can be established as the result of a high absolute level of need or a high level of need in relation to resources available to meet that need.

The discussion of priority needs is grouped into three major categories: housing, homeless and non-housing community development. Housing needs are further divided into affordable housing and special needs housing. Non-housing community development is divided into public services, economic development, infrastructure/public facilities, and administration.

Each category begins with a summary of priority needs. Following the summary are one or more short objective statements intended to meet the identified priority needs. Finally there are summaries of strategies that are intended to implement the objectives. Each strategy is identified with one or more objectives that it advances.

Following the discussion of strategies is a description of how the resources estimated to be available over the planning period will be targeted by priority need, by income category, and by geography.

A section is devoted to a description of the public housing strategies within the County and another briefly describes barriers to affordable housing and actions Consortium members will take to reduce them.

There is also a final category of implementation strategies that address the general implementation requirements of the Consortium's housing and community development programs covered by this Strategic Plan. These strategies include:

- Meeting underserved needs,
- Reducing lead poisoning hazards,
- Reducing the level of poverty,
- Assuring adequate institutional structure to implement the plan,
- Affirmatively furthering fair housing,

- Monitoring, and
- Meeting the needs of persons with limited English proficiency.

The strategies are intended to guide the implementation of the Consolidated Plan. They serve as a framework for individual projects, programs, and activities undertaken over the five-year planning period. The annual Action Plan for each program year will identify the objective(s) which the undertaking is meeting and the strategy(ies) being pursued for each undertaking.

Strategies may be revised or additional strategies may be adopted during the term of this Strategic Plan provided they are consistent with the priority needs identified in this Plan and fulfill Plan objectives.

The discussion of funding sources and lead agencies follows this section. The association of the following strategies with the U.S. Department of Housing and Urban Development's Community Planning and Development (CPD) Performance Measurement System outcome/objective categories, specific objectives, and performance indicators is shown in the tables appended to this Plan.

## HOUSING STRATEGY

### AFFORDABLE HOUSING

#### Priority Needs

The generally high cost of housing in the County relative to household income continues to indicate a high priority need for affordable housing. The cost and availability of housing varies significantly across the County; however low-income households ( $\leq 80$  percent area median income [AMI]) continue to be challenged finding affordable housing in any part of the County. Very low-income households ( $\leq 50$  percent AMI) have an even more significant challenge. Providing affordable housing to those income groups is a high priority need.

There is also a priority need for an increase in housing types that are more affordable, such as mixed use and higher-density housing.

Energy costs have a significant impact on housing affordability. New housing construction and housing rehabilitation should have energy efficiency as a goal.

Housing conditions are also varied across the County. In general there is a significant amount of housing in need of repair. Preservation of existing rental housing is seen as key to preserving housing affordability for renters, either by preserving rent-restricted housing or rehabilitating housing that is currently occupied by lower-income households.

Ownership is expensive for low-income and prohibitively expensive for very low-income and extremely low-income households. The level of subsidy required to construct or rehabilitate ownership housing for these income groups is also prohibitive. In order to create the greatest

number of homes with the limited resources available, efforts to improve housing for these income groups is focused on rental housing.

The recent collapse of home values in combination with the high level of foreclosures has led to a shift in housing needs. These new needs include preventing foreclosures through homeowner counseling, providing incentives for the purchase and “re-occupancy” of foreclosed homes, and an increase in the need for affordable rental housing. The need for blight prevention has also increased as the high number of foreclosures results in a high number of vacant properties.

### **Objectives**

**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.**

### **Strategies**

Please note that housing activities that benefit households with incomes above low income will be assisted using funds other than CDBG or HOME. These funds may include local redevelopment area tax increment funds.

#### Land Acquisition for New Construction (AH-1, 2)

Land acquisition for the purpose of constructing new affordable housing units. Housing constructed on the land may be rental or ownership. Ownership housing to target very low-income, low-income, and moderate-income households; rental housing to target extremely low-income and very low-income households.

#### Construction and Development of New Affordable Housing (AH-1, 2)

New affordable housing production. Housing may be rental or ownership. Ownership housing to target very low-income, low-income, and moderate-income households; rental housing to target extremely low-income and very low-income households.

#### Acquisition and Rehabilitation (AH-1, 2, 3, 4)

Acquisition and rehabilitation of existing housing. Housing may be used for rental or ownership and may include foreclosed housing. Dilapidated properties and/or properties that have a blighting influence on the surrounding area will be targeted for acquisition. Ownership housing to target very low-income, low-income, and moderate-income households; rental housing to target extremely low-income and very low-income households.

### Owner-Occupied Single-Family Rehabilitation (AH-3)

Assistance to extremely low-income to moderate-income owner-occupant households to make repairs to their homes. Repairs will be to correct health and safety deficiencies, to repair or replace major building systems that are beyond their useful life, and to improve energy efficiency.

### Rental Rehabilitation (AH-1, 3)

Assistance to owners of rental properties to improve properties currently occupied by extremely low-income and very low-income households. Repairs will be to correct health and safety deficiencies, to repair or replace major building systems that are beyond their useful life, and to improve energy efficiency.

### First-Time Homebuyer (AH-2)

Assistance to very low-income, low-income, and moderate-income first-time homebuyers to subsidize the purchase of a home. Assistance may be targeted to areas harder hit by vacant foreclosed homes and/or targeted to buyers of vacant foreclosed homes.

### Homebuyer Foreclosure Counseling (AH-4)

Counseling of homeowners in danger of foreclosure.

## SPECIAL NEEDS HOUSING

### **Priority Needs**

There are several groups that have a higher need for affordable housing and have special housing needs. These groups have been identified as:

- The elderly and frail elderly
- Persons with disabilities (mental, physical, developmental)
- Persons with HIV/AIDS and their families
- Victims of domestic violence
- Persons with alcohol or other drug addiction
- Large households (more than 5 persons)
- Youth (in general and aging-out foster youth)
- Persons discharged from institutions (prison, jail, mental hospital)

Note that the U.S. Department of Housing and Urban Development (HUD) does not require an analysis of large households but the Consortium believes this group falls into the special needs category.

Seniors and the disabled are more likely to face housing problems and have difficulty affording housing. Seniors and the disabled also have a need for accessible housing, whether it be new housing, rehabilitated existing housing, or the adaptation of the housing they currently occupy. In addition to general challenges, seniors may have supportive needs resulting from dementia.

A specific need was identified for senior housing that allows the elderly to care for school-aged children, presumably grandchildren.

A need for housing with supportive services was identified for seniors, the disabled, mentally ill persons, those with developmental disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol and other drug addiction, aging-out foster youth, and persons discharged from institutions.

### **Objectives**

**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.**

### **Strategies**

All affordable housing programs will target special needs populations as appropriate.

#### Supportive and Special Needs Housing Production (AH-5)

The development and construction of special needs and supportive housing. May include the purchase of land for the construction of housing. Services should be integral to the housing.

#### Supportive and Special Needs Housing Preservation (AH-6)

Preserve supportive and special needs housing through subsidy of operations, services, and rehabilitation. Assistance must result in the creation of new special needs housing units or the extension of present restrictions on existing special needs units.

#### Housing Accessibility Modifications (AH-7)

Modifications and improvements to homes occupied by the frail elderly and persons with permanent physical disabilities. These modifications and improvements will be focused on improving the safety and accessibility of the home.

#### Housing and Supportive Services Coordination (AH-8)

Where possible, housing intended for special needs groups will be located in proximity to public transportation and services required by the special needs group occupying the housing. Supportive services will be provided as a resident service on site if they are not readily accessible to residents. This strategy would apply to site acquisition, new construction, and rehabilitation.

### HOMELESS STRATEGY

#### Priority Needs

Homeless persons and families have both housing and services needs. The immediate housing need is for shelter. Medium and long-term housing needs are for transitional housing and permanent supportive housing. Homeless results from a combination of factors related to the persons and families who are homeless and the socioeconomic systems that support them. Personal factors include generational poverty, weak or absent family and social networks, inadequate education or job skills, family break-up resulting from violence or divorce, catastrophic illness, mental illness, and substance abuse/addiction. Socioeconomic factors include an inadequate supply of affordable housing, reduction in health and human services, the high cost of child care and transportation, and the lack of jobs that pay living wages. The affordable housing strategies address this need.

The homeless population is very diverse in nature and need. It varies by type of homelessness and family type. There are three types of homelessness: the chronically homeless, those discharged into homelessness, and the transitionally homeless.<sup>39</sup>

The chronically homeless, most often individuals, have been homeless for a year or longer and have experienced at least four episodes of homelessness in the last three years.<sup>40</sup> They typically have significant untreated or undertreated mental illness or social disorders in addition to substance abuse issues and physical health problems. The chronically homeless are the most visible and have the most service demands.

Those discharged into homelessness are released from public institutions such as prisons, jails, and hospitals; from time-limited treatment programs for mental illness and substance abuse; and from custodial care such as the foster care system. Without appropriate planning for permanent housing, these homeless can become part of the chronic homeless population.

The transitional homeless are those who experience homelessness perhaps once or twice in a lifetime and for periods of less than a year. They are often families, including families with children, and are often homeless because of a particular crisis such as loss of income, eviction, foreclosure, illness, disaster, or calamity (fire, flood, condemnation of unsafe housing). The greatest challenge for this segment is finding affordable housing.

The homeless may be single persons or families. Families may or may not have school-aged children.

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<sup>39</sup> Ending Homelessness in Ten Years: A County-Wide Plan for the Communities of Contra Costa County, Spring 2004.

<sup>40</sup> Defining Chronic Homelessness: A Technical Guide for HUD Programs, September 2007

A moderate level of need was indicated for new shelter and housing for the homeless, including transitional and permanent supportive housing. Shelter and housing that serves homeless families with children under 18 years of age was indicated as a high priority need, as was shelter and housing for aging-out and emancipated foster youth.

Priority need services for the homeless are those services that are in highest need and lowest availability. Priority need services include mental health services and services for homeless children including day care. Homeless housing should include services.

The homeless also have a priority need for services on discharge from an institution. Many have recently been incarcerated or committed in a mental institution.

Prevention of homelessness is also a high need. Specific priority needs were for housing crisis intervention/housing placement, foreclosure prevention, tenants' rights/counseling, and short-term assistance with rent and utilities.

Contra Costa County's ten-year plan to end homelessness lays out a set of priorities and an action plan to end homelessness in the County, including within individual jurisdictions.<sup>41</sup> The plan establishes the following five priorities to address homelessness:

- Help homeless people (re)gain housing as soon as possible.
- Provide integrated, wraparound services to facilitate long-term residential stability.
- Help people to access employment that pays a "housing wage."
- Conduct outreach to link chronically homeless people with housing, treatment, and services.
- Prevent homelessness from occurring in the first place.

The ten-year plan further establishes an action plan to help achieve these specific priorities. This Strategic Plan adopts those five priorities as objectives and the proposed actions as strategies.

## **Objectives**

**H-1: Homeless and Housing Support Services: 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: Reduce the incidence of homelessness and assist in alleviating the needs of the homeless.**

In addition to these objectives, the affordable housing and human services objectives of this Plan also address the needs of the homeless and the problem of homelessness.

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<sup>41</sup> Ending Homelessness in Ten Years: A County-Wide Plan for the Communities of Contra Costa County, 2004.

### Strategies

#### Affordable Housing Production (H-1)

Use the following strategies described under affordable housing to produce new transitional or permanent supportive housing units. These units can be stand-alone developments dedicated to housing the homeless or units dedicated to the homeless integrated into larger developments.

- Land acquisition
- Construction and development
- Acquisition and rehabilitation

#### Emergency Shelter Programs (H-1)

Provide operational support for existing emergency shelters. Assist existing emergency shelters with the capital costs of repair, maintenance, or expansion of capacity.

#### Crisis Intervention (H-2)

Support housing crisis intervention services which prevent homelessness.

#### Family Shelter and Homeless Housing (H-1)

Support the increase of shelter beds and housing for homeless families with children.

Where new housing for the homeless is being created, assure that beds or units are created that meet the needs of homeless families with children.

#### Services to the Homeless (H-2)

Services will be provided to the homeless in three ways:

- In coordination with shelter and housing.
- Directly to the homeless.
- By facilitating access to existing programs.

Services to the homeless will meet the following objectives.

- Help homeless people (re)gain housing as soon as possible.
- Provide integrated, wraparound services to facilitate long-term residential stability.
- Help people to access employment that pays a “housing wage.”
- Conduct outreach to link chronically homeless people with housing, treatment, and services.
- Prevent homelessness from occurring in the first place.
- Increase permanent supportive housing opportunities for the homeless.

Homeless services provided will be comprehensive. Priority will be given to those services identified in this Strategic Plan as priority needs.



Coordinated Services: Support services provided where the homeless are sheltered and/or housed. Where new shelter or housing is created for the homeless, services will be provided. The focus will be on the transition to permanent housing.

Direct Services: Support services that are provided directly to homeless persons. These programs would serve sheltered and unsheltered homeless, and the chronically homeless.

Homeless Access to Services: Human services programs will be open to homeless persons and families that are sheltered or unsheltered. Programs that meet the needs of a special needs population targeted under this Plan will be made available to homeless persons with special needs.

## **NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY**

### **PUBLIC SERVICES**

#### **Priority Needs**

High priority services needs are for nutrition (home delivery and food bank), health care, mental health care, transportation, in-home support, crisis intervention, violence prevention, child care, recreation/social programs, and fair housing. Moderate priority needs are for substance abuse treatment, employment, case management, and emergency shelter (non-homeless).

Priority need populations identified were youth, seniors, children, emancipated youth, victims of domestic violence, the lesbian/gay/bisexual/transgender (LGBT) community, and persons recently released from jail or on parole.

Seniors have priority needs for food, in-home support, transportation, protective services (physical and financial), dementia care, and assistance with access to existing services. Services targeted to the elderly homeless are needed as are services that support family caregivers to the elderly. Elderly who care for school-age youth (grandchildren) also have special needs, including child care. Services to the elderly should focus on independent living.

Persons with disabilities have priority needs for transportation, food, in-home support, and assistance with access to existing services. In general, all services should be made accessible to the blind.

The mentally ill have priority needs for mental health treatment and treatment of substance abuse.

Persons with HIV/AIDS need in-home support, transportation, food, and interim financial assistance.

Children and families with children have priority needs for child care, health care, and after-school programs.

A specific need exists for programs that serve teens. These programs include enrichment programs, prenatal care, parenting, basic life skills, and preparation for higher education and employment.

The coordination of existing services is important to overall efficacy. Services should be equally available and accessible to all residents of the County without regard to where they reside. The current concentration of services in large population centers is a barrier to serving all those in need. Services should also be made available in languages other than English as appropriate to the population being served.

### **Objectives**

**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 farmworkers.

**CD-5 Fair Housing:** Continue to promote fair housing activities and affirmatively further fair housing.

### **Strategies**

#### Social Services Programs – General (CD-1, 2, 3, 5)

Support social services programs that meet the basic human needs of low-income persons with an emphasis on serving priority needs populations and meeting priority needs. (“Low income” includes those presumed to be low income under CDBG regulations.)

#### Emergency Shelter – Non-Homeless (CD-4)

Support the operation of emergency shelters that serve non-homeless populations such as victims of domestic violence and aging-out foster youth. Funding may also be provided for capital improvements to increase capacity.

#### Crisis Intervention (CD-1, 2, 3, 4)

Support crisis intervention services including those that serve victims of domestic violence, the elderly, and youth.

#### Information and Referral, and Outreach (CD-1)

Support efforts to provide information on existing services to those in need of services and to refer individuals in need of services. Encourage subrecipients to have an information, referral, and outreach plan.

### **ECONOMIC DEVELOPMENT**

#### **Priority Needs**

Given the rates of unemployment in most of the Consortium jurisdictions, the downturn in the economy and other equally important factors, economic development (specifically training and re-training), job development/creation, and small business lending is considered of moderate priority. The target population for economic development programs are the unemployed, under-employed, disabled and homeless.

#### **Objectives**

**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.**

#### **Strategies**

##### Job Training (CD-6)

Support job training, retraining, and employment search services for low-income persons.

##### Small Business Assistance (CD-6)

Provide technical assistance and capital (loan or grant) to small businesses/micro-enterprises to develop and/or expand capacity and produce jobs for low-income persons.

### **INFRASTRUCTURE/PUBLIC FACILITIES**

#### **Priority Needs**

Improvements to infrastructure range from a low to high priority need. Identified needs were accessibility improvements in the right-of-way, street lighting, and general improvements to the right-of-way to improve its appearance.

Improvements to infrastructure which enhance accessibility (including right-of-way and street lighting) are a high priority need. Such improvements ensure that disabled members of the public have full and complete access to public facilities, sidewalks and thoroughfares.

Priority need public facilities are those that serve youth, meet recreation and social needs, provide child care and after-school programs, are specific to a neighborhood (small scale), and serve as a source of information on available services. Public facility needs represent both physical improvements and structures that meet the needs of the identified populations, as well as programming and services available at those facilities.

Types of facilities include centers, gymnasiums, sports facilities, and playfields. Both new facilities and improvements to existing facilities such as lighting are priority needs. Improvements were cited as needed to enhance safety and to increase utilization.

Public facilities were identified as having an underutilized but potentially significant role in facilitating the provision of information and services to those in need. There is a need for multilingual/multicultural services and access to new technologies.

Public facilities can be owned and operated by a public entity or a private nonprofit entity that primarily serves the residents of the County.

### Objectives

**CD-7 Infrastructure, Public Facilities and Accessibility: Maintain quality public facilities and adequate infrastructure and ensure access to public facilities for the disabled.**

### Strategies

#### Construct or Improve Public Facilities (CD-7)

Construct or improve public facilities including, but not limited to, providing and improving access to facilities for disabled persons. This may include directly improving or constructing facilities or providing assistance to nonprofit agencies that serve low-income populations.

#### Removal of Barriers (CD-7)

Remove barriers to the safe travel of persons with disabilities that exist in the public right-of-way.

#### Right-of-Way Improvements (CD-7)

Make improvements to the public right-of-way to enhance public safety and accessibility, and to improve public health, and to promote the provision of a “complete streets program.” Improvements will be targeted to areas where the current level of improvements is less than the current standard.

## ADMINISTRATION

### Objective

**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.**

**Strategies**Collaboration and Standardization (CD-8)

Consortium member jurisdictions will continue the collaborative administration of the County's housing and community development programs undertaken under this Strategic Plan. This effort will include common policies and procedures for requests for the use of funds, subrecipient reporting, record-keeping, and monitoring.

Support of Inter-Jurisdictional Efforts (CD-8)

Consortium member jurisdictions will support the efforts of the housing authorities of the City of Pittsburg, City of Richmond, and Contra Costa County. Members will also cooperatively further the efforts of the Contra Costa Inter-jurisdictional Council on Homelessness (formerly known as the Continuum of Care Board).

**TARGETING OF ESTIMATED RESOURCES**

The resources available under this Strategic Plan are limited. By necessity, they are targeted according to the priority of need within each jurisdiction. Needs also vary by income group and geography. Resources are targeted appropriately.

The following total resources are estimated to be available over the five-year planning period:

**FEDERAL FUNDS**

Community Development Block Grant	\$37,612,290
HOME Investment Partnerships Program	\$20,366,895
Emergency Shelter Grants	\$761,980

**LOCAL FUNDS**

Redevelopment Housing Set-Aside	\$34,200,000
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These estimates are based on the current (FY 2009) allocations.

Please see the tables located in **Appendix 6** for estimated resources by priority need and income group.

**GEOGRAPHIC TARGETING AND NEIGHBORHOOD REVITALIZATION**

Depending on the type of need being addressed, resources may or may not be geographically targeted.

Affordable housing, including special needs housing, will be dispersed throughout the County to avoid concentrating low-income populations. However, affordable housing and housing for the homeless will be located so services will be accessible to residents.

Assistance to improve or construct public facilities or infrastructure will generally be targeted to low-income areas. Low-income areas are indicated on the maps in **Appendix 3**. Assistance to improve public facilities may also be provided outside of low-income areas if they primarily benefit low-income households or persons or those groups presumed to be low-income.

Services are not geographically targeted. Services will be provided in such a manner as to provide the greatest level of availability to the widest area possible.

There are several targeted efforts described below.

### **Iron Triangle NRSA (City of Richmond)**

The City of Richmond has a Neighborhood Revitalization Strategy Area (NRSA) in the Iron Triangle and Woods neighborhoods. This area has been an officially designated NRSA since 1996. The majority of work in this neighborhood will continue to be steered by two major plans, the Macdonald Avenue Economic Revitalization Plan and the Central Richmond Revitalization Initiative. This NRSA comprises (year 2000) Census Tracts 3750, 3760 and 3770.

### **City of Richmond Target Neighborhoods**

The City of Richmond will target assistance to the following neighborhoods based on historically high levels of poverty and unemployment, high housing density, and the poor condition of the housing stock.

- Easter Hill                      – Census Tract 3800
- Santa Fe                         – Census Tract 3790
- Pullman Plaza                 – Census Tract 3810
- Parchester                      – Block Group 1 of Census Tract 3650.01

### **North Richmond (City of Richmond/ Contra Costa County)**

The City of Richmond and Contra Costa County will continue to participate in partnerships and collaboratives with the County and other agencies to better coordinate improvements in North Richmond. This target area comprises (year 2000) Census Tract 3650.02.

## **PUBLIC HOUSING STRATEGY**

### **CONTRA COSTA COUNTY HOUSING AUTHORITIES**

There are three housing authorities that serve Contra Costa County. The Pittsburg Housing Authority serves the City of Pittsburg. The Richmond Housing Authority serves the City of Richmond. The Housing Authority of Contra Costa County serves the balance of the County.

The summaries of public housing strategies that follow are taken from each individual housing authority's current five-year Public Housing Agency (PHA) Plan and most recent annual PHA Plan.

**City of Pittsburgh Housing Authority**Meeting Needs by Income

The City of Pittsburgh Housing Authority (PHA) only administers the Housing Choice Voucher (HCV) Program. HUD has awarded the PHA with 948 vouchers and the PHA is currently 102 percent leased-up.

Families served by the PHA are 71 percent extremely low-income and 29 percent very low-income.

The City of Pittsburgh Housing Authority is a High Performing Housing Authority and as a result of its performance HUD awarded it with 35 rental vouchers to administer the Veterans Affairs Supportive Housing (VASH) Program. The PHA works closely with the Department of Veterans Affairs to serve homeless veterans with special needs. Presently the PHA has housed 30 veterans with the assistance of the Department of Veterans Affairs.

The PHA's waiting list has been closed since December 2006. The PHA currently has 1,526 applicants on the waiting list. The waiting list consists of applicants with extremely low income (72.63 percent), very low income (19.52 percent), and low income (7.85 percent). Families with children are 68.43 percent, elderly families are 3.21 percent, and single families are 11.33 percent.

The PHA has a First Time Homeownership Program. To date two Section 8 participants have purchased homes and two are in escrow and due to close in the next 30 days. They continue to work with families to determine eligibility.

The PHA has also acquired three single-family homes which are being rented to low-income families.

Physical Needs of Public Housing

The Pittsburgh Housing Authority does not own or operate any public housing.

Management and Operation of Public Housing

The Pittsburgh Housing Authority does not own or operate any public housing.

Improving Living Environment of Public Housing Residents

The Pittsburgh Housing Authority does not own or operate any public housing.

**City of Richmond Housing Authority**Meeting Needs by Income

The Richmond Housing Authority has adopted the following strategies by income group.

- Target available assistance to families at or below 30 percent of AMI.

- Exceed HUD federal targeting requirements for families at or below 30 percent AMI in public housing.
  - Adopt rent policies to support and encourage work.
- Target available assistance to families at or below 50 percent of AMI.
  - Employ admissions preferences aimed at families who are working.
  - Adopt rent policies to support and encourage work.

### Physical Needs of Public Housing

The Richmond Housing Authority has a significant capital improvement program to meet the physical needs of public housing. The details of those efforts and the amount of funding for specific efforts are included in the annual PHA Plan. Capital needs exceed three million dollars.

The Richmond Housing Authority has adopted the following strategies to meet the physical needs of public housing.

- Renovate or modernize public housing units (see capital improvement plan).
- Demolish or dispose of obsolete public housing units. (Nystrom Village and Hacienda).
- Provide replacement public housing. (Nystrom Village and Hacienda).
- Provide replacement vouchers.
- Continue to find facilities able to accommodate expansion.

### Management and Operation of Public Housing

The Richmond Housing Authority has adopted the following strategies to improve the management and operation of public housing.

- Expand the supply of assisted housing.
  - Reduce public housing vacancies: develop management and maintenance policies minimizing turnaround time.
- Improve the quality of assisted housing.
  - Improve public housing management.
  - Improve voucher management.
  - Increase customer satisfaction. RHA has processes and procedures in place to better serve the housing community.
  - Concentrate on efforts to improve specific management functions. RHA has adopted asset management policies and procedures including budgeting and accounting requirements.
- Other
  - RHA will maintain at least three months operating reserve.
  - RHA will establish revenue generating policies.
  - RHA will continue to find facilities to accommodate expansion.



### Improving Living Environment of Public Housing Residents

The Richmond Housing Authority has adopted the following strategies to improve the living environment of public housing residents.

- Increase assisted housing choices.
  - Implement voucher homeownership programs.
  - Partner with agencies assisting in areas of counseling and lending.
  - Establish foster care “timing out” in the housing choice voucher program.
- Improve community quality of life and economic vitality.
  - Implement measures to de-concentrate poverty by bringing higher-income households into lower-income developments.
  - Implement measures to promote income mixing by assuring access for lower-income families into higher-income developments.
  - Implement public housing security measures.
- Promote self-sufficiency and asset development of assisted households.
  - Increase the number and percentage of employed persons in assisted families. RHA will refer families to employment and training agencies.
  - Provide or attract supportive services to improve assistance recipients’ employability.
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Support the Family Self-Sufficiency Program and Homeownership Program.

### **Housing Authority of Contra Costa County**

#### Meeting Needs by Income

Based on the most recent Consolidated Plan for the County, approximately 61,800 lower-income households in the County Housing Consortium did not have adequate housing in 2000. This means that these households paid more than 30 percent of their income for rent, lived in overcrowded units, or lived in substandard housing conditions.

Affordability and supply are the most significant problems facing rental households in Contra Costa County. Fully 92.3 percent of low-income renters in the County spend over 30 percent of their income for rent, as do 71 percent of senior households.

Another measure of need is seen in HACCC’s recent Section 8 wait list opening. Approximately 40,000 families applied, while only 6,000 of the families were chosen via lottery for a place on the wait list. The wait list is expected to last five to seven years.

HACCC manages up to 6,781 federally funded Section 8 Housing Choice Vouchers (HCV) and 1,174 Low Income Public Housing (LIPH) units. Extremely low-income households whose combined income is at or below 30 percent of the area median income comprise approximately 95 percent of the HCV program and over 90 percent of the families residing in HACCC’s LIPH developments.

HACCC has employed the following strategies to address housing needs.

- Issue vouchers to extremely low-income and very low-income families on the recently opened HCV wait list.
- Award project-based vouchers to developers creating or preserving affordable housing.
- Partner with the County to the extent permitted by HUD regulations and as funding is available to award project-based vouchers to developers receiving affordable housing funding from the County.
- Attempt to increase the number of affordable housing units controlled by HACCC as the Authority repositions its public housing stock.
- Continue to contract with the County and the City of Antioch to manage their rental rehabilitation programs, which preserves and expands the supply of affordable housing.
- Continue to expand the Authority's self-sufficiency programs in an effort to stabilize and solidify the financial positions of families currently in the program while freeing existing housing subsidies for new families.
- HACCC plans to contract with financial and development consultants to develop an approach to the demolition, redevelopment, and/or disposition of its El Pueblo (176 units) and Las Deltas (246 units) public housing developments.
- HACCC's goal is to increase the number of housing units affordable to public housing eligible families and to provide adequate funding for these units over the long term.
- HACCC's goal is to preserve those public housing developments with projected long-term financial stability for eligible families.

### Physical Needs of Public Housing

HACCC has an existing capital improvement program to address the physical needs of public housing developments. The 2009 budget of \$2,093,969 funded by HUD's Capital Fund Program (CFP) was enhanced by a one-time grant of federal stimulus funds of \$2,877,246 through the American Recovery and Reinvestment Act (ARRA).

The funding for the CFP program will address interior modernization, exterior modernization, landscaping, security lighting, and rehabilitation of parking at selected public housing developments. The ARRA funding is targeted for rehabilitating vacant units, exterior modernization, weatherization of windows, and increased security measures at HACCC's two largest public housing developments.

While these funds assist HACCC to address public housing's physical needs, the backlog of need for these developments greatly exceeds available funding. HACCC is preparing to contract for a new physical needs assessment of its public housing portfolio. This information will be used to direct available funding to the greatest needs and to plot a clearer course for the future of these developments.

### Management and Operation of Public Housing

HACCC is shifting its public housing management structure to a property-based model in compliance with HUD's Asset Management requirements.

### Improving Living Environment of Public Housing Residents

HACCC strives to continually improve the living environment for its public housing residents. In the three largest public housing developments located within socioeconomically distressed areas, the Housing Authority has renewed its contracts with local law enforcement agencies to fund additional police officers and sheriffs deputies, which will increase law enforcement presence in those areas.

In the two largest public housing developments, HACCC has contracted to provide after-school services for elementary-school-age children throughout the community and has contracted with the County to operate Head Start facilities at four public housing developments. HACCC operates, in collaboration with the County, the Young Adult Empowerment Center (YAEC), which assists young men and women with job readiness and skills development.

In addition to the foregoing, HACCC has implemented PG&E's energy savings program at the Las Deltas, Bayo Vista, and Bridgemont developments; completed over 15,000 work orders this past year; provided for the interior and exterior modernization of its public housing developments using over \$2.5 million in HUD funding; and plans to spend an additional \$2.8 million in ARRA funding for rehabilitating vacant units, exterior modernization, weatherization of windows, and increased security measures at the two largest public housing developments.

## **STRATEGIES TO ADDRESS THE NEEDS OF PUBLIC HOUSING**

The member jurisdictions of the Consortium will meet the needs of public housing by coordinating the production and rehabilitation of affordable housing with the County's housing authorities. Member jurisdictions will also coordinate housing programs such as homeownership with the housing authorities.

## **BARRIERS TO AFFORDABLE HOUSING**

As defined by the Consolidated Plan regulations, a barrier to affordable housing is a public policy such as land use controls, property taxes, zoning ordinances, building codes, fees and charges, growth limits, and other policies.

The State of California requires each city and county to prepare a Housing Element to its General Plan every five years. The Housing Element includes an analysis of constraints to housing and strategies to reduce or remove those constraints. Constraints that must be addressed include public policies and regulations that limit the availability of housing, particularly affordable housing.

The member jurisdictions' Housing Elements have identified the following barriers to affordable housing and actions to address those barriers.

- **Infrastructure constraints** – Affordable housing developments are located in infill locations in areas already served by existing infrastructure. Such infill sites are beneficial in that they provide housing near public transit and jobs, encourage economic growth in urban areas, and don't require the extension of services, thereby promoting "smart growth" development principles.
- **Fees and exactions** – To facilitate affordable housing development, member jurisdictions may defer, reduce, or waive a portion of the planning fees for nonprofit housing developers.
- **Potential constraints for persons with disabilities** – In order to facilitate the development of appropriate housing for persons with special needs, member jurisdictions may remove development constraints and provide reasonable accommodations in the development of such housing as requests are made.

## IMPLEMENTATION STRATEGIES

### OBSTACLES TO MEETING UNDERSERVED NEEDS

Phone interviews with a wide range of social, health, and housing service providers in the Consortium jurisdictions consistently indicated that the current economic conditions has had a disproportionate impact on low-income persons. The demand for these services increased substantially in 2009 while at the same time funding decreased substantially, resulting in the decrease or elimination of some services. Service providers are struggling to meet the demand for increased services with smaller budgets. They sometimes have to turn away clients or refer them to other service providers. The challenge of making services accessible to those who need them remains. Those in need of services most often do not own a car and are low-income, disabled, or seniors. Poor public transportation options make it difficult for people in need of services to physically get to the service providers in many of the Consortium jurisdictions.

Increase in demand was linked to four factors:

- 1) Tenants being evicted as a result of foreclosures.
- 2) Job losses and reductions in work hours.
- 3) Reduction in supportive services and public benefits for seniors, disabled persons, and persons with HIV/AIDS.
- 4) Family stressors leading to an increase in domestic violence.

Several obstacles were identified to meeting underserved needs. In no particular order, they were:

- Accessibility of services
- Awareness of services
- Coordination of services
- Resources appropriate to the level of need
- Language barriers

### **Accessibility**

Lack of accessibility to services can be the result of lack of transportation for those in need, services that are not delivered in a culturally appropriate manner or in the appropriate language, burdensome prerequisites to accessing services (“red tape”), and services that are not provided in proximity to those in need.

Lack of transportation is a particular challenge for those who do not drive, do not have a car, or are elderly and for persons with disabilities. Transportation to services must be appropriate for the population in need, such as “door-to-door” transit for the elderly and persons with disabilities.

Services should be made available in the many languages and in a manner that is sensitive to the cultural context of all those being served. Several comments were made that some services appear to only be available to certain language or cultural groups.

Services should be offered in a manner that minimizes the burden of providing information prior to accessing services. Interactions with different agencies and different persons within those agencies should be minimized. The process involved to access services should be made as clear as possible to those being served.

In smaller County communities, in the unincorporated areas, and in the eastern region of the County, local access to a full range of services is limited. An effort will be made to encourage the provision of services countywide, with an emphasis on outreach to smaller communities and the use of local facilities to provide services. Services should be provided in safe and accessible facilities.

### **Awareness of Services**

The lack of awareness of the availability of services by those in need and a lack of knowledge about how to access services are significant obstacles to the provision of services. Outreach to those in need should be significant and culturally appropriate.

### **Coordination of Services**

Those in need must often access services from several points; similar services may also be provided by more than one agency. Those being served by one agency may have needs that are not being addressed by the particular agency currently serving that person or family. Services should be coordinated to avoid duplication. Collaboration among agencies is encouraged.

Efforts should be made to reduce the number of contacts a person or family must make to receive a full range of services. Every agency providing services should assess the complete needs of those being served and make referrals as needed.

### **Resources**

Resources are generally less than required to meet the level of need and include funding, staff, staff with the appropriate skills and knowledge, facilities, and leadership. Those funds that are available will be prioritized to the highest priority needs. Funding will also be prioritized to those undertakings that represent the most efficient use of funds, are delivered by the most qualified persons, and serve the broadest geography.

## **LEAD HAZARD REDUCTION**

Each jurisdiction under this Strategic Plan is responsible for complying with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategies.

### **Housing Rehabilitation**

All housing rehabilitation activities funded under this Plan will assess lead hazard risk before proceeding. This applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100.

All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described at 24 CFR 35.110.

At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described at 24 CFR 35.110.

Each jurisdiction undertaking housing rehabilitation activities will be required to have a lead hazard reduction plan.

### **Information and Education**

Households that participate in housing activities under this Plan, including home purchase, rental assistance, or rehabilitation, will be given educational material regarding the hazards of lead-based paint, signs of lead poisoning, and strategies to reduce exposure. Materials will include the use of HUD/EPA publications such as "Protect Your Family from Lead in Your Home." Information will be provided in multiple languages.

### **Testing**

Blood testing of children occupying housing constructed prior to January 1, 1978. Testing can be in conjunction with housing programs, public health programs, or other programs conducted under this Plan.

**Monitoring**

Annual monitoring of reporting of cases of child lead poisoning by the County Health Department. The results may be used to modify the current strategies and/or develop new programs.

**ANTI-POVERTY****Reduction of Number of Families in Poverty**

The objectives and strategies of this Strategic Plan are generally focused on reducing the number of families in poverty, improving the quality of life for the poorest of families, and lessening the impacts of poverty. Strategies include those addressing affordable housing, special needs housing, homelessness, public facilities, public improvements, and economic development.

The movement of people above the poverty line involves a variety of policies and programs that extend beyond providing opportunities for employment at a living wage. Access to education, transportation, childcare, and housing are key components that can assist persons to secure and retain economically self-sustaining employment. The Consortium will employ a variety of strategies to help alleviate poverty in the County, including efforts to stimulate economic growth and job opportunities, and to provide Urban County residents with the skills and abilities required to take advantage of those opportunities.

Cal WORKS, California's response to the Workforce Development Act of 1998, has altered the structure and function of the public social service delivery system. The new system emphasizes outcomes, the value of work and the duty of government to support its citizens in their self-sufficiency efforts.

The County's implementation of Cal WORKS has been constructed with the purpose of going beyond "welfare reform" to building models that integrate services, leverage funding and share expertise across agencies. Contra Costa County, in partnership with the Workforce Investment Boards from the City of Richmond, Alameda, and Oakland has formed a collaborative known as "Eastbay Works". Presently there are 14 East Bay One Stop and Career Centers, more commonly known as One Stops; six of which specifically serve the needs of Contra Costa residents. One Stops are located in Richmond, Hilltop Mall (also in the City of Richmond), Concord, Pittsburg, Brentwood and San Pablo. The North Richmond Employment Collaborative opened in November of 1998 and provides employment services primarily to residents of North Richmond and surrounding communities, and is electronically linked to the One Stop facilities. In addition, Bay Point Works Community Career Center provides employment services to residents of Bay Point.

The East Bay One Stop and Career Centers offer services to the universal population that include targeted services for those who are presently receiving Temporary Assistance for Needy Families (TANF) funds. In addition to Job Training Partnership Act funds, the Workforce

Investment Board receive Welfare to Work formula grants and have secured competitive grants to provide enhanced services and expanded training options for this population. Services are available for eligible individuals and include in-depth assessment, team case management, training, job placement assistance, and development of skills leading to higher wage earnings.

Opportunities for microenterprise and small business development are facilitated through a Small Business and Microenterprise Loan Program sponsored by the County's CDBG Program. The purpose of the program is to stimulate local economic growth by providing loans and technical assistance to microenterprises and small businesses.

Childcare training programs assist low-income persons in establishing themselves as in-home childcare providers to achieve economic self-sufficiency through self-employment.

To the greatest extent possible, residents of housing rehabilitated or constructed under this Plan will have access to anti-poverty programs. Owners and operators of such housing will be required to have a plan for resident services. Providers of services under this Strategic Plan will be required to inform and educate the residents of affordable housing and to facilitate access to services to the extent possible.

A significant number of affordable housing units produced under this Plan will be affordable to extremely low- and very low-income households as well as to low-income households. Units will also be made available to low- and very low-income special needs households including seniors, persons with disabilities, homeless individuals and families, and persons with mental illness.

### INSTITUTIONAL STRUCTURE

The Consortium members coordinate Consolidated Planning efforts. Each entitlement jurisdiction in the Consortium completes its own annual planning and allocation process, including preparation and completion of its annual Action Plan, as well as its Consolidated Annual Performance Evaluation Report (CAPER). The annual Action Plan and CAPERs are subsidiary documents to the Consolidated Plan. These planning efforts have a high degree of coordination. Where appropriate, countywide services and efforts that have a countywide impact are coordinated.

The Contra Costa County Department of Conservation and Development (DCD) is responsible for the administration and management of the CDBG, HOME, ESG and Housing Opportunities for Persons with AIDS (HOPWA). The Department is responsible for the County's lead administrative duties as well as for the Urban County programs and projects. The County is also the lead agency for the Contra Costa HOME Consortium. The County's Redevelopment Agency also provides support, as do various County departments and divisions including Building Inspection Division, Department Employment and Human Services, and Department of Health Services. The County is served by the Housing Authority of Contra Costa County.



Antioch's Community Development Department has responsibility for activities carried out under this Strategic Plan. The City also has a redevelopment agency with several active project areas.

The Community and Recreation Services Department of the City of Concord implements the CDBG program.

In Pittsburg, programs are implemented by the Community Access Department. Pittsburg also has active redevelopment project areas. Pittsburg has one of two stand-alone housing authorities in the County.

In Richmond, the programs are overseen by the Housing and Community Development division of the Development Services Department. Like Pittsburg, Richmond also has its own autonomous public housing authority.

Walnut Creek's Community Development Department implements its programs, primarily through the Housing division.

The Contra Costa Inter-jurisdictional Council on Homelessness (formerly known as the Continuum of Care Board) implements the County's Ten-Year Plan to End Homelessness.

## **AFFIRMATIVELY FURTHERING FAIR HOUSING**

Please see the Contra Costa Consortium 2010 Analysis of Impediments to Fair Housing Choice.

## **MONITORING**

Each member jurisdiction is responsible for monitoring the use of funds it awards.

Prior to funding consideration, all applications are reviewed for consistency with federal regulation, Consolidated Plan and local policy. Following funding approval, new subrecipients are required to attend a mandatory meeting to become familiar with program standards, County requirements, and federal regulations. Project sponsors are also required to enter into agreements that specify objectives, scope of work, applicable timelines and performance targets, budget, federal, state, and local regulatory requirements, and monitoring and reporting requirements.

During project implementation, project sponsors are required to submit periodic progress reports detailing project progress toward objectives, problems and/or resolution to meeting goals, and quantitative participation data by ethnicity, income, and household status. In addition, project sponsors are also required to provide updated sources and uses budgets subsequent to the completion of the second quarter. Projects are also subject to an on-site performance and financial audit review on a selective basis. Priority is given to high-risk programs for on-site performance and/or audit review.

Periodic reports and payment requests are reviewed for compliance with the project agreement, budget consistency, and documentation of expenditures. Project sponsors are advised of any procedural errors and/or ineligible activities, and provided with technical assistance as needed.

Upon project completion, project sponsors are required to submit completion reports identifying program/project accomplishments, quantitative data, including number of persons or households served, ethnicity, and income level, and a final sources and uses budget.

In the Public Services category, the County seeks to coordinate activities for the efficient provision of services in the following ways:

Where applicable, the County and other Consortium members have developed standardized forms, including reporting forms and applications, in order to streamline and minimize paperwork.

The County follows a strategy of supporting programs that provide a variety of complementary and integrated services to targeted areas, and ensures that service providers are aware of other organizations that may augment their program.

The County also participates with other County departments and nonprofit organizations efforts to collaborate on the provision of services.

Affordable housing development projects must also submit annual compliance reports throughout the period of required affordability. These reports are designed to ensure continued compliance with federal regulations, affordability and use restrictions, and other requirements as specified in project loan documents. In addition, all HOME and CDBG-assisted projects will be subject to periodic on-site inspections to ensure continued compliance with federal housing quality standards.

Concurrent with on-site inspections, DCD staff inspects tenant files to ensure the management company complies with HOME program and County requirements. The review includes confirming proper income certifications, correct rent and utility allowance calculations, and appropriate tenant lease provisions. The County has a licensing agreement with U.S. Communities for their FOCUS program. HUD's income and rent limits are embedded in the program. The program allows for immediate feedback to asset managers on whether or not the unit is in compliance.

The County and the other entitlement jurisdictions within the County work together to refine and implement the Performance Outcome Measurement System framework. The effort is in response to HUD's consolidated planning guidelines for the measurement of outcomes for HUD's four major community development formula grant programs. The system includes objectives, outcomes, and indicators for each type of activity undertaken with funds made available from these programs.

## LIMITED ENGLISH PROFICIENCY

In order to better serve Contra Costa County's limited-English-proficient (LEP) residents, Contra Costa County (County) has developed a Language Assistance Plan (LAP). The implementation of the LAP is consistent with the U.S. Department of Housing and Urban Development's Final Guidance (Federal Register/Vol. 72, No. 13, January 22, 2007) and Executive Order 13166 (August 11, 2000) to ensure that programs receiving federal financial assistance provide meaningful access to LEP persons. Failure to ensure that LEP persons can effectively participate in or benefit from federally assisted programs may violate Title VI of the Civil Rights Act of 1964 that prohibits discrimination based on national origin.

Implementation of the LAP will enable the County to better serve its beneficiaries by ensuring access to language assistance for its various housing and community development programs funded with federal funds. Although the County may have limited resources at a given time, the LAP ensures that access to language assistance for LEP residents will be provided in some form.

### Goals of the LAP

The three major goals of the Contra Costa County Language Assistance Plan are as follows:

- 1) To provide meaningful access for the County's LEP residents through the provision of free language assistance for the CDBG, HOME, ESG, and HOPWA 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 County's CDBG, HOME, ESG, and HOPWA staff will assist the County's LEP population in obtaining the necessary services and/or assistance requested.

Each jurisdiction has adopted its own individual version of the LAP that implements these goals.

### Monitoring and Updating the LAP

Given that the demographics and the needs of Contra Costa County residents are in constant flux, the County will periodically monitor and update the Language Assistance Plan. In order to consider changes to demographics, types of services, or other needs, the evaluation of the LAP shall be conducted annually in conjunction with the development of the County's Consolidated Annual Performance and Evaluation Report (CAPER) of the CDBG, HOME, ESG, and HOPWA programs. In addition, the LAP shall be reevaluated in conjunction with the development of the County's 5-year Consolidated Plan for the CDBG, HOME, ESG, and HOPWA programs.

Areas that shall be considered during the evaluation and assessment of the LAP shall include the following:

- Current LEP populations in the jurisdiction's geographic area or population affected or encountered;
- Frequency of encounters with LEP language groups;
- The nature and importance of activities/services/programs to LEP persons;
- The availability of resources, including technological advances and sources of additional resources, and the costs imposed;
- Whether existing assistance is meeting the needs of LEP persons;
- Whether staff knows and understands the LAP and how to implement it; and
- Whether identified sources for assistance are still available and viable.

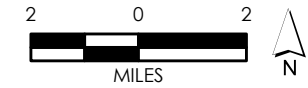
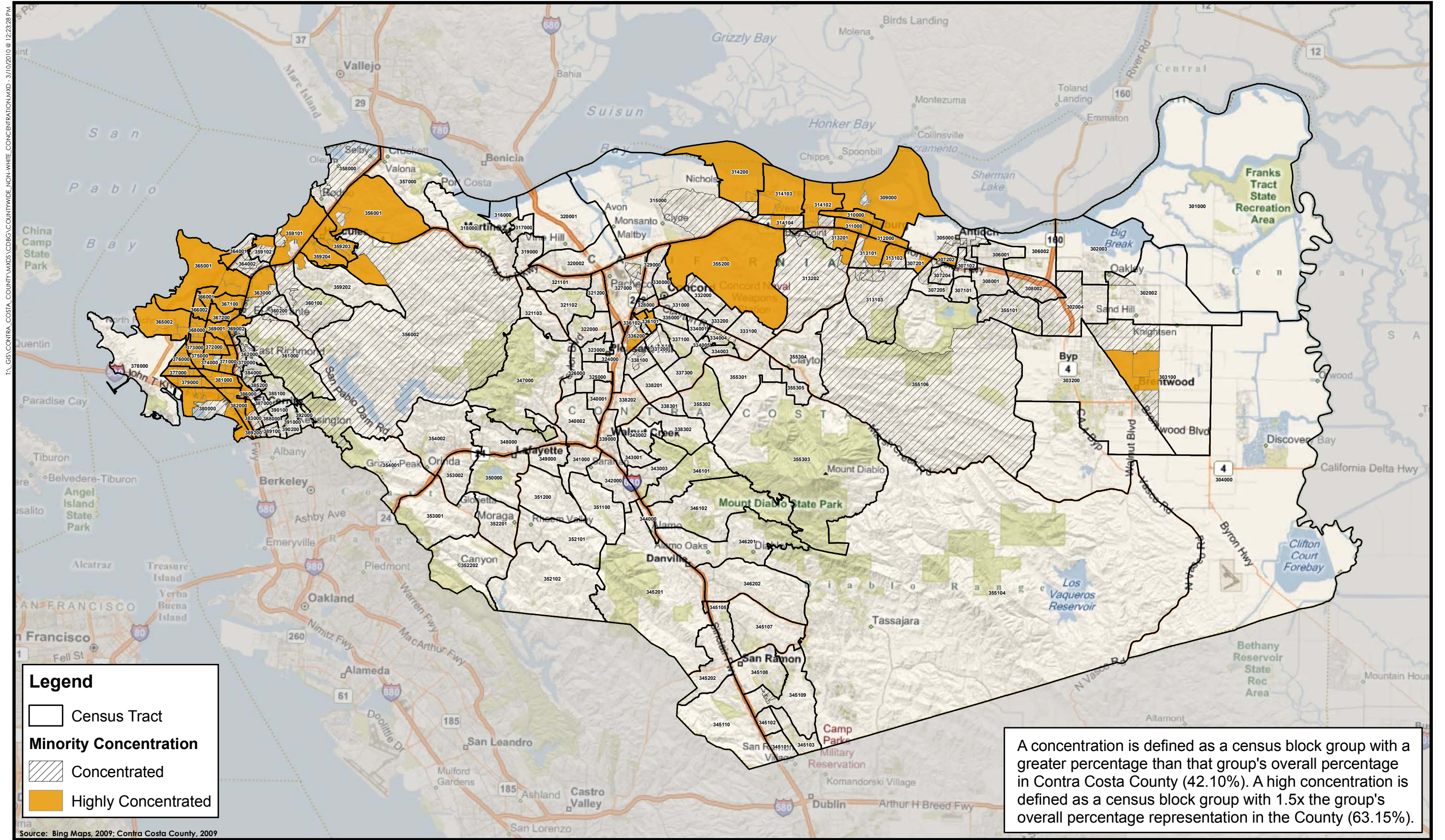
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**APPENDIX 1.**  
**AREAS OF MINORITY CONCENTRATION**

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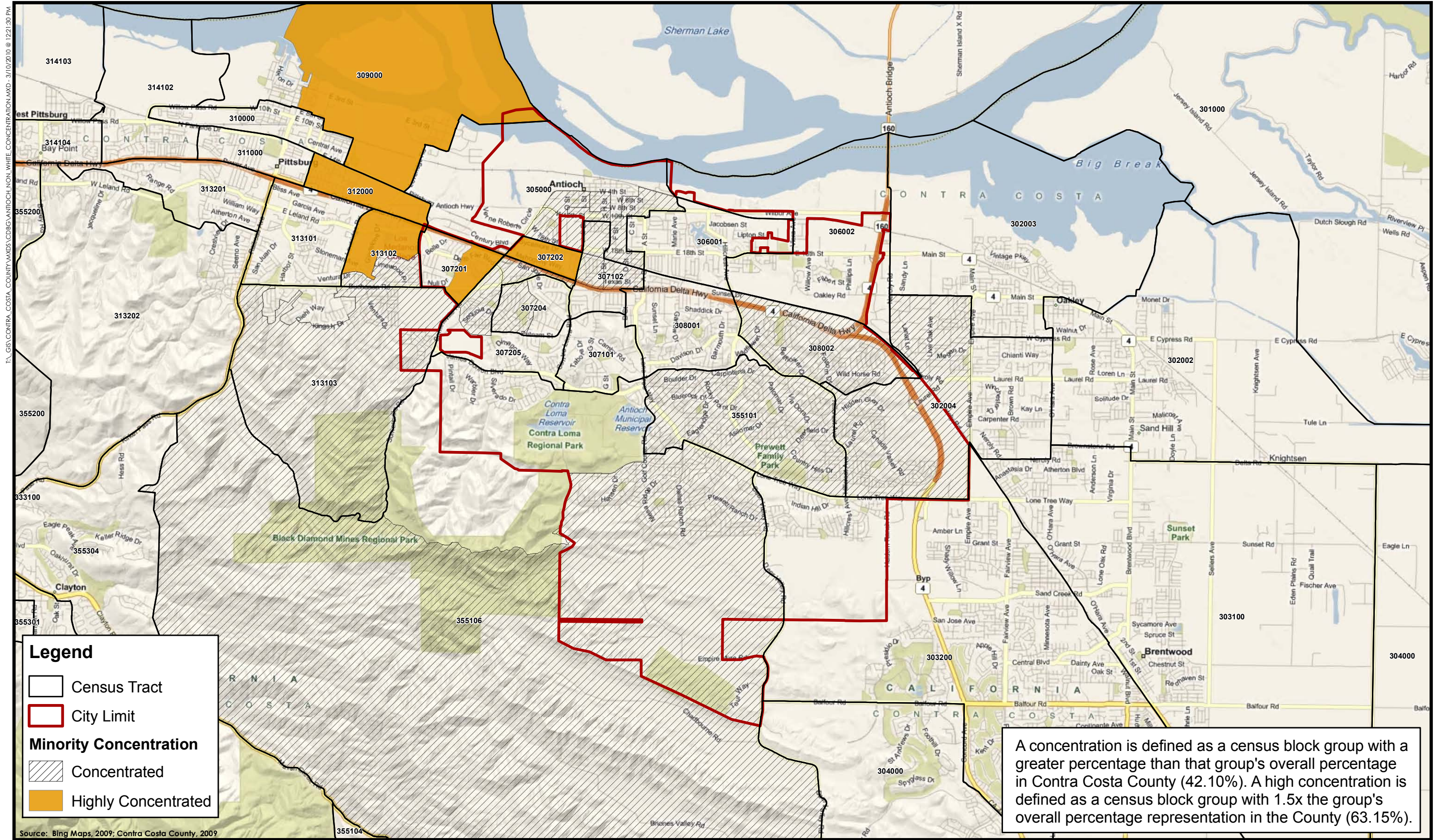








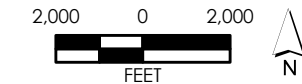
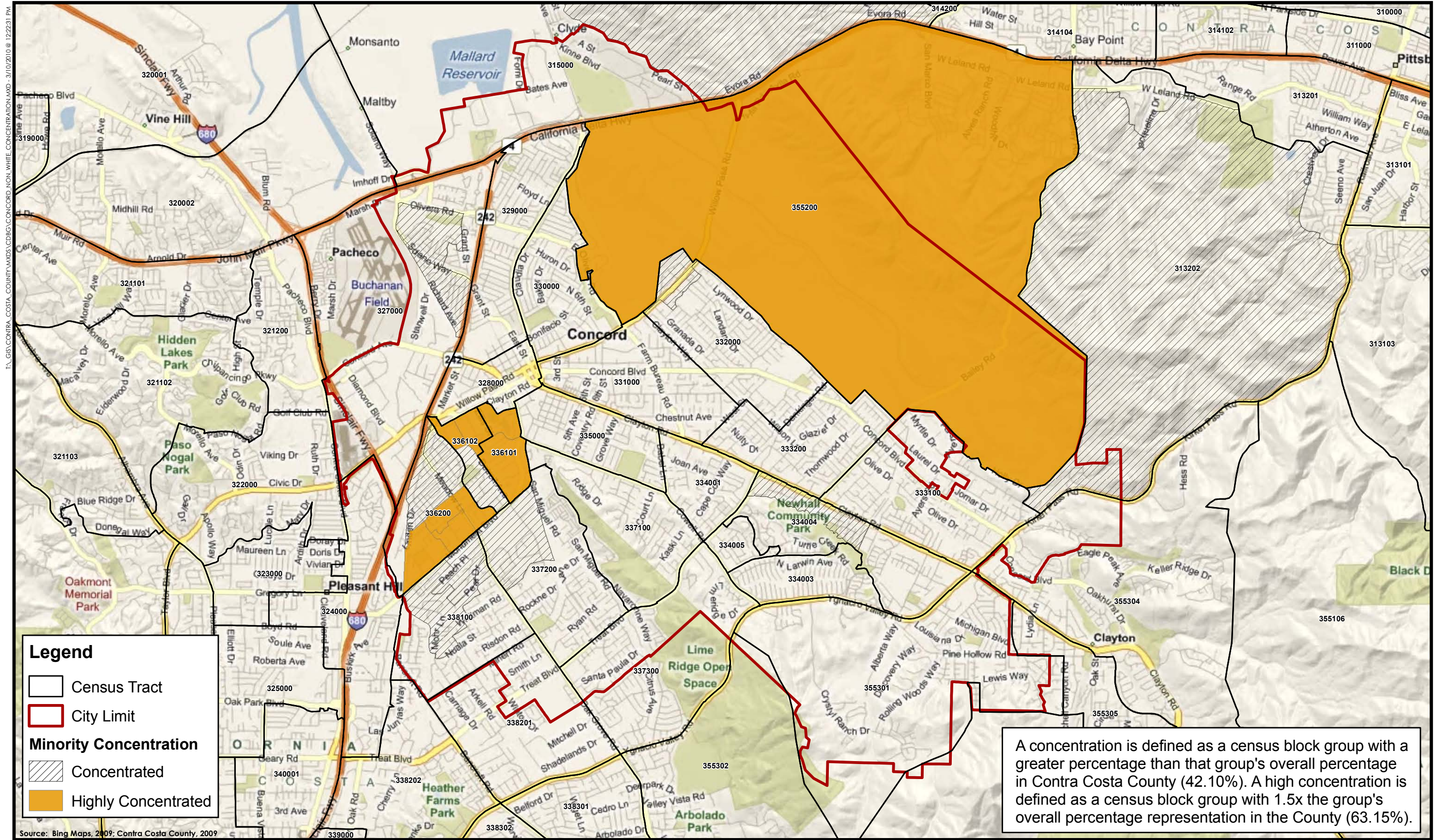








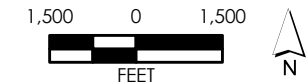
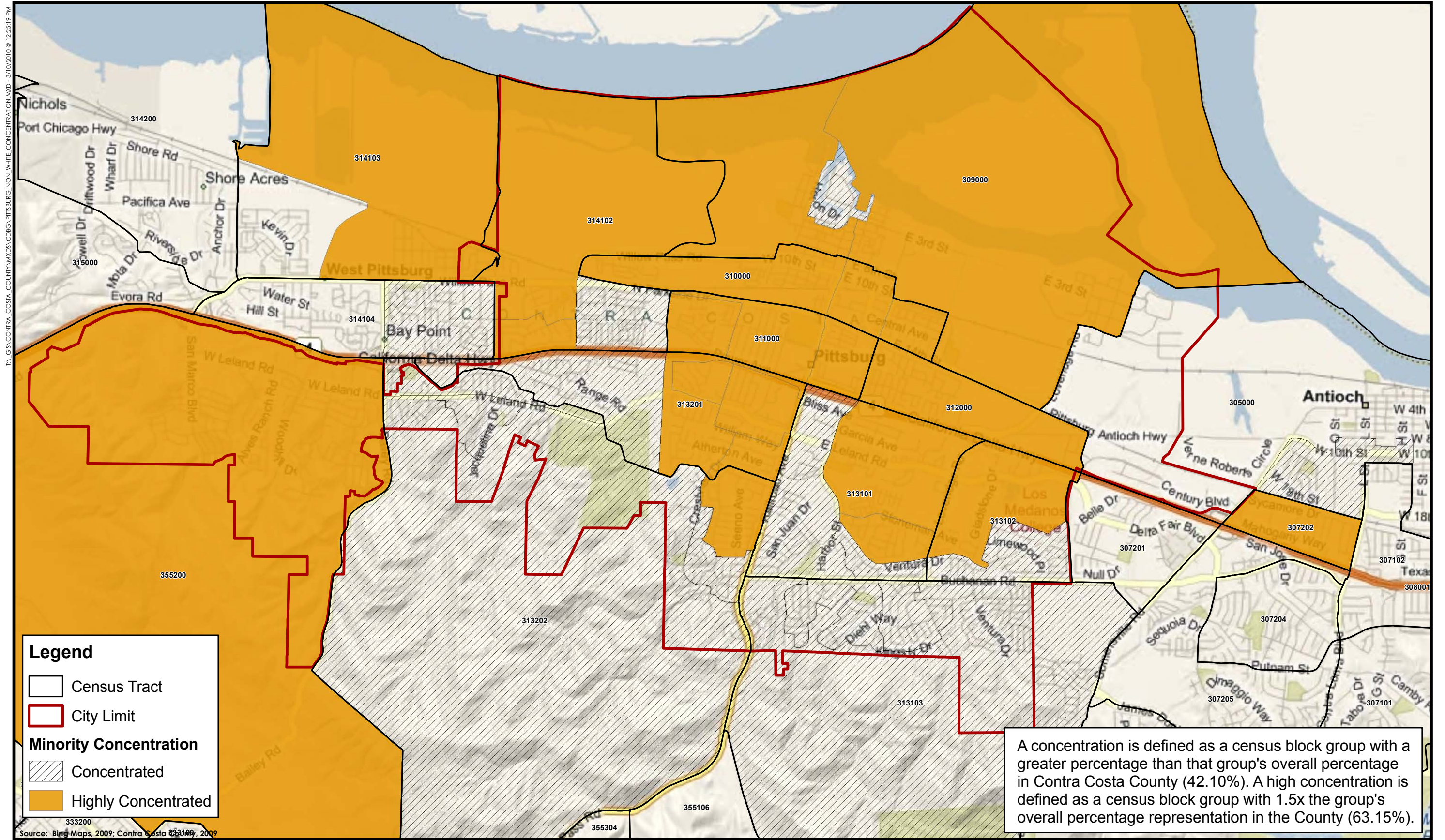








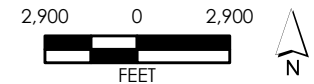
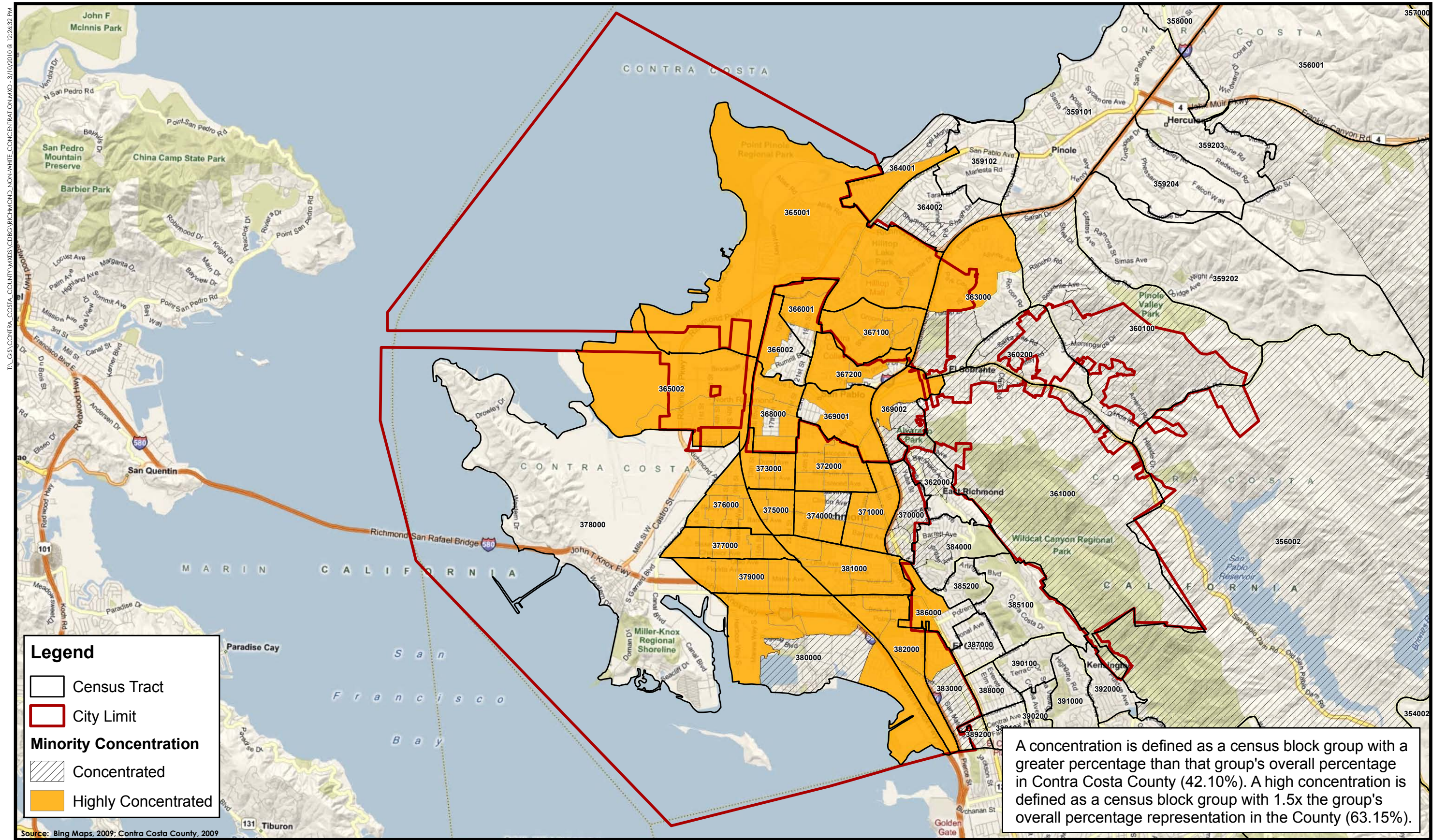


















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## **APPENDIX 2.**

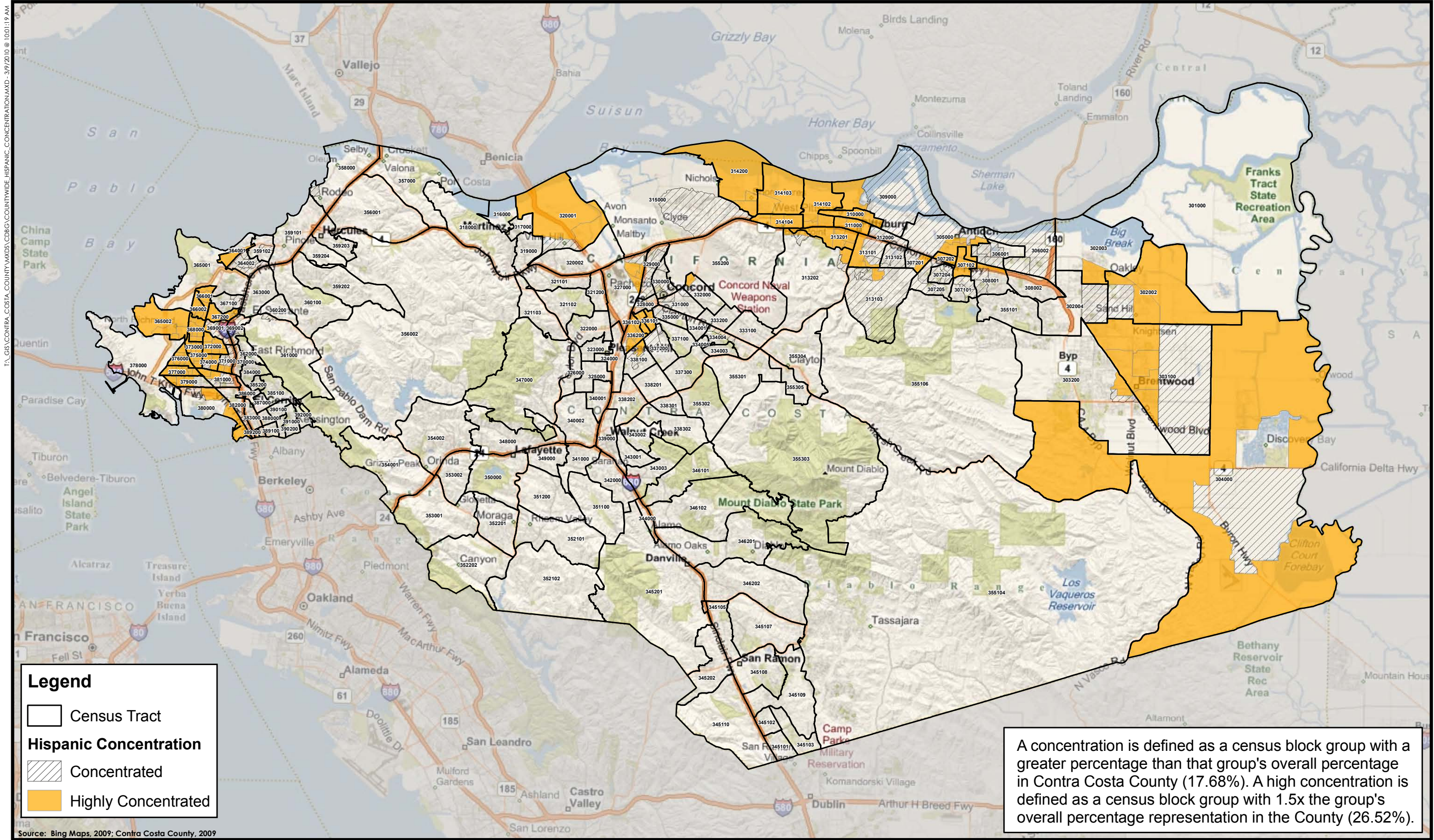
# **AREAS OF HISPANIC CONCENTRATION**

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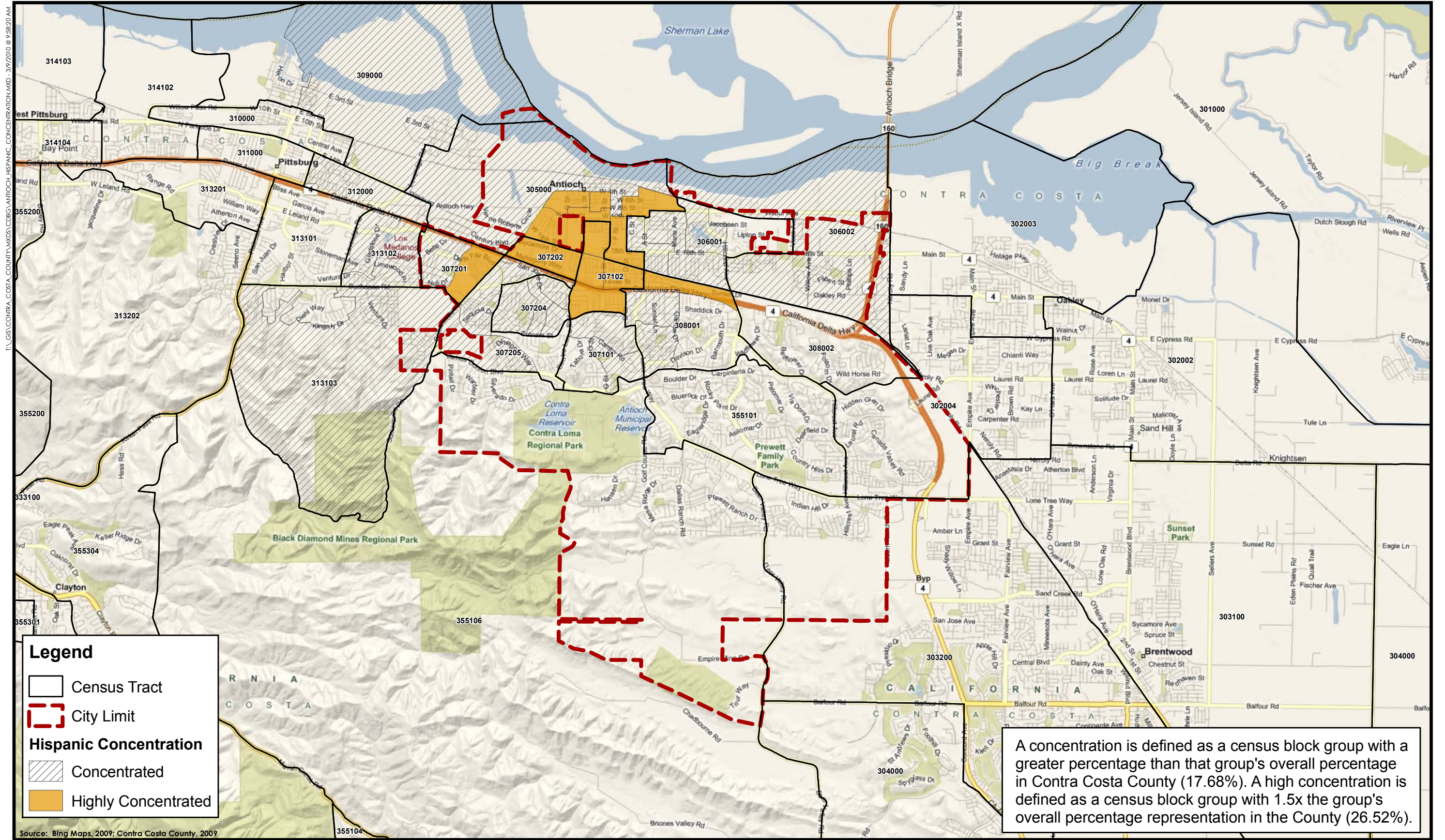
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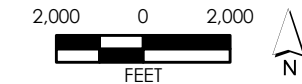
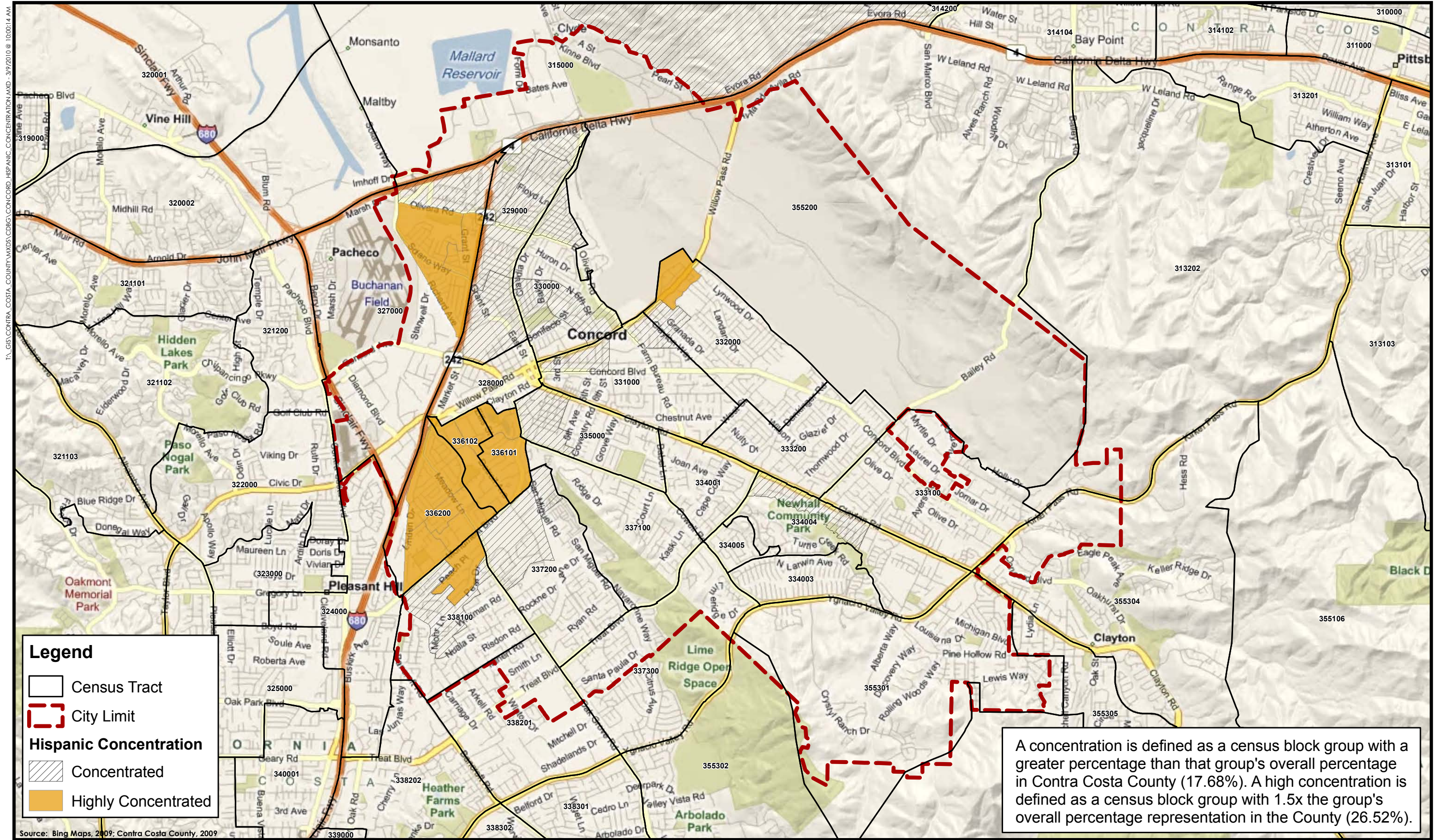








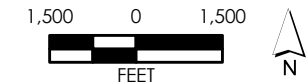
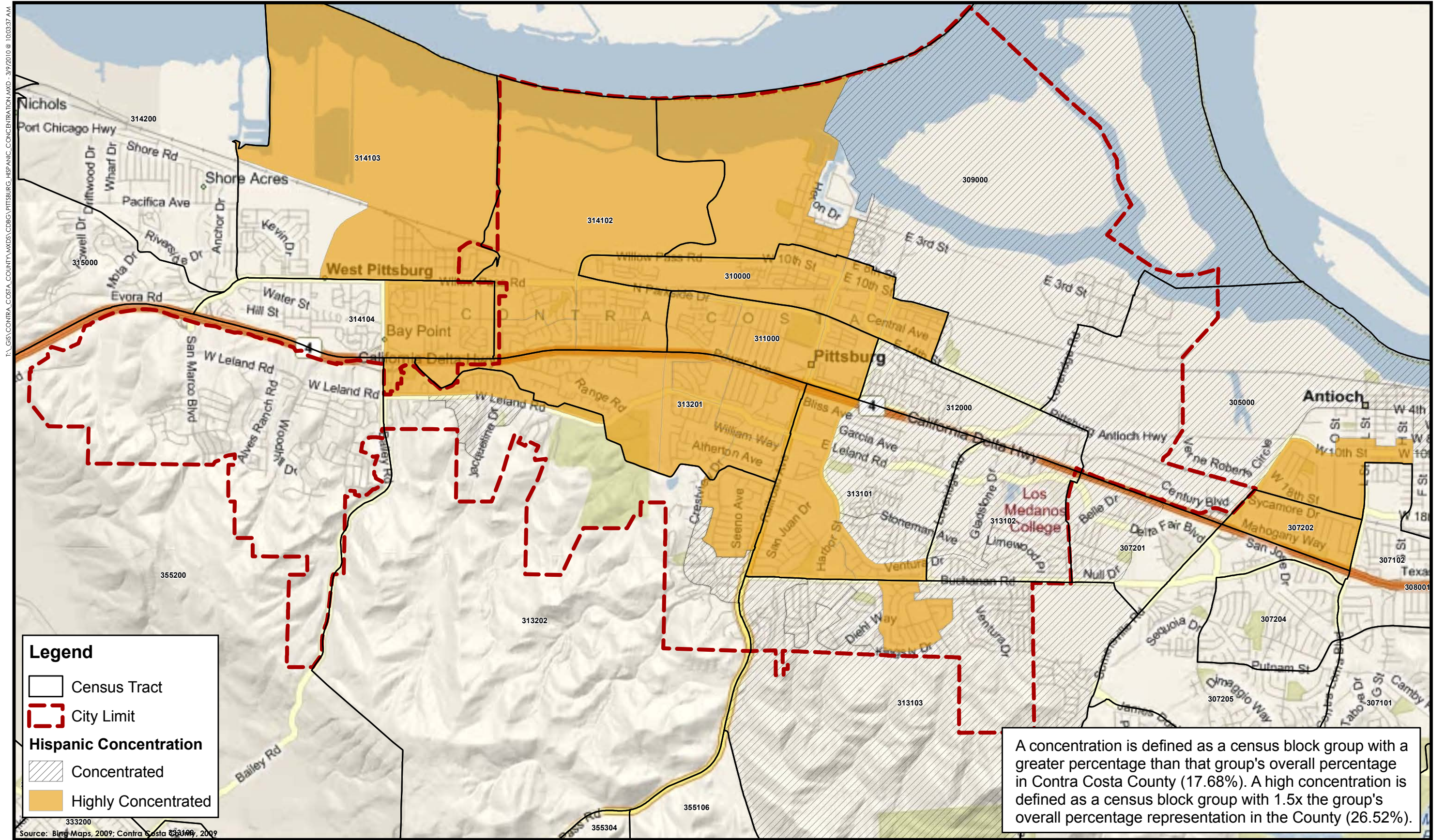








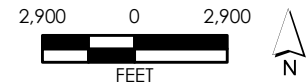
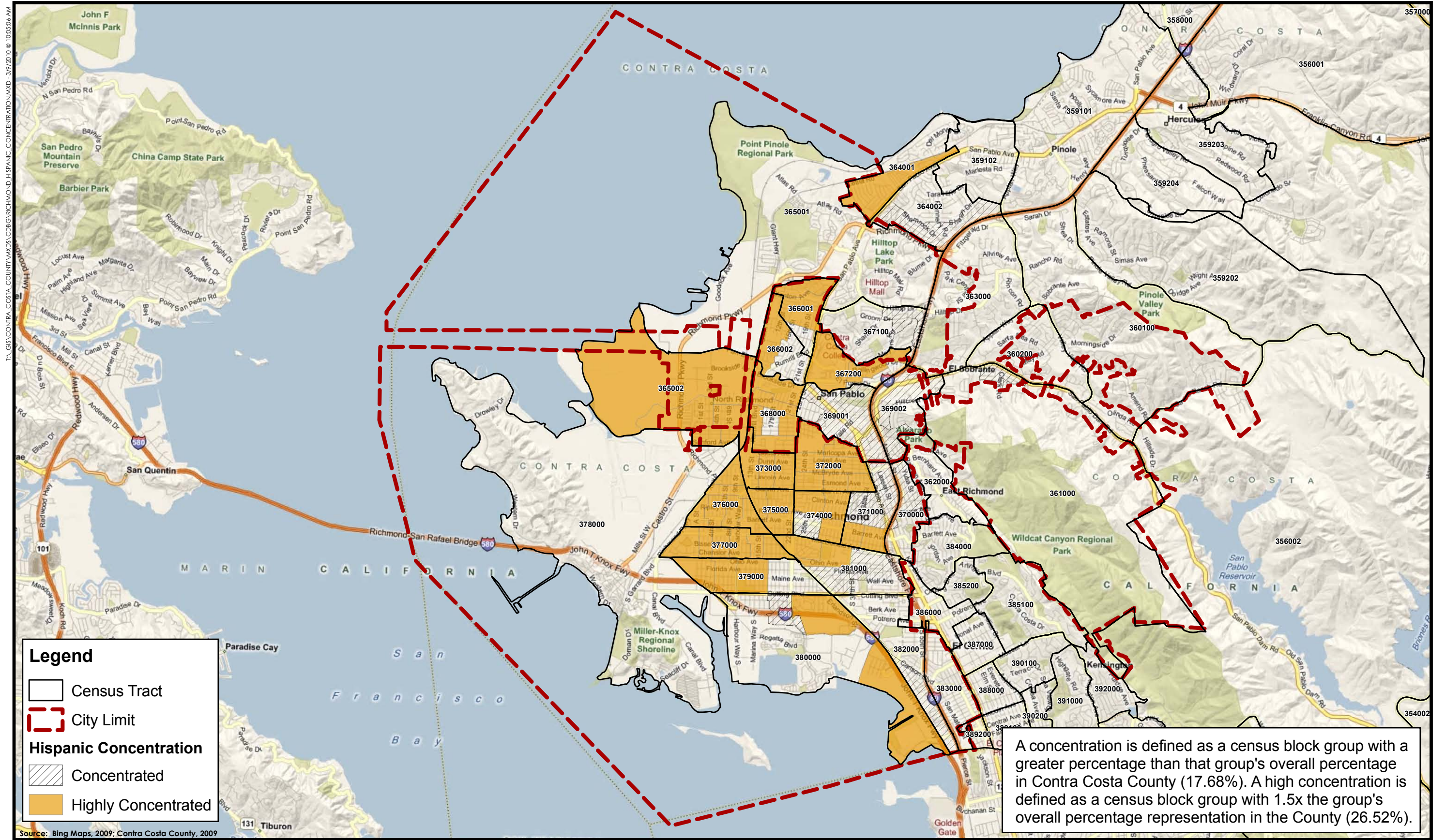












**Map 10**  
Hispanic Concentration - Richmond





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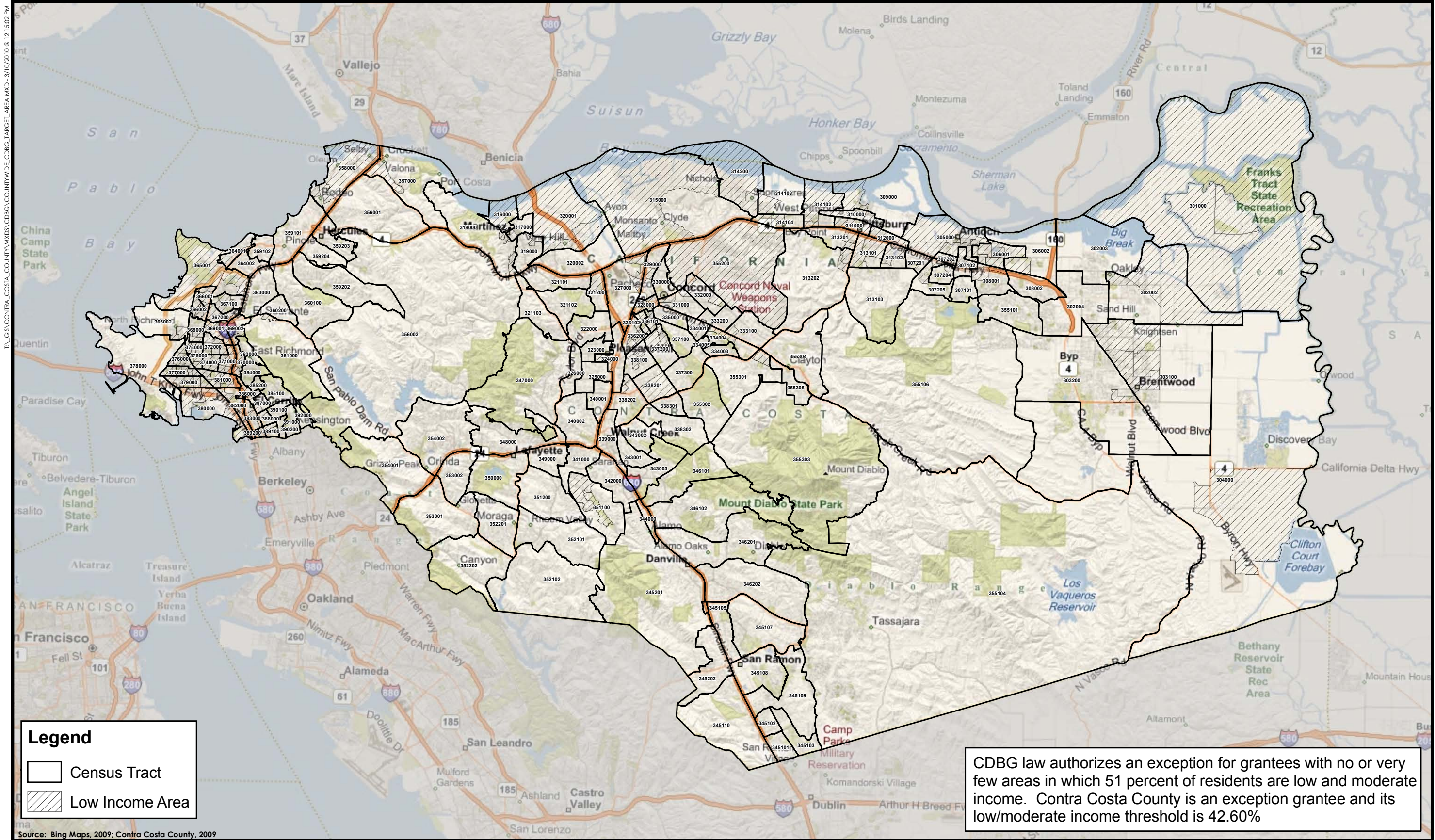
**APPENDIX 3.**  
**AREAS OF LOW-INCOME AND**  
**VERY LOW-INCOME CONCENTRATION**

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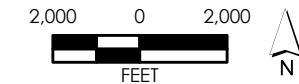
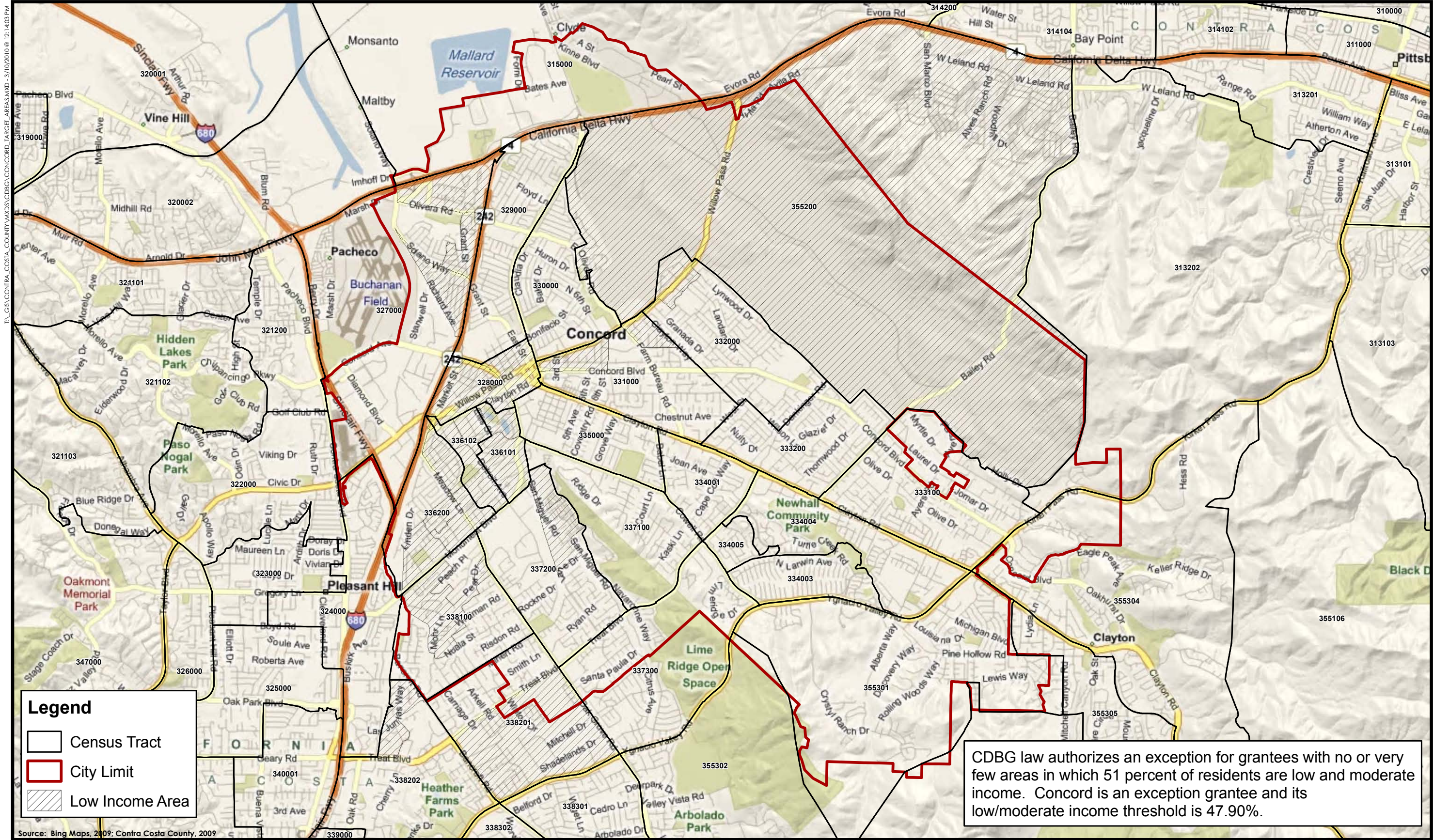








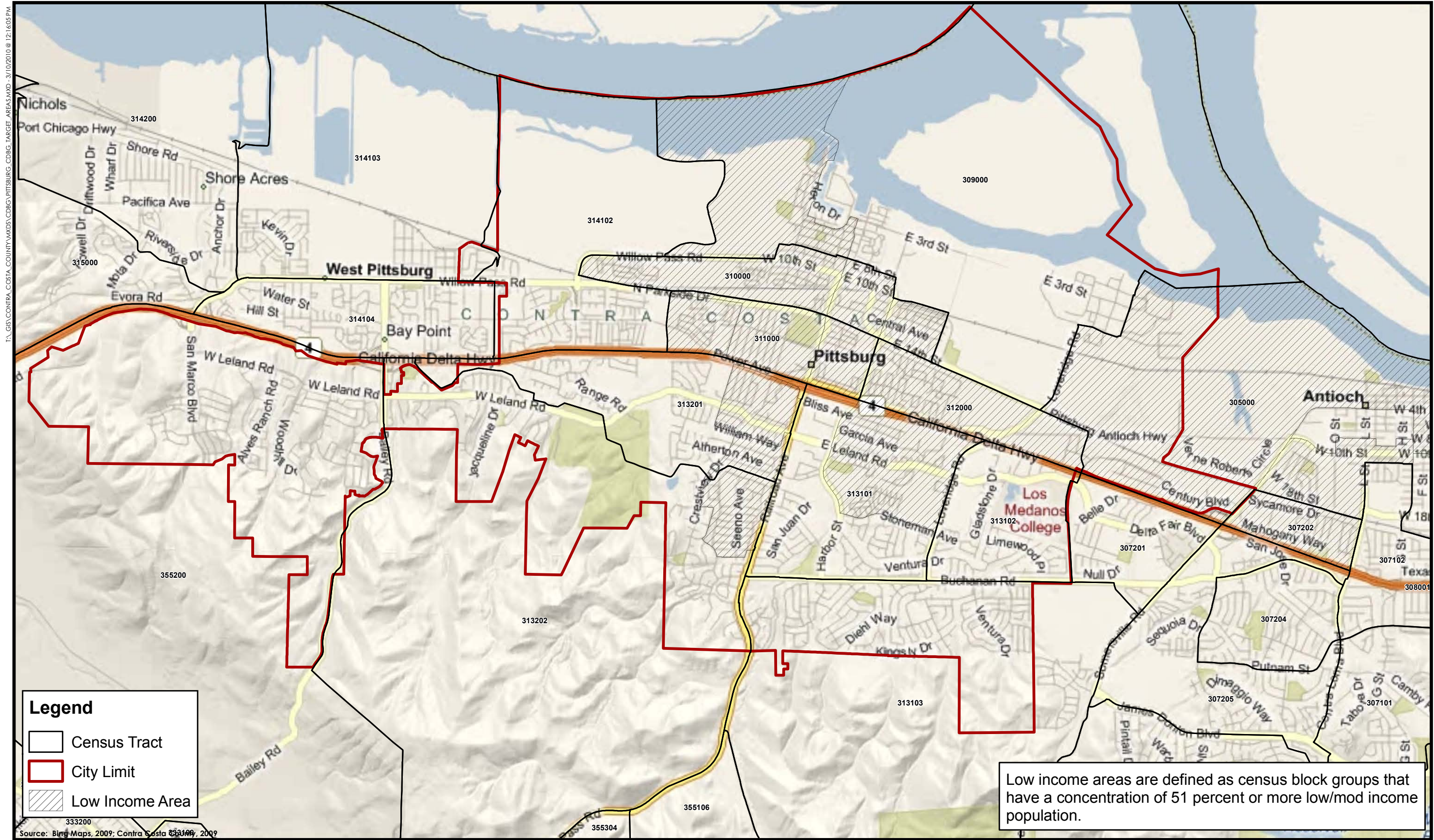
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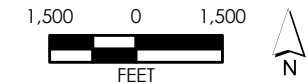








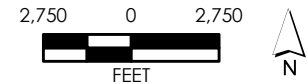
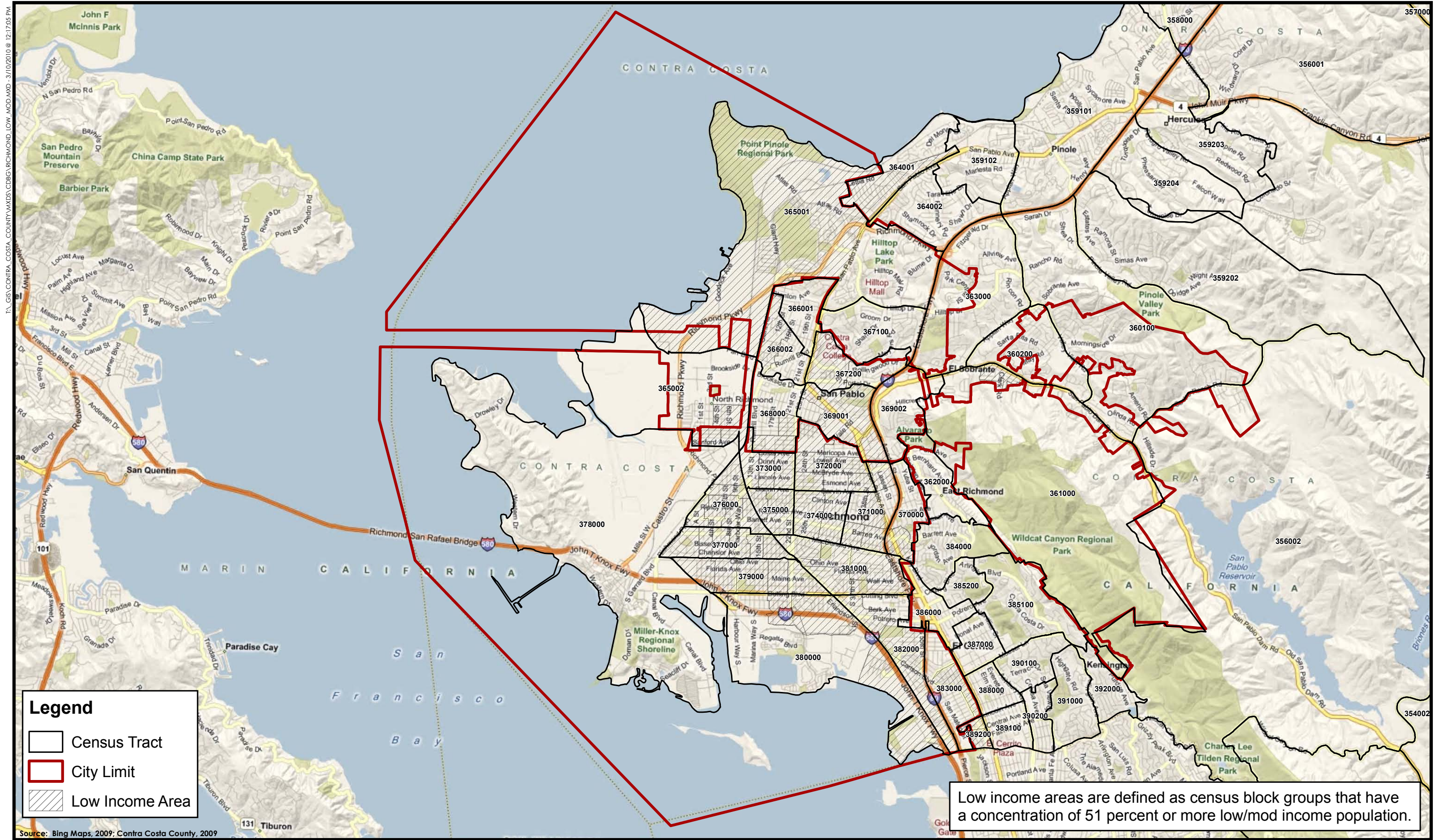
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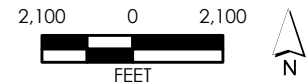
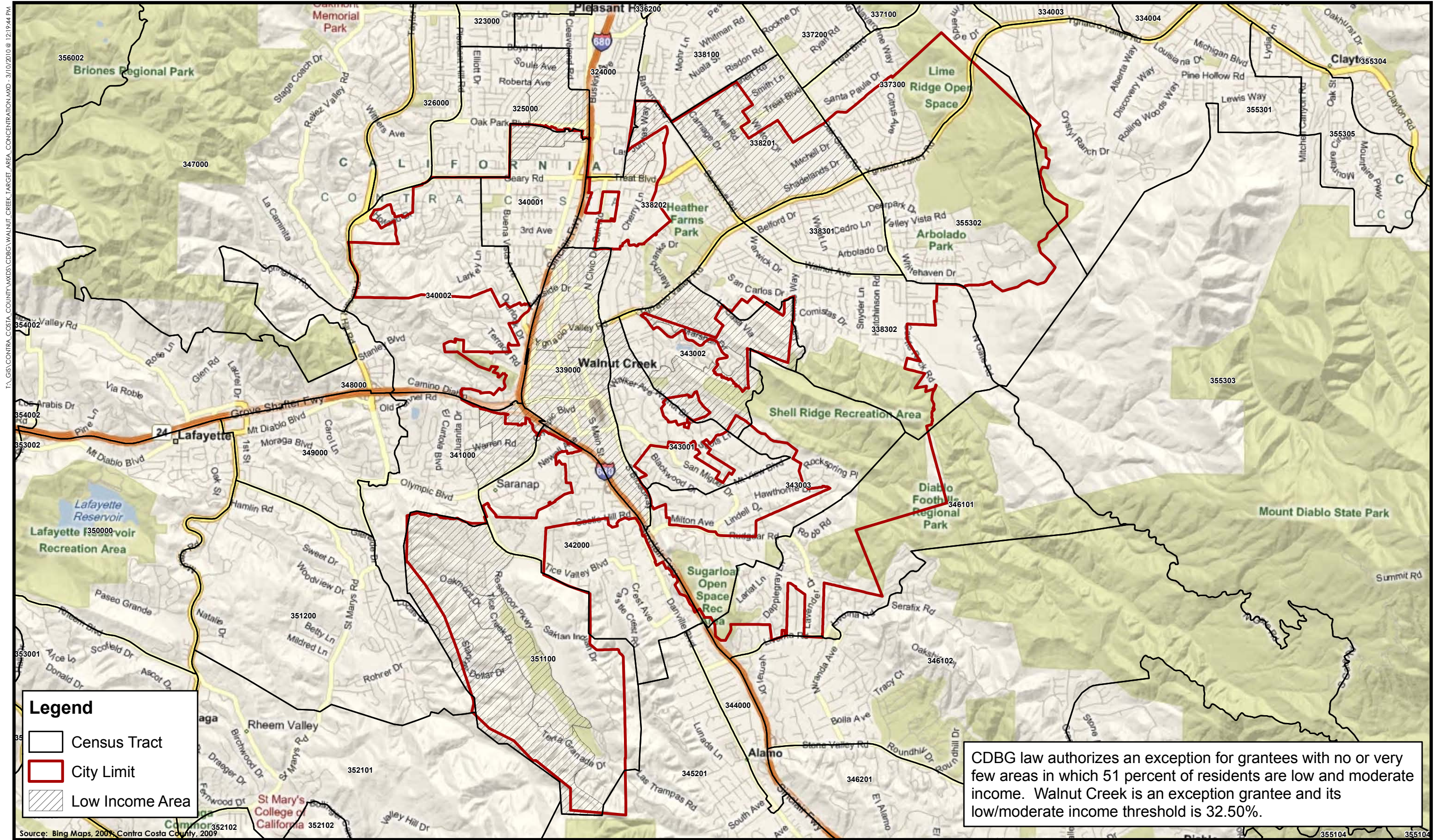










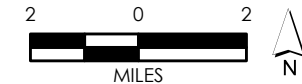
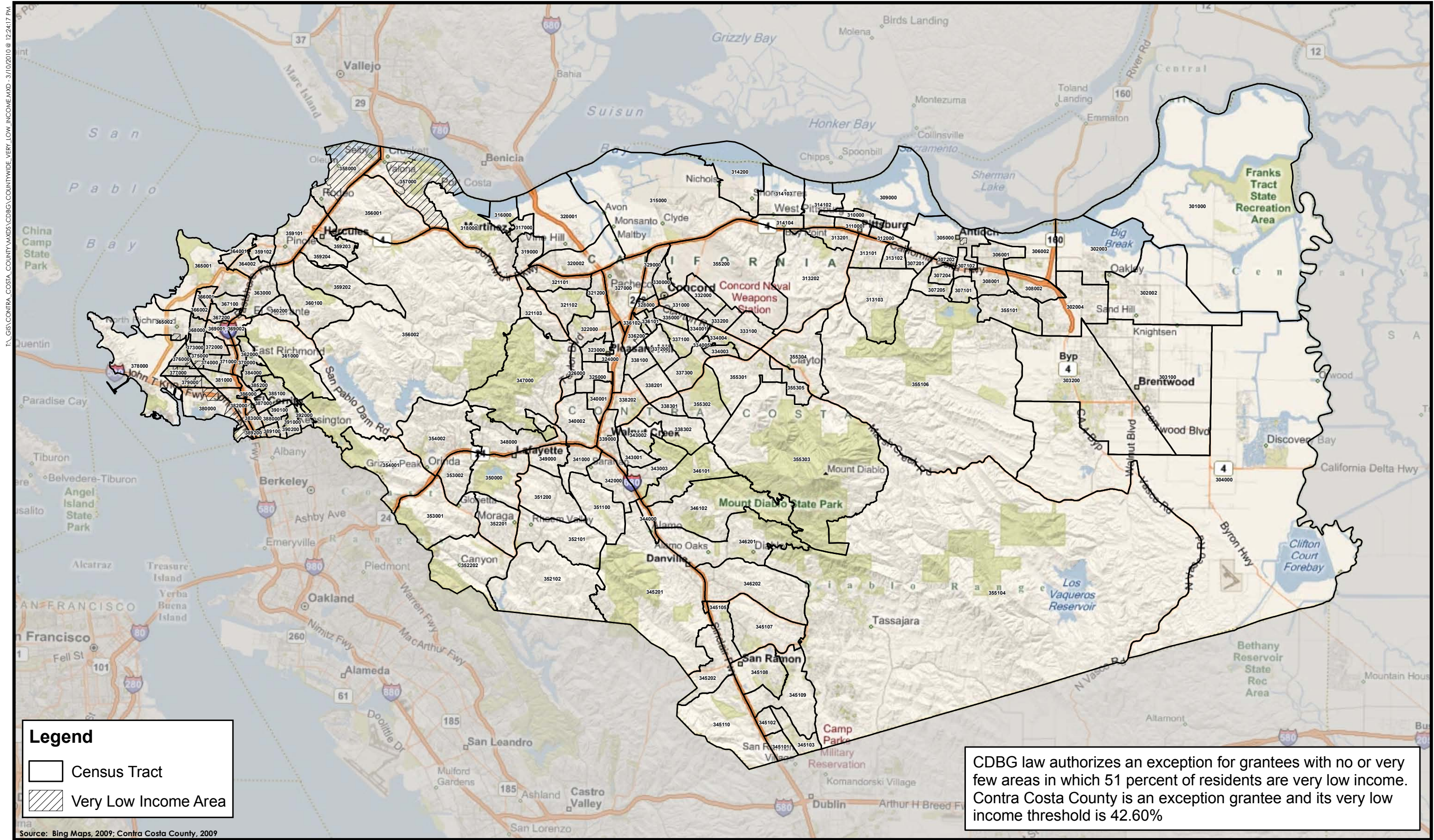








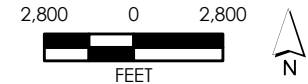
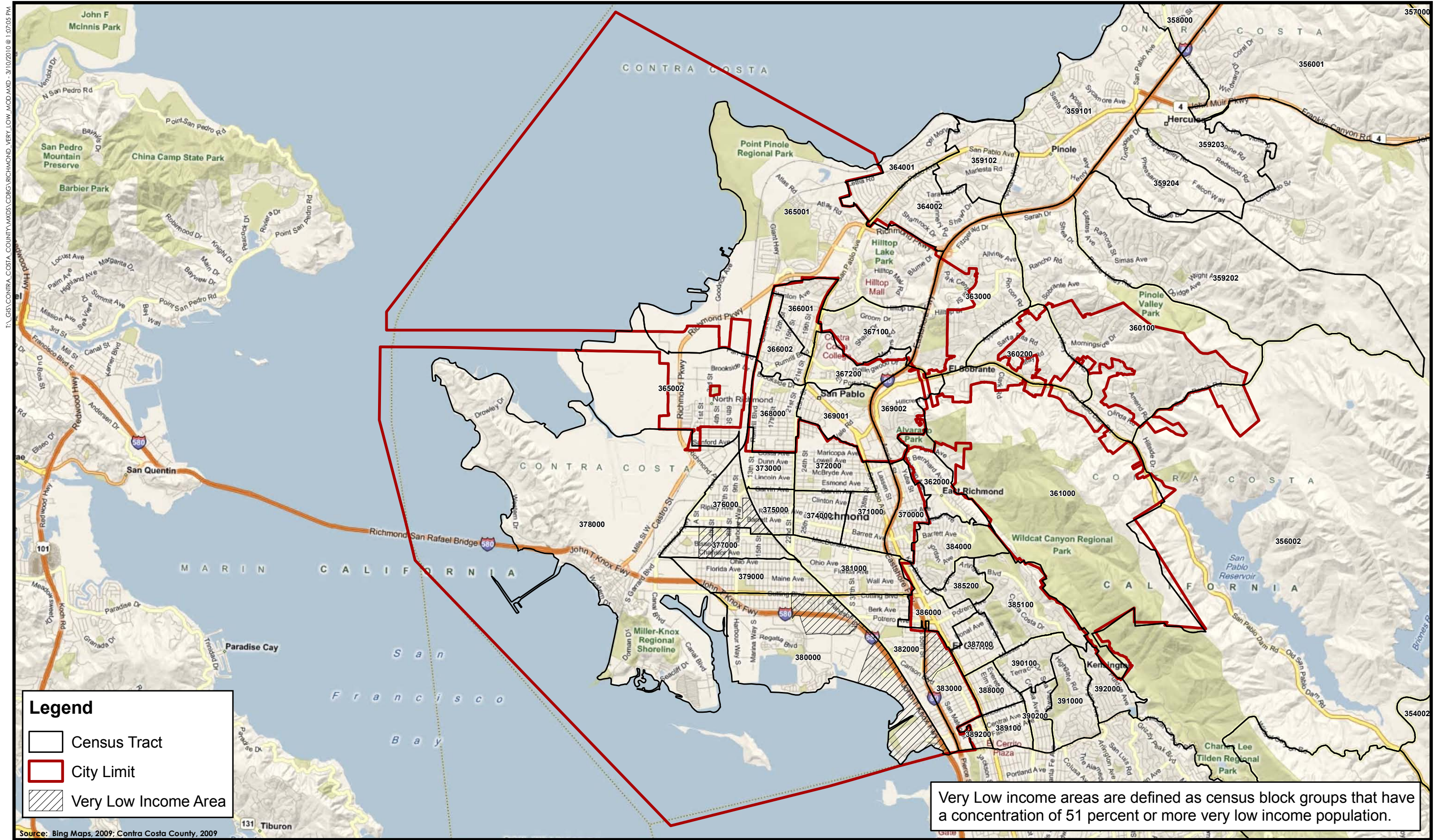
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## **APPENDIX 4.**

# **“CHAS” TABLES**

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## Appendix 4 - CHAS Housing Problems Tables

The assessment of Contra Costa County's housing needs relies on custom tabulations of U.S. Decennial Census data provided by HUD. These tabulations are referred to as the "CHAS" tables. They are obtained using HUD's "State of the Cities Data System" (SOCDS). These data are presented in two main tables, one presenting "housing problems" by households and the other presenting "affordability mismatch" by housing units. The needs of renter and owner households are examined separately.

The following are the housing problems tables for the State of California, Contra Costa County, the Urban County area, and the five entitlement communities. Because of the nature of the Consortium, data tables were acquired according to the CDBG geography. Although this best approximates the jurisdictional boundaries within the Consortium, it does introduce a significant level of rounding in the data.<sup>1</sup>

The CHAS housing problems tables present the number of households paying more than 30 percent and 50 percent of gross income for housing by tenure, household type, and income category. This cost of housing as a percentage of gross income is referred to as the housing "cost burden." According to HUD, a household which has a housing cost burden over 30 percent has a "high" housing cost burden. Those with a cost burden over 50 percent have a "severe" cost burden.

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<sup>1</sup> Please see <http://socds.huduser.org/chas/Frequently%20Asked%20Questions.htm>





### Housing Problems Output for -All Households

Name of Jurisdiction:			Source of Data:			Data Current as of:					
California			CHAS Data Book			2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	344,660	646,560	335,000	486,800	1,813,020	411,249	210,095	114,040	120,730	856,114	2,669,134
2. Household Income <=30% MFI	209,065	332,745	161,320	297,120	1,000,250	180,589	92,950	40,400	70,075	384,014	1,384,264
3. % with any housing problems	70.9	87.8	97	74.9	81.9	68.1	79.1	92.6	70.1	73.7	79.6
4. % Cost Burden >30%	68.6	81.5	85.6	72.2	76.7	67.6	75.9	80.9	68.8	71.3	75.2
5. % Cost Burden >50%	51.7	69.7	65.1	64.7	63.7	48.9	68.1	72.1	59.8	58	62.1
6. Household Income >30% to <=50% MFI	135,595	313,815	173,680	189,680	812,770	230,660	117,145	73,640	50,655	472,100	1,284,870
7. % with any housing problems	74.8	87.2	95.3	87.5	86.9	46.3	78.7	93.1	73.6	64.6	78.7
8. % Cost Burden >30%	71.7	77.3	63.2	84.7	75.1	46	74.7	77.9	72.6	60.9	69.9
9. % Cost Burden >50%	37.6	27.3	13.8	43.9	30	25.3	55	47.1	54.5	39.2	33.4
10. Household Income >50 to <=80% MFI	102,155	410,305	200,510	288,425	1,001,395	314,849	271,170	163,865	91,565	841,449	1,842,844
11. % with any housing problems	58.5	63.2	87.2	59.9	66.6	30.9	70.4	86.2	67.5	58.4	62.8
12.% Cost Burden >30%	54.8	41.3	22.2	54.8	42.8	30.6	65.8	59.2	66.4	51.4	46.7
13. % Cost Burden >50%	15.6	4.9	1.7	9.6	6.7	14.1	29.7	16.9	34.9	22	13.7
14. Household Income >80% MFI	146,954	908,040	259,900	822,215	2,137,109	932,389	2,556,075	736,380	623,820	4,848,664	6,985,773
15. % with any housing problems	22.1	24.1	66.3	14.6	25.4	14.1	23.7	46.3	29.8	26.1	25.9
16.% Cost Burden >30%	18.6	7.3	3.7	10.3	8.8	13.9	20.8	18.4	28.9	20.1	16.7
17. % Cost Burden >50%	4.4	0.5	0.2	0.8	0.8	3.5	3.3	2.4	5.7	3.5	2.7
18. Total Households	593,769	1,964,905	795,410	1,597,440	4,951,524	1,658,487	3,037,340	1,014,285	836,115	6,546,227	11,497,751
19. % with any housing problems	57.6	53.1	84.1	42.7	55.3	27.7	31.7	58	40	35.8	44.2
20. % Cost Burden >30	54.6	38.2	38	38.7	40.3	27.4	28.6	31.8	39	30.1	34.5
21. % Cost Burden >50	30.6	17.4	16.7	19.4	19.5	13.5	9.7	10.8	16.4	11.7	15

### Housing Problems Output for -All Households

Name of Jurisdiction:			Source of Data:			Data Current as of:					
Contra Costa County, California			CHAS Data Book			2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	8,060	14,650	6,045	9,715	38,470	15,035	7,060	2,779	4,470	29,344	67,814
2. Household Income <=30% MFI	5,333	7,845	2,945	5,770	21,893	6,897	3,015	989	2,480	13,381	35,274
3. % with any housing problems	70.7	81.3	94.6	75.5	79	63.8	85.2	93.9	75.6	73.1	76.7
4. % Cost Burden >30%	69	77.9	84.6	74.3	75.7	63.2	83.7	86.9	74.6	71.7	74.2
5. % Cost Burden >50%	48.9	60.7	55.9	62.4	57.6	43	74.5	76.8	61.3	56	57
6. Household Income >30% to <=50% MFI	2,727	6,805	3,100	3,945	16,577	8,138	4,045	1,790	1,990	15,963	32,540
7. % with any housing problems	76	79.5	88.9	85.7	82.1	43	78.4	89.9	71.6	60.8	71.7
8. % Cost Burden >30%	75.7	72.4	46.3	84.3	70.9	42.9	75.4	79.1	71.6	58.8	64.9
9. % Cost Burden >50%	39.2	19	10.3	36.1	24.8	22.7	50.4	41.3	54	35.7	30.1
10. Household Income >50 to <=80% MFI	1,918	7,413	2,445	5,879	17,655	8,968	8,785	3,520	3,108	24,381	42,036
11. % with any housing problems	57.5	51.4	80.8	54.8	57.3	29.9	71	80.3	66.1	56.6	56.9
12.% Cost Burden >30%	56.5	38.9	26	52.3	43.5	29.8	67.8	55.7	66.1	51.9	48.3
13. % Cost Burden >50%	17.9	4.3	2.5	7	6.4	12.3	26.2	11.6	28.4	19.3	13.9
14. Household Income >80% MFI	3,399	22,535	4,749	18,760	49,443	32,594	105,105	22,354	24,614	184,667	234,110
15. % with any housing problems	29.1	17.9	53.3	11.4	19.6	12.9	21.7	35	28.8	22.7	22
16.% Cost Burden >30%	25.6	8.2	3.3	8.6	9.1	12.7	20.1	19.2	28.4	19.8	17.5
17. % Cost Burden >50%	7.9	0.4	0	0.8	1	2.8	2.8	1.9	3.9	2.8	2.4
18. Total Households	13,377	44,598	13,239	34,354	105,568	56,597	120,950	28,653	32,192	238,392	343,960
19. % with any housing problems	59.3	44	75.9	38.1	48	26.1	28.8	46	38.6	31.5	36.6
20. % Cost Burden >30	57.5	35.4	35.6	35.8	38.4	25.9	27	29.7	38.2	28.6	31.6
21. % Cost Burden >50	32.1	14.5	15.3	16.2	17.4	12	7.9	8.2	13.8	9.7	12.1

### Housing Problems Output for -All Households

Name of Jurisdiction: Antioch(CDBG), California			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	768	1,831	668	789	4,056	1,013	658	299	237	2,207	6,263
2. Household Income <=30% MFI	542	934	350	433	2,259	507	309	125	122	1,063	3,322
3. % with any housing problems	65.3	81.5	97.1	76.2	79	55.6	78.3	100	77	69.9	76.1
4. % Cost Burden >30%	64.6	78.9	94.9	76.2	77.4	54.8	78.3	80.8	77	67.3	74.2
5. % Cost Burden >50%	48.9	61.6	60.9	59.6	58	38.7	72.5	80.8	47.5	54.5	56.9
6. Household Income >30% to <=50% MFI	226	897	318	356	1,797	506	349	174	115	1,144	2,941
7. % with any housing problems	65.5	89.4	88.7	86	85.6	40.9	90.5	86.2	79.1	66.8	78.3
8. % Cost Burden >30%	65.5	83.2	41.8	78.9	72.8	40.9	90.5	78.2	79.1	65.6	70
9. % Cost Burden >50%	37.6	13.3	8.8	20.5	17	30	59.6	35.1	60	42.8	27
10. Household Income >50 to <=80% MFI	120	851	206	342	1,519	620	1,178	528	163	2,489	4,008
11. % with any housing problems	52.5	41.8	77.7	32.2	45.4	30	70.5	78.8	60.7	61.5	55.4
12.% Cost Burden >30%	52.5	30.9	25.2	29.2	31.5	30	69.3	63.8	60.7	57.8	47.8
13. % Cost Burden >50%	45.8	1.6	0	4.1	5.5	4.5	20.6	5.9	26.4	13.9	10.7
14. Household Income >80% MFI	135	1,565	392	698	2,790	1,245	9,862	2,938	1,803	15,848	18,638
15. % with any housing problems	28.1	10	50	6.3	15.6	11.5	21.6	27.8	25	22.4	21.3
16.% Cost Burden >30%	28.1	3.6	3.6	2.9	4.6	11.5	20.5	17	25	19.7	17.4
17. % Cost Burden >50%	7.4	0	0	0	0.4	3.1	1.5	0.5	1.8	1.5	1.3
18. Total Households	1,023	4,247	1,266	1,829	8,365	2,878	11,698	3,765	2,203	20,544	28,909
19. % with any housing problems	58.9	48.9	77.3	43.2	53.2	28.4	30.1	40.1	33.4	32	38.2
20. % Cost Burden >30	58.6	42.5	41.9	40	43.8	28.3	29	28.5	33.4	29.3	33.5
21. % Cost Burden >50	40.6	16.7	19	18.9	20.4	14.4	7	5.5	9.2	8	11.6

### Housing Problems Output for -All Households

Name of Jurisdiction: Concord(CDBG), California			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
Household by Type, Income, & Housing Problem	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	1,159	2,302	991	1,480	5,932	1,823	719	244	716	3,502	9,434
2. Household Income <=30% MFI	773	1,011	380	897	3,061	888	313	51	421	1,673	4,734
3. % with any housing problems	68.4	85.1	98.9	80.9	81.4	76.4	86.9	92.2	68.4	76.8	79.8
4. % Cost Burden >30%	65.2	79.2	97.9	79.3	78	76.4	85.6	92.2	68.4	76.6	77.5
5. % Cost Burden >50%	48.1	63.1	78.7	67.1	62.4	51.4	74.8	84.3	53.9	57.4	60.6
6. Household Income >30% to <=50% MFI	386	1,291	611	583	2,871	935	406	193	295	1,829	4,700
7. % with any housing problems	77.2	89.1	97.1	94.2	90.2	41.1	75.1	91.7	63.7	57.6	77.5
8. % Cost Burden >30%	77.2	85.3	49.4	93.5	78.2	41.1	75.1	84.5	63.7	56.9	69.9
9. % Cost Burden >50%	30.1	21.8	8.2	32.2	22.2	22.7	50	48.7	44.4	35	27.1
10. Household Income >50 to <=80% MFI	251	1,381	545	1,078	3,255	1,127	1,056	360	591	3,134	6,389
11. % with any housing problems	59	51.4	86.2	61.5	61.2	30.2	67.3	86.9	58.7	54.6	57.9
12.% Cost Burden >30%	57.4	37.2	27.3	56.9	43.6	30.2	66	54.2	58.7	50.4	46.9
13. % Cost Burden >50%	4	1.6	3.5	4.3	3	12.3	19.5	5.6	18.6	15.2	9
14. Household Income >80% MFI	207	3,417	961	2,403	6,988	3,347	11,666	2,357	3,235	20,605	27,593
15. % with any housing problems	21.3	18	48.3	10.2	19.6	12.1	18.3	34.7	28.5	20.8	20.5
16.% Cost Burden >30%	21.3	4.8	1.2	7	5.6	12	17	16.6	28.2	17.9	14.8
17. % Cost Burden >50%	0	0	0	0.2	0.1	2	1.6	1.1	1.3	1.6	1.2
18. Total Households	1,617	7,100	2,497	4,961	16,175	6,297	13,441	2,961	4,542	27,241	43,416
19. % with any housing problems	63	47	76.2	44	52.2	28.7	25.5	45.7	38.4	30.6	38.6
20. % Cost Burden >30	61.2	36.3	33.4	41.1	39.8	28.6	24.2	26.9	38.2	27.9	32.3
21. % Cost Burden >50	30.8	13.3	14.7	16.9	16.4	13.9	6.2	6.1	11.3	8.8	11.6

### Housing Problems Output for -All Households

Name of Jurisdiction: Pittsburg(CDBG), California			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
Household by Type, Income, & Housing Problem	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	510	1,229	542	563	2,844	803	532	327	244	1,906	4,750
2. Household Income <=30% MFI	379	643	272	328	1,622	352	210	127	104	793	2,415
3. % with any housing problems	68.6	84.4	97.1	70.1	80	53.1	89	93.7	78.8	72.5	77.5
4. % Cost Burden >30%	59.6	74.7	90.4	67.1	72.3	50.3	89	90.6	78.8	70.7	71.8
5. % Cost Burden >50%	31.4	64.7	66.9	51.5	54.6	32.7	83.3	90.6	75	60.9	56.7
6. Household Income >30% to <=50% MFI	131	586	270	235	1,222	451	322	200	140	1,113	2,335
7. % with any housing problems	70.2	84	96.3	92.3	86.8	39.7	73.3	100	60.7	62.9	75.4
8. % Cost Burden >30%	70.2	79.4	45.6	92.3	73.4	39.7	70.2	94	60.7	60.9	67.5
9. % Cost Burden >50%	26	25.6	1.5	35.3	22.2	20.4	40.7	55	55	36.8	29.2
10. Household Income >50 to <=80% MFI	102	569	178	387	1,236	292	760	439	105	1,596	2,832
11. % with any housing problems	51	56.9	79.8	55	59.1	25.3	62.5	71.8	82.9	59.6	59.4
12.% Cost Burden >30%	51	43.8	10.7	54	42.8	25.3	56.8	51	82.9	51.2	47.5
13. % Cost Burden >50%	0	0.7	0	7.8	2.8	7.5	16.4	7.5	51.4	14.7	9.5
14. Household Income >80% MFI	102	1,042	498	721	2,363	749	4,349	1,390	958	7,446	9,809
15. % with any housing problems	9.8	10.3	52.4	8.5	18.6	13	17.8	41.8	30.5	23.4	22.3
16.% Cost Burden >30%	9.8	2.6	0.8	4.7	3.2	13	14.1	12.9	29	15.7	12.7
17. % Cost Burden >50%	0	0	0	0	0	0.5	0.3	1.4	4.1	1	0.8
18. Total Households	714	2,840	1,218	1,671	6,443	1,844	5,641	2,156	1,307	10,948	17,391
19. % with any housing problems	58	51.6	76.1	43.1	54.8	29.1	29.7	56.4	41.8	36.3	43.1
20. % Cost Burden >30	53.2	43	32.2	40.7	41.5	28.6	25.8	32.7	40.7	29.4	33.9
21. % Cost Burden >50	21.4	20.1	15.3	16.9	18.5	12.6	7.9	12.9	19	11	13.8



### Housing Problems Output for -All Households

Name of Jurisdiction: Richmond(CDBG), California			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	953	3,246	1,648	1,822	7,669	1,686	1,054	486	556	3,782	11,451
2. Household Income <=30% MFI	726	1,974	877	1,218	4,795	868	495	182	344	1,889	6,684
3. % with any housing problems	72.7	82	92	78.2	81.5	57.6	78.4	100	76.7	70.6	78.4
4. % Cost Burden >30%	72.7	78.2	79.4	77.3	77.4	57.6	74.7	78.6	76.7	67.6	74.6
5. % Cost Burden >50%	41	56	50.2	65.8	55.2	35.7	67.1	51.6	68.3	51.4	54.1
6. Household Income >30% to <=50% MFI	227	1,272	771	604	2,874	818	559	304	212	1,893	4,767
7. % with any housing problems	63	62.7	83.7	70.7	70	30.3	75.8	92.1	81.1	59.4	65.8
8. % Cost Burden >30%	61.2	55.4	37.6	68.4	53.8	30.3	71.6	80.9	81.1	56.3	54.8
9. % Cost Burden >50%	20.3	10.9	6.7	22.5	13	22	29.5	18.1	60.8	27.9	18.9
10. Household Income >50 to <=80% MFI	196	1,056	471	849	2,572	829	1,031	538	320	2,718	5,290
11. % with any housing problems	28.6	44.4	85.8	49.6	52.5	23.6	71.5	81.6	60	57.5	55.1
12.% Cost Burden >30%	28.6	27.7	21.9	47.2	33.2	23.6	64.5	35.1	60	45.7	39.6
13. % Cost Burden >50%	0	1.7	0	3.5	1.9	8.6	15.1	4.5	16.6	11.2	6.7
14. Household Income >80% MFI	311	2,455	607	2,300	5,673	1,909	5,973	1,570	2,260	11,712	17,385
15. % with any housing problems	12.9	18.3	71.2	12.2	21.2	9.9	21.6	43.9	28.5	24	23.1
16.% Cost Burden >30%	12.9	3.8	1.6	9	6.2	8.6	17.5	10.2	28.4	17.2	13.6
17. % Cost Burden >50%	3.2	0	0	0	0.2	2	2.3	0.5	3	2.2	1.5
18. Total Households	1,460	6,757	2,726	4,971	15,914	4,424	8,058	2,594	3,136	18,212	34,126
19. % with any housing problems	52.5	49.3	83.9	41.9	53.2	25.6	35.2	61.3	40.6	37.5	44.9
20. % Cost Burden >30	52.3	39	40.3	39.5	40.6	25.1	30.8	28.5	40.5	30.7	35.3
21. % Cost Burden >50	24.2	18.7	18	19.5	19.3	13.6	9.8	7	15.4	11.3	15

### Housing Problems Output for -All Households

Name of Jurisdiction: Contra Costa County(CDBG), California			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	3,643	5,228	1,926	4,077	14,874	7,093	3,517	1,282	2,150	14,042	28,916
2. Household Income <=30% MFI	2,315	2,860	956	2,425	8,556	3,111	1,416	438	1,170	6,135	14,691
3. % with any housing problems	73.1	78.3	92.9	72.7	76.9	61.8	88.1	90.6	75	72.5	75.1
4. % Cost Burden >30%	71.7	76.6	78.8	71.5	74.1	61	87.3	90.6	74.2	71.7	73.1
5. % Cost Burden >50%	53.3	60	46.5	60.1	56.7	40.6	77.5	80.1	61.2	55.9	56.4
6. Household Income >30% to <=50% MFI	1,328	2,368	970	1,652	6,318	3,982	2,101	844	980	7,907	14,225
7. % with any housing problems	80.4	77.7	86.1	85.8	81.7	40	80.3	88.3	69.8	59.5	69.4
8. % Cost Burden >30%	80.1	68.8	50.5	85.2	72.7	39.9	76.2	75.7	69.8	57.1	64
9. % Cost Burden >50%	38.8	21.6	15.7	39.7	29	21.9	57.1	47.4	53.9	37.9	34
10. Household Income >50 to <=80% MFI	870	3,073	920	2,522	7,385	4,266	4,338	1,485	1,523	11,612	18,997
11. % with any housing problems	59.2	52.2	75.9	54.8	56.8	29.1	74.6	82	69.9	58.2	57.7
12.% Cost Burden >30%	58.7	41.8	32.9	53.3	46.6	29	71.9	62.5	69.9	54.7	51.5
13. % Cost Burden >50%	22.2	6.5	4.8	10.3	9.4	13.3	32.5	17.8	33.6	23.7	18.2
14. Household Income >80% MFI	1,880	11,511	2,078	9,702	25,171	19,134	66,362	12,993	14,283	112,772	137,943
15. % with any housing problems	32.6	17.5	48.7	12.7	19.4	13.6	22.7	34.5	29.6	23.4	22.7
16.% Cost Burden >30%	26.8	9.9	3.6	10	10.7	13.4	21.3	21.3	29.3	21	19.1
17. % Cost Burden >50%	8.7	0.5	0	1.2	1.4	3.4	3.3	2.5	4.6	3.4	3
18. Total Households	6,393	19,812	4,924	16,301	47,430	30,493	74,217	15,760	17,956	138,426	185,856
19. % with any housing problems	60.8	38.8	69.7	35.6	43.9	24.1	28.6	43.4	38.2	30.6	34
20. % Cost Burden >30	58.5	31.5	32.9	33.5	36	23.9	27	30	37.8	28.1	30.1
21. % Cost Burden >50	32.9	12.6	13	15.3	16.3	11	7.9	8.5	13.4	9.4	11.1

### Housing Problems Output for -All Households

Name of Jurisdiction: Walnut Creek(CDBG), California			Source of Data: CHAS Data Book			Data Current as of: 2000					
	Renters					Owners					
Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total Households
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)
1. Household Income <=50% MFI	840	451	91	774	2,156	2,182	219	18	331	2,750	4,906
2. Household Income <=30% MFI	461	242	34	358	1,095	885	74	18	197	1,174	2,269
3. % with any housing problems	66.6	92.6	100	78.5	77.3	73.6	100	100	82.7	77.2	77.2
4. % Cost Burden >30%	66.6	92.6	88.2	78.5	76.9	73.6	100	100	77.7	76.3	76.6
5. % Cost Burden >50%	52.1	82.6	58.8	78.5	67.7	56.9	86.5	77.8	67.5	60.9	64.2
6. Household Income >30% to <=50% MFI	379	209	57	416	1,061	1,297	145	0	134	1,576	2,637
7. % with any housing problems	77	88.5	82.5	95.7	86.9	60.7	82.8	N/A	82.1	64.5	73.5
8. % Cost Burden >30%	77	83.7	68.4	95.7	85.2	59.9	82.8	N/A	82.1	63.9	72.5
9. % Cost Burden >50%	58.8	37.3	26.3	60.1	53.3	24.3	69	N/A	68.7	32.2	40.7
10. Household Income >50 to <=80% MFI	300	316	72	603	1,291	1,599	257	34	265	2,155	3,446
11. % with any housing problems	71	68	100	63	68.2	30.6	66.1	58.8	66.4	39.7	50.3
12.% Cost Burden >30%	67.7	63.6	11.1	59.7	59.8	30.6	62.3	29.4	66.4	38.7	46.6
13. % Cost Burden >50%	26	8.9	5.6	3.3	10.1	12.3	47.5	29.4	27.2	18.6	15.4
14. Household Income >80% MFI	674	2,399	162	2,907	6,142	6,006	6,702	914	1,997	15,619	21,761
15. % with any housing problems	34.4	22.8	75.3	7.7	18.3	11.3	19.3	30.9	26.1	17.8	17.9
16.% Cost Burden >30%	32.3	12	21.6	6.2	11.8	11.3	18.3	25.1	25.6	17	15.5
17. % Cost Burden >50%	14.7	1	0	0.4	2.2	1.3	2.9	1.1	5.1	2.5	2.4
18. Total Households	1,814	3,166	325	4,284	9,589	9,787	7,178	966	2,593	20,524	30,113
19. % with any housing problems	57.6	37	84.6	29.9	39.3	26.6	23.1	33.1	37.4	27.1	31
20. % Cost Burden >30	56.2	28.1	34.5	28.5	33.8	26.5	22	26.6	36.6	26.2	28.7
21. % Cost Burden >50	35.3	10.5	12	13.1	16.4	11.2	6.7	3.5	15.4	9.8	11.9

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## **APPENDIX 5.**

# **LEAD HAZARD ESTIMATE TABLES**

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## APPENDIX 5. LEAD HAZARD ESTIMATE TABLES

### ESTIMATE OF UNITS WITH LEAD-BASED PAINT, CONTRA COSTA COUNTY

Year Built	Presumed Percentage with Lead-Based Paint (LBP)	Total Occupied Housing Units	Presumed Number with Lead-Based Paint
Owner occupied			
1980 to March 2000	0%	83,104	0
1960 to 1979	62%	89,185	55,295
1940 to 1959	80%	56,158	44,926
1939 or earlier	90%	9,966	8,969
Total owner-occupied units		238,413	
Total owner-occupied presumed LBP = "A"			109,191
Percentage owner-occupied households at or below 80% of the area median income = "B"			15.62%
Total at-risk owner-occupied households = "A * B"			17,055
Renter occupied			
1980 to March 2000	0%	33,699	0
1960 to 1979	62%	43,578	27,018
1940 to 1959	80%	22,584	18,067
1939 or earlier	90%	5,855	5,270
Total renter-occupied units		105,716	
Total renter-occupied presumed LBP = "C"			50,355
Percentage renter-occupied households at or below 80% AMI = "D"			16.32%
Total at-risk renter-occupied households = "C*D"			8,217
Total at-risk households			25,272

Source: 2000 U.S. Census, Summary File 3 and 2000 CHAS Housing Problems

## APPENDIX 5. LEAD HAZARD ESTIMATE TABLES

### ESTIMATE OF UNITS WITH LEAD-BASED PAINT, CITY OF ANTIOCH

Year Built	Presumed Percentage with Lead-Based Paint (LBP)	Total Occupied Housing Units	Presumed Number with Lead-Based Paint
Owner occupied			
1980 to March 2000	0%	11,975	0
1960 to 1979	62%	5,824	3,611
1940 to 1959	80%	2,565	2,052
1939 or earlier	90%	444	400
Total owner-occupied units		20,808	
Total owner-occupied presumed LBP = "A"			6,062
Percentage owner-occupied households at or below 80% of the area median income = "B"			16.54%
Total at-risk owner-occupied households = "A * B"			1,003
Renter occupied			
1980 to March 2000	0%	3,260	0
1960 to 1979	62%	3,249	2,014
1940 to 1959	80%	1,633	1,306
1939 or earlier	90%	416	374
Total renter-occupied units		8,558	
Total renter-occupied presumed LBP = "C"			3,695
Percentage renter-occupied households at or below 80% AMI = "D"			19.46%
Total at-risk renter-occupied households = "C*D"			719
Total at-risk households			1,722

Source: 2000 U.S. Census, Summary File 3 and 2000 CHAS Housing Problems

ESTIMATE OF UNITS WITH LEAD-BASED PAINT, CITY OF CONCORD

Year Built	Presumed Percentage with Lead-Based Paint (LBP)	Total Occupied Housing Units	Presumed Number with Lead-Based Paint
Owner occupied			
1980 to March 2000	0%	4,226	0
1960 to 1979	62%	14,871	9,220
1940 to 1959	80%	8,058	6,446
1939 or earlier	90%	363	327
Total owner-occupied units		27,518	
Total owner-occupied presumed LBP = "A"			15,993
Percentage owner-occupied households at or below 80% of the area median income = "B"			15.61%
Total at-risk owner-occupied households = "A * B"			2,497
Renter-occupied			
1980 to March 2000	0%	3,626	0
1960 to 1979	62%	9,259	5,741
1940 to 1959	80%	3,214	2,571
1939 or earlier	90%	332	299
Total renter-occupied units		16,431	
Total renter-occupied presumed LBP = "C"			8,611
Percentage renter-occupied households at or below 80% AMI = "D"			21.39%
Total at-risk renter-occupied households = "C*D"			1,842
Total at-risk households			4,338

Source: 2000 U.S. Census, Summary File 3 and 2000 CHAS Housing Problems

## APPENDIX 5. LEAD HAZARD ESTIMATE TABLES

### ESTIMATE OF UNITS WITH LEAD-BASED PAINT, CITY OF PITTSBURG

Year Built	Presumed Percentage with Lead-Based Paint (LBP)	Total Occupied Housing Units	Presumed Number with Lead-Based Paint
Owner occupied			
1980 to March 2000	0%	4,287	0
1960 to 1979	62%	4,686	2,905
1940 to 1959	80%	1,858	1,486
1939 or earlier	90%	350	315
Total owner-occupied units		11,181	
Total owner-occupied presumed LBP = "A"			4,707
Percentage owner-occupied households at or below 80% of the area median income = "B"			20.64%
Total at-risk owner-occupied households = "A * B"			971
Renter occupied			
1980 to March 2000	0%	3,041	0
1960 to 1979	62%	1,997	1,238
1940 to 1959	80%	1,287	1,030
1939 or earlier	90%	286	257
Total renter-occupied units		6,611	
Total renter-occupied presumed LBP = "C"			2,525
Percentage renter-occupied households at or below 80% AMI = "D"			23.64%
Total at-risk renter-occupied households = "C*D"			597
Total at-risk households			1,568

Source: 2000 U.S. Census, Summary File 3 and 2000 CHAS Housing Problems

ESTIMATE OF UNITS WITH LEAD-BASED PAINT, CITY OF RICHMOND

Year Built	Presumed Percentage with Lead-Based Paint (LBP)	Total Occupied Housing Units	Presumed Number with Lead-Based Paint
Owner occupied			
1980 to March 2000	0%	3,812	0
1960 to 1979	62%	4,274	2,650
1940 to 1959	80%	8,024	6,419
1939 or earlier	90%	2,418	2,176
Total owner-occupied units		18,528	
Total owner-occupied presumed LBP = "A"			11,245
Percentage owner-occupied households at or below 80% of the area median income = "B"			19.45%
Total at-risk owner-occupied households = "A * B"			2,187
Renter occupied			
1980 to March 2000	0%	4,125	0
1960 to 1979	62%	5,658	3,508
1940 to 1959	80%	5,084	4,067
1939 or earlier	90%	1,310	1,179
Total renter-occupied units		16,177	
Total renter-occupied presumed LBP (c)			8,754
Percentage renter-occupied households at or below 80% AMI (d)			30.12%
Total at-risk renter-occupied households (c*d)			2,636
Total at-risk households			4,823

Source: 2000 U.S. Census, Summary File 3 and 2000 CHAS Housing Problems



## APPENDIX 5. LEAD HAZARD ESTIMATE TABLES

### ESTIMATE OF UNITS WITH LEAD-BASED PAINT, CITY OF WALNUT CREEK

Year Built	Presumed Percentage with Lead-Based Paint (LBP)	Total Occupied Housing Units	Presumed Number with Lead-Based Paint
Owner occupied			
1980 to March 2000	0%	4,203	0
1960 to 1979	62%	13,111	8,129
1940 to 1959	80%	3,071	2,457
1939 or earlier	90%	269	242
Total owner-occupied units		20,654	
Total owner-occupied presumed LBP = "A"			10,828
Percentage owner-occupied households at or below 80% of the area median income = "B"			16.62%
Total at-risk owner-occupied households = "A * B"			1,800
Renter occupied			
1980 to March 2000	0%	2,218	0
1960 to 1979	62%	5,742	3,560
1940 to 1959	80%	1,491	1,193
1939 or earlier	90%	235	212
Total renter-occupied units		9,686	
Total renter-occupied presumed LBP (c)			4,964
Percentage renter-occupied households at or below 80% AMI (d)			11.53%
Total at-risk renter-occupied households (c*d)			572
Total at-risk households			2,372

Source: 2000 U.S. Census, Summary File 3 and 2000 CHAS Housing Problems

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**APPENDIX 6.**  
**PRIORITY NEED TABLES (1A, 1B,**  
**2A, 2B)**

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**Table 1A**  
**Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

		Current Inventory	Under Development	Unmet Need/ Gap
<b>Individuals</b>				
<b>Example</b>	<b>Emergency Shelter</b>	<b>100</b>	<b>40</b>	<b>26</b>
<b>Beds</b>	Emergency Shelter	251	24	281
	Transitional Housing	210	0	0
	Permanent Supportive Housing	518	0	1945
	Total	979	24	2226
<b>Persons in Families With Children</b>				
<b>Beds</b>	Emergency Shelter	279	0	55
	Transitional Housing	173	36	0
	Permanent Supportive Housing	30	0	325
	Total	482	36	380

**Continuum of Care: Homeless Population and Subpopulations Chart**

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	62	59	5	126
1. Number of Persons in Families with Children	203	197	10	410
2. Number of Single Individuals and Persons in Households without children	282	788	1862	2932
<b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>	<b>485</b>	<b>985</b>	<b>1872</b>	<b>3342</b>
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	89		851	940
b. Seriously Mentally Ill	94			
c. Chronic Substance Abuse	159			
d. Veterans	215			
e. Persons with HIV/AIDS	18			
f. Victims of Domestic Violence	48			
g. Unaccompanied Youth (Under 18)	37			

**Special Needs (Non Homeless) Populations (Table "1B")**

<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Multi Year Goals</b>	<b>Annual Goals</b>
<b>City of Antioch</b>					
Elderly	H	1,300	\$ 31,000	1,300	260
Frail Elderly	H	300	15,000	300	60
Severe Mental Illness	M				
Developmentally Disabled	M				
Physically Disabled	M	1,740	5,000	1,740	348
Persons w/ Alcohol/Other Drug Addictions	M	500	10,000	500	100
Persons w/HIV/AIDS	L	100	5,000	100	20
Victims of Domestic Violence	H	50	15,000	50	10
Other					
<b>Total</b>		<b>3,990</b>	<b>\$ 81,000</b>	<b>3,990</b>	<b>798</b>
<b>City of Concord</b>					
Elderly (Housing)	H	743	\$ 6,262,600	743	129
Elderly (Services)	H	1,500	150,000	1,500	300
Frail Elderly (Services)	H	4,000	50,000	4,000	800
Severe Mental Illness	M				
Developmentally Disabled	M				
Physically Disabled (Housing)	H	56	871,613	56	11
Physically Disabled (Services)	H	60	25,000	60	12
Persons w/ Alcohol/Other Drug Addictions (Services)	H	200	50,000	200	40
Persons w/HIV/AIDS	M				
Victims of Domestic Violence	H	50	50,000	50	10
Other	M				
<b>Total</b>		<b>6,609</b>	<b>\$ 7,459,213</b>	<b>6,609</b>	<b>1,302</b>
<b>City of Pittsburg</b>					
Elderly	H	1,250	\$ 100,000	1,250	250
Frail Elderly	M	10	2,000	10	2
Severe Mental Illness	L				
Developmentally Disabled	L				
Physically Disabled	H	130	13,000	130	26
Persons w/ Alcohol/Other Drug Addictions	M	985	147,750	985	197
Persons w/HIV/AIDS	H	200	50,000	200	40
Victims of Domestic Violence	H	100	25,000	100	20
Other					
<b>Total</b>		<b>2,675</b>	<b>\$ 337,750</b>	<b>2,675</b>	<b>535</b>
<b>City of Richmond</b>					
Elderly	M	1,500	\$ 1,500	1,500	300
Frail Elderly	M	1,500	1,500	1,500	300
Severe Mental Illness	M	750	750	750	150
Developmentally Disabled	M	500	500	500	100
Physically Disabled	M	1,500	1,500	1,500	300
Persons w/ Alcohol/Other Drug Addictions	M	1,500	1,500	1,500	300
Persons w/HIV/AIDS	M	52	52	52	10
Victims of Domestic Violence	M	52	52	52	10
Other					
<b>Total</b>		<b>7,354</b>	<b>\$ 7,354</b>	<b>7,354</b>	<b>1,470</b>



<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level</b>	<b>Unmet Need</b>	<b>Dollars to Address Unmet Need</b>	<b>Multi Year Goals</b>	<b>Annual Goals</b>
<b>City of Walnut Creek</b>					
Elderly	H	9,070	\$ 6,500	420	84
Frail Elderly	H	8,606	40,000	6,035	1,207
Severe Mental Illness	M	1,741			
Developmentally Disabled	H	1,673	12,000	20	4
Physically Disabled	H	1,535	35,000	50	10
Persons w/ Alcohol/Other Drug Addictions	H	2,692	40,000	200	40
Persons w/HIV/AIDS	H	154	25,000	100	20
Victims of Domestic Violence	H	250	40,000	250	50
Other					
<b>Total</b>		<b>25,721</b>	<b>\$ 198,500</b>	<b>7,075</b>	<b>1,415</b>
<b>Urban County</b>					
Elderly	H	4,500	\$ 375,000	4,500	900
Frail Elderly	H	1,575	130,000	1,575	315
Severe Mental Illness	H	670	70,000	670	134
Developmentally Disabled	H	262	21,000	262	52
Physically Disabled	H	750	77,000	750	150
Persons w/ Alcohol/Other Drug Addictions	H	700	130,000	700	140
Persons w/HIV/AIDS	H	350	100,000	350	70
Victims of Domestic Violence	H	205	155,000	205	41
Other					
<b>Total</b>		<b>9,012</b>	<b>\$ 1,058,000</b>	<b>9,012</b>	<b>1,802</b>

**Priority Housing Needs/Investment Plan Goals (Table "2A")***Housing Goals by Sub-population*

Priority Need	Priority Need Level	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Antioch</b>								
<b>Renters</b>								
0 - 30 of MFI	H	\$ 250,000	25	5	5	5	5	5
31 - 50% of MFI	H	600,000	150	80	70			
51 - 80% of MFI	H	100,000	5	1	1	1	1	1
<b>Owners</b>								
0 - 30 of MFI	M							
31 - 50 of MFI	H	250,000	30	6	6	6	6	6
51 - 80% of MFI	H	550,000	80	16	16	16	16	16
<b>Homeless*</b>								
Individuals	H	44,000	250	50	50	50	50	50
Families	H							
<b>Non-Homeless Special Needs</b>								
Elderly	H	450,000	75	75				
Frail Elderly	H	400,000	75		75			
Severe Mental Illness	M	50,000	3		3			
Physical Disability	M	150,000	10	5	5			
Developmental Disability	M							
Alcohol/Drug Abuse	M							
HIV/AIDS	L							
Victims of Domestic Violence	L							
Total Special Needs		\$ 1,050,000	163	80	83	-	-	-
<b>Total Section 215</b>								
215 Renter		\$ 950,000	180	86	76	6	6	6
215 Owner		\$ 800,000	110	22	22	22	22	22
<b>City of Concord</b>								
<b>Renters</b>								
0 - 30 of MFI	H	\$ 224,000	8			8		
31 - 50% of MFI	H	4,248,000	146			40	26	80
51 - 80% of MFI	H	2,043,000	526	96	96	96	122	116
<b>Owners</b>								
0 - 30 of MFI	H	2,700,200	174	37	35	34	34	34
31 - 50 of MFI	H	2,352,800	153	36	30	29	29	29
51 - 80% of MFI	H	1,737,000	110	22	22	22	22	22
<b>Homeless*</b>								
Individuals	M							
Families	M							
<b>Non-Homeless Special Needs</b>								
Elderly	H	6,262,600	743	131	128	128	128	228
Frail Elderly	M							
Severe Mental Illness	M							
Physical Disability	H	871,613	56	12	11	11	11	11
Developmental Disability	M							
Alcohol/Drug Abuse	M							
HIV/AIDS	M							
Victims of Domestic Violence	M							
Total Special Needs		\$ 7,134,213	799	143	139	139	139	239
<b>Total Section 215</b>								
215 Renter		\$ 6,515,000	680	96	96	144	148	196
215 Owner		\$ 6,515,000	680	96	96	144	148	196

**Priority Housing Needs/Investment Plan Goals (Table "2A")***Housing Goals by Sub-population*

Priority Need	Priority Need Level	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Pittsburgh</b>								
<b>Renters</b>								
0 - 30 of MFI	N/A							
31 - 50% of MFI	N/A							
51 - 80% of MFI	N/A							
<b>Owners</b>								
0 - 30 of MFI	H	\$ 500,000	25	5	5	5	5	5
31 - 50 of MFI	H	500,000	25	5	5	5	5	5
51 - 80% of MFI	H	500,000	25	5	5	5	5	5
<b>Homeless*</b>								
Individuals	H	75,000	150	30	30	30	30	30
Families	H	25,000	25	5	5	5	5	5
<b>Non-Homeless Special Needs</b>								
Elderly	H	5,000	1,250	250	250	250	250	250
Frail Elderly	M	2,000	10	2	2	2	2	2
Severe Mental Illness	L							
Physical Disability	H	62,500	125	25	25	25	25	25
Developmental Disability	H	2,400	80	16	16	16	16	16
Alcohol/Drug Abuse	L							
HIV/AIDS	H	2,000	200	40	40	40	40	40
Victims of Domestic Violence	H	1,200	40	8	8	8	8	8
Total Special Needs		\$ 75,100	1,705	341	341	341	341	341
Total Section 215		-	25	5	5	5	5	5
215 Renter								
215 Owner			25	5	5	5	5	5
<b>City of Richmond</b>								
<b>Renters</b>								
0 - 30 of MFI	H	\$ 1,750	1,500	300	300	300	300	300
31 - 50% of MFI	M	1,000	1,000	200	200	200	200	200
51 - 80% of MFI	M	500,000	800	160	160	160	160	160
<b>Owners</b>								
0 - 30 of MFI	H	800,000	1,500	300	300	300	300	300
31 - 50 of MFI	M	500,000	1,000	200	200	200	200	200
51 - 80% of MFI	M	250,000	800	160	160	160	160	160
<b>Homeless*</b>								
Individuals	M	50,000	500	100	100	100	100	100
Families	M	50,000	50	10	10	10	10	10
<b>Non-Homeless Special Needs</b>								
Elderly	M	50,000	1,500	300	300	300	300	300
Frail Elderly	M	10,000	1,500	300	300	300	300	300
Severe Mental Illness	M	5,000	750	150	150	150	150	150
Physical Disability	M	10,000	1,500	300	300	300	300	300
Developmental Disability	M	2,000	500	100	100	100	100	100
Alcohol/Drug Abuse	M	5,000	1,500	300	300	300	300	300
HIV/AIDS	M	1,000	52	12	10	10	10	10
Victims of Domestic Violence	M	1,000	52	12	10	10	10	10
Total Special Needs		\$ 84,000	7,354	1,474	1,470	1,470	1,470	1,470
Total Section 215			40	8	8	8	8	8
215 Renter			20	4	4	4	4	4
215 Owner			20	4	4	4	4	4

**Priority Housing Needs/Investment Plan Goals (Table "2A")***Housing Goals by Sub-population*

Priority Need	Priority Need Level	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Walnut Creek</b>								
<b>Renters</b>								
0 - 30 of MFI	H	\$ 700,000	20	4	4	4	4	4
31 - 50% of MFI	M	700,000	18	4	3	4	3	4
51 - 80% of MFI	M	TBD	60	12	12	12	12	12
<b>Owners</b>								
0 - 30 of MFI	M							
31 - 50 of MFI	H	829,300	10	2	2	2	2	2
51 - 80% of MFI	H	TBD	15	3	3	3	3	3
<b>Homeless*</b>								
Individuals	M							
Families	M							
<b>Non-Homeless Special Needs</b>								
Elderly	M	325,000	7	1	1	2	1	2
Frail Elderly	M	325,000	7	1	1	2	1	2
Severe Mental Illness	M							
Physical Disability	M							
Developmental Disability	H	350,000	10	2	2	2	2	2
Alcohol/Drug Abuse	M							
HIV/AIDS	M							
Victims of Domestic Violence	M							
Total Special Needs		\$ 1,000,000	24	4	4	6	4	6
<b>Total Section 215</b>								
215 Renter								
215 Owner								

*Note: Funds "TBD" are anticipated impact fees.*

<b>Urban County</b>								
<b>Renters</b>								
0 - 30 of MFI	H	\$ 1,450,000	90	18	18	18	18	18
31 - 50% of MFI	H	5,690,000	355	71	71	71	71	71
51 - 80% of MFI	M	208,400,000	380	76	76	76	76	76
<b>Owners</b>								
0 - 30 of MFI	L	960,000	35	7	7	7	7	7
31 - 50 of MFI	H	5,630,000	120	24	24	24	24	24
51 - 80% of MFI	H	15,714,000	135	27	27	27	27	27
<b>Homeless*</b>								
Individuals	M		100	20	20	20	20	20
Families	M		150	30	30	30	30	30
<b>Non-Homeless Special Needs</b>								
Elderly	H	43,000,000	210	42	42	42	42	42
Frail Elderly	M	21,000,000	100	20	20	20	20	20
Severe Mental Illness	M	3,750,000	25	5	5	5	5	5
Physical Disability	M		20	4	4	4	4	4
Developmental Disability	M		5	1	1	1	1	1
Alcohol/Drug Abuse	L							
HIV/AIDS	M	1,550,000	25	5	5	5	5	5
Victims of Domestic Violence	L							
Total Special Needs		\$ 69,300,000	385	77	77	77	77	77
<b>Total Section 215</b>								
215 Renter								
215 Owner								

**Priority Housing Activities (Table "2A")**  
*Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Antioch</b>							
<b>CDBG</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance							
<b>HOME</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance							
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments							
Facility based housing development							
Facility based housing operations							
Supportive services							
<b>RDA Set-Aside</b>							
Rehabilitation of existing owner units	\$ 800,000	110	22	22	22	22	22
Rehabilitation of existing rental units	950,000	315	150	150	5	5	5



**Priority Housing Activities (Table "2A")**  
*Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Concord</b>							
<b>CDBG</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units	\$1,000,000	64	14	14	12	12	12
Homeownership assistance							
<b>HOME</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance							
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments							
Facility based housing development							
Facility based housing operations							
Supportive services							
<b>RDA Set-Aside</b>							
Acquisition of existing rental units							
Production of new rental units	\$3,000,000	100					100
Rehabilitation of existing rental units	2,800,000	100			48	52	
Rental assistance	715,000	480	96	96	96	96	96
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units	5,040,000	348	76	68	68	68	68
Homeownership assistance	750,000	25	5	5	5	5	5
<b>Inclusionary Funds</b>							
Production of New owner units (up to 120%)	635,760	4		2	2		

**Priority Housing Activities (Table "2A")***Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Pittsburgh</b>							
<b>CDBG</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance	\$500,000	25	5	5	5	5	5
<b>HOME</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance							
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments							
Facility based housing development							
Facility based housing operations							
Supportive services							
<b>Other</b>							

**Priority Housing Activities (Table "2A")**  
*Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Richmond</b>							
<b>CDBG</b>							
Acquisition of existing rental units	\$100,000	50	10	10	10	10	10
Production of new rental units	100,000	50	10	10	10	10	10
Rehabilitation of existing rental units	100,000	50	10	10	10	10	10
Rental assistance	25,000	10	2	2	2	2	2
Acquisition of existing owner units	25,000	10	2	2	2	2	2
Production of new owner units	100,000	50	10	10	10	10	10
Rehabilitation of existing owner units	100,000	50	10	10	10	10	10
Homeownership assistance	25,000	10	2	2	2	2	2
<b>HOME</b>							
Acquisition of existing rental units	100,000	50	10	10	10	10	10
Production of new rental units	100,000	50	10	10	10	10	10
Rehabilitation of existing rental units	100,000	50	10	10	10	10	10
Rental assistance	25,000	10	2	2	2	2	2
Acquisition of existing owner units	25,000	10	2	2	2	2	2
Production of new owner units	100,000	5	1	1	1	1	1
Rehabilitation of existing owner units	100,000	10	2	2	2	2	2
Homeownership assistance	25,000	10	2	2	2	2	2
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments							
Facility based housing development							
Facility based housing operations							
Supportive services							
<b>Other</b>							

**Priority Housing Activities (Table "2A")***Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>City of Walnut Creek</b>							
<b>CDBG</b>							
Acquisition of existing rental units							
Production of new rental units (acq)	\$1,750,000	68	13.6	13.6	13.6	13.6	13.6
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance	750,000	15	3	3	3	3	3
<b>HOME</b>							
Acquisition of existing rental units							
Production of new rental units							
Rehabilitation of existing rental units							
Rental assistance							
Acquisition of existing owner units							
Production of new owner units							
Rehabilitation of existing owner units							
Homeownership assistance							
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments							
Facility based housing development							
Facility based housing operations							
Supportive services							
<b>Other</b>							

**Priority Housing Activities (Table "2A")**  
*Housing Goals by Funding Source and Activity Type*

Priority Need	Dollars to Address	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>Urban County</b>							
<b>CDBG</b>							
Acquisition of existing rental units	\$1,550,000	200	40	40	40	40	40
Production of new rental units							
Rehabilitation of existing rental units	2,000,000	250	50	50	50	50	50
Rental assistance							
Acquisition of existing owner units	750,000	100	20	20	20	20	20
Production of new owner units							
Rehabilitation of existing owner units	3,000,000	125	25	25	25	25	25
Homeownership assistance	200,000	25	5	5	5	5	5
<b>HOME</b>							
Acquisition of existing rental units	3,840,000	200	40	40	40	40	40
Production of new rental units	7,130,000	375	75	75	75	75	75
Rehabilitation of existing rental units	1,125,000	250	50	50	50	50	50
Rental assistance							
Acquisition of existing owner units							
Production of new owner units	200,000	25	5	5	5	5	5
Rehabilitation of existing owner units							
Homeownership assistance	200,000	25	5	5	5	5	5
<b>HOPWA</b>							
Rental assistance							
Short term rent/mortgage utility payments	100,000						
Facility based housing development	1,550,000	25	5	5	5	5	5
Facility based housing operations							
Supportive services	450,000	625	125	125	125	125	125
<b>Other</b>							
Mortgage Credit Certificates	8,750,000	150	30	30	30	30	30
Tax Exempt Bonds	265,000,000	475	95	95	95	95	95
MHSA	3,750,000	25	5	5	5	5	5
Redevelopment Agency funds	20,900,000	215	43	43	43	43	43

\*These numbers/goals are not additive. We frequently use multiple sources of funds for a single project. A single project may fit under multiple categories. For example, a single project may receive for CDBG acquisition of the land, and HOME and HOPWA for the new construction.



## Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>City of Antioch</b>					
Acquisition of Real Property	L				
Disposition	L				
Clearance and Demolition	L				
Clearance of Contaminated Sites	L				
Code Enforcement	H	5	\$ 240,000	5	1
Public Facility (General)	M				
<i>Senior Centers</i>	L				
<i>Handicapped Centers</i>	L				
<i>Homeless Facilities</i>	M				
<i>Youth Centers</i>	L				
<i>Neighborhood Facilities</i>	L				
<i>Child Care Centers</i>	L				
<i>Health Facilities</i>	L				
<i>Mental Health Facilities</i>	L				
<i>Parks and/or Recreation Facilities</i>	L				
<i>Parking Facilities</i>	L				
<i>Tree Planting</i>	L				
<i>Fire Stations/Equipment</i>	L				
<i>Abused/Neglected Children Facilities</i>	L				
<i>Asbestos Removal</i>	L				
<i>Non-Residential Historic Preservation</i>	L				
<i>Other Public Facility Needs</i>	L				
Infrastructure (General)	M				
<i>Water/Sewer Improvements</i>	L				
<i>Street Improvements</i>	M				
<i>Sidewalks</i>	M				
<i>Solid Waste Disposal Improvements</i>	L				
<i>Flood Drainage Improvements</i>	L				
<i>Other Infrastructure</i>	M				
Public Services (General)	H	10,000	600,000	10,000	2,000
<i>Senior Services</i>	H	5,000	205,000	5,000	1,000
<i>Handicapped Services</i>	M				
<i>Legal Services</i>	H	600	15,000	600	120
<i>Youth Services</i>	H	705	75,000	705	141
<i>Child Care Services</i>	M				
<i>Transportation Services</i>	L				
<i>Substance Abuse Services</i>	M				
<i>Employment/Training Services</i>	M				
<i>Health Services</i>	M				
<i>Lead Hazard Screening</i>	L				
<i>Crime Awareness</i>	L				
<i>Fair Housing Activities</i>	H	90	50,000	90	18
<i>Tenant Landlord Counseling</i>	H	900	100,000	900	180
<i>Other Services</i>	M				
Economic Development (General)	M				
<i>C/I Land Acquisition/Disposition</i>	L				
<i>C/I Infrastructure Development</i>	M				
<i>C/I Building Acq/Const/Rehab</i>	M				
<i>Other C/I</i>	L				
<i>ED Assistance to For-Profit</i>	L				
<i>ED Technical Assistance</i>	M				
<i>Micro-enterprise Assistance</i>	M				
Other					

## Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>City of Concord</b>					
Acquisition of Real Property	L				
Disposition	L				
Clearance and Demolition	L				
Clearance of Contaminated Sites	L				
Code Enforcement	H	5,000	\$520,000	5,000	1000
Public Facility (General)	L				
<i>Senior Centers</i>	L				
<i>Handicapped Centers</i>	L				
<i>Homeless Facilities</i>	L				
<i>Youth Centers</i>	L				
<i>Neighborhood Facilities</i>	L				
<i>Child Care Centers</i>	M				
<i>Health Facilities</i>	L				
<i>Mental Health Facilities</i>	L				
<i>Parks and/or Recreation Facilities</i>	M				
<i>Parking Facilities</i>	L				
<i>Tree Planting</i>	L				
<i>Fire Stations/Equipment</i>	L				
<i>Abused/Neglected Children Facilities</i>	L				
<i>Asbestos Removal</i>	L				
<i>Non-Residential Historic Preservation</i>	L				
<i>Other Public Facility Needs</i>	L				
Infrastructure (General)	M				
<i>Water/Sewer Improvements</i>	L				
<i>Street Improvements</i>	M				
<i>Sidewalks</i>	H	50,000	1,232,000	50,000	10000
<i>Solid Waste Disposal Improvements</i>	L				
<i>Flood Drainage Improvements</i>	M				
<i>Other Infrastructure</i>	M				
Public Services (General)	H	3,000	315,000	3,000	600
<i>Senior Services</i>	H	600	200,000	600	120
<i>Handicapped Services</i>	H	60	50,000	60	12
<i>Legal Services</i>	M				
<i>Youth Services</i>	M				
<i>Child Care Services</i>	H	2,500	150,000	2,500	500
<i>Transportation Services</i>	L				
<i>Substance Abuse Services</i>	M	250	50,000	250	50
<i>Employment/Training Services</i>	L				
<i>Health Services</i>	L				
<i>Lead Hazard Screening</i>	L				
<i>Crime Awareness</i>	L				
<i>Fair Housing Activities</i>	H	120	375,000	120	24
<i>Tenant Landlord Counseling</i>	H	900	300,000	900	180
<i>Other Services</i>	H	2,050	250,000	2,050	410
Economic Development (General)	L				
<i>C/I Land Acquisition/Disposition</i>	L				
<i>C/I Infrastructure Development</i>	L				
<i>C/I Building Acq/Const/Rehab</i>	L				
<i>Other C/I</i>	L				
<i>ED Assistance to For-Profit</i>	L				
<i>ED Technical Assistance</i>	M				
<i>Micro-enterprise Assistance</i>	M				
Other					

## Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>City of Pittsburgh</b>					
Acquisition of Real Property	L				
Disposition	L				
Clearance and Demolition	L				
Clearance of Contaminated Sites	L				
Code Enforcement	H	20,000	\$692,740	20,000	4,000
Public Facility (General)					
<i>Senior Centers</i>	M				
<i>Handicapped Centers</i>	M				
<i>Homeless Facilities</i>	M				
<i>Youth Centers</i>	M				
<i>Neighborhood Facilities</i>	M				
<i>Child Care Centers</i>	M				
<i>Health Facilities</i>	M				
<i>Mental Health Facilities</i>	M				
<i>Parks and/or Recreation Facilities</i>	L				
<i>Parking Facilities</i>	M				
<i>Tree Planting</i>	L				
<i>Fire Stations/Equipment</i>	L				
<i>Abused/Neglected Children Facilities</i>	M				
<i>Asbestos Removal</i>	M				
<i>Non-Residential Historic Preservation</i>	M				
<i>Other Public Facility Needs</i>					
Infrastructure (General)					
<i>Water/Sewer Improvements</i>	H				
<i>Street Improvements</i>	H				
<i>Sidewalks</i>	H	5	625,000	5	1
<i>Solid Waste Disposal Improvements</i>	M				
<i>Flood Drainage Improvements</i>	M				
<i>Other Infrastructure -- Accesibility</i>	M				
Public Services (General)					
<i>Senior Services</i>	H	1,350	50,000	1,350	270
<i>Handicapped Services</i>	M				
<i>Legal Services</i>	H	625	10,000	625	125
<i>Youth Services</i>	H	6,760	30,000	6,760	1,352
<i>Child Care Services</i>	M				
<i>Transportation Services</i>	M				
<i>Substance Abuse Services</i>	H	500	5,000	500	100
<i>Employment/Training Services</i>	M				
<i>Health Services</i>	M				
<i>Lead Hazard Screening</i>	M				
<i>Crime Awareness</i>	M				
<i>Fair Housing Activities</i>	M				
<i>Tenant Landlord Counseling</i>	M				
<i>Other Services</i>	M				
Economic Development (General)					
<i>C/I Land Acquisition/Disposition</i>					
<i>C/I Infrastructure Development</i>					
<i>C/I Building Acq/Const/Rehab</i>					
<i>Other C/I</i>					
<i>ED Assistance to For-Profit</i>	M				
<i>ED Technical Assistance</i>	M				
<i>Micro-enterprise Assistance</i>	H	50	300,000	50	10
Job Training & Placement Program	M	25	150,000	25	5

## Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>City of Richmond</b>					
Acquisition of Real Property	M	500,000	\$ 100,000	500,000	100,000
Disposition	M	50,000	10,000	50,000	10,000
Clearance and Demolition	M	50,000	10,000	50,000	10,000
Clearance of Contaminated Sites	M	50,000	10,000	50,000	10,000
Code Enforcement	M	50,000	10,000	50,000	10,000
Public Facility (General)	M				
<i>Senior Centers</i>	M				
<i>Handicapped Centers</i>	M				
<i>Homeless Facilities</i>	M				
<i>Youth Centers</i>	M				
<i>Neighborhood Facilities</i>	M	50,000	10,000	50,000	10,000
<i>Child Care Centers</i>	M				
<i>Health Facilities</i>	M				
<i>Mental Health Facilities</i>	M				
<i>Parks and/or Recreation Facilities</i>	M	50,000	10,000	50,000	10,000
<i>Parking Facilities</i>	M				
<i>Tree Planting</i>	M				
<i>Fire Stations/Equipment</i>	M				
<i>Abused/Neglected Children Facilities</i>	M	50,000	10,000	50,000	10,000
<i>Asbestos Removal</i>	M				
<i>Non-Residential Historic Preservation</i>	M				
<i>Other Public Facility Needs</i>	M	50,000	10,000	50,000	10,000
Infrastructure (General)	M				
<i>Water/Sewer Improvements</i>	M				
<i>Street Improvements</i>	M	50,000	10,000	50,000	10,000
<i>Sidewalks</i>	M				
<i>Solid Waste Disposal Improvements</i>	M				
<i>Flood Drainage Improvements</i>	M				
<i>Other Infrastructure</i>	M				
Public Services (General)	M				
<i>Senior Services</i>	M	50,000	10,000	50,000	10,000
<i>Handicapped Services</i>	M	50,000	10,000	50,000	10,000
<i>Legal Services</i>	M	50,000	10,000	50,000	10,000
<i>Youth Services</i>	M	50,000	10,000	50,000	10,000
<i>Child Care Services</i>	M	50,000	10,000	50,000	10,000
<i>Transportation Services</i>	M				
<i>Substance Abuse Services</i>	M	50,000	10,000	50,000	10,000
<i>Employment/Training Services</i>	H	50,000	10,000	50,000	10,000
<i>Health Services</i>	M	50,000	10,000	50,000	10,000
<i>Lead Hazard Screening</i>	M				
<i>Crime Awareness</i>	H	50,000	10,000	50,000	10,000
<i>Fair Housing Activities</i>	H	50,000	10,000	50,000	10,000
<i>Tenant Landlord Counseling</i>	M	50,000	10,000	50,000	10,000
<i>Other Services</i>	M	50,000	10,000	50,000	10,000
Economic Development (General)	M				
<i>C/I Land Acquisition/Disposition</i>	M				
<i>C/I Infrastructure Development</i>	M				
<i>C/I Building Acq/Const/Rehab</i>	M				
<i>Other C/I</i>	M				
<i>ED Assistance to For-Profit</i>	M				
<i>ED Technical Assistance</i>	M				
<i>Micro-enterprise Assistance</i>	M				
Other					

## Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>City of Walnut Creek</b>					
Acquisition of Real Property	L				
Disposition	L				
Clearance and Demolition	M				
Clearance of Contaminated Sites	M				
Code Enforcement	L				
Public Facility (General)	H	10	\$ 90,000	3	1
<i>Senior Centers</i>	M				
<i>Handicapped Centers</i>	M				
<i>Homeless Facilities</i>	M				
<i>Youth Centers</i>	M				
<i>Neighborhood Facilities</i>	M				
<i>Child Care Centers</i>	M				
<i>Health Facilities</i>	M				
<i>Mental Health Facilities</i>	M				
<i>Parks and/or Recreation Facilities</i>	M				
<i>Parking Facilities</i>	L				
<i>Tree Planting</i>	M				
<i>Fire Stations/Equipment</i>	L				
<i>Abused/Neglected Children Facilities</i>	M				
<i>Asbestos Removal</i>	M				
<i>Non-Residential Historic Preservation</i>	M				
<i>Other Public Facility Needs</i>					
Infrastructure (General)	H	10	450,000	1	0
<i>Water/Sewer Improvements</i>	M				
<i>Street Improvements</i>	H				
<i>Sidewalks</i>	H				
<i>Solid Waste Disposal Improvements</i>	M				
<i>Flood Drainage Improvements</i>	M				
<i>Other Infrastructure</i>					
Public Services (General)			631,500		
<i>Senior Services</i>	H	17,676		6,455	1,291
<i>Handicapped Services</i>	M				
<i>Legal Services</i>	H	500		495	99
<i>Youth Services</i>	H	125		125	25
<i>Child Care Services</i>	M				
<i>Transportation Services</i>	M				
<i>Substance Abuse Services</i>	H	2,692		225	45
<i>Employment/Training Services</i>	H				
<i>Health Services</i>	M				
<i>Lead Hazard Screening</i>	M				
<i>Crime Awareness</i>	M				
<i>Fair Housing Activities</i>	H	150		125	25
<i>Tenant Landlord Counseling</i>	H	350		300	60
<i>Other Services</i>					
Economic Development (General)					
<i>C/I Land Acquisition/Disposition</i>					
<i>C/I Infrastructure Development</i>					
<i>C/I Building Acq/Const/Rehab</i>					
<i>Other C/I</i>					
<i>ED Assistance to For-Profit</i>	M				
<i>ED Technical Assistance</i>	M				
<i>Micro-enterprise Assistance</i>	H	100	150,000	75	15
Other					

## Priority Community Development Needs (Table "2B")

Priority Need	Priority Need Level	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
<b>Urban County</b>					
Acquisition of Real Property	L				
Disposition	L				
Clearance and Demolition	L				
Clearance of Contaminated Sites	L				
Code Enforcement	L				
Public Facility (General)	H	10	\$ 417,500	10	2
<i>Senior Centers</i>	M	2	83,500	2	1
<i>Handicapped Centers</i>	H	1	41,750	1	1
<i>Homeless Facilities</i>	H	1	41,750	1	1
<i>Youth Centers</i>	M				
<i>Neighborhood Facilities</i>	H	4	167,000	4	1
<i>Child Care Centers</i>	M				
<i>Health Facilities</i>	M				
<i>Mental Health Facilities</i>	M				
<i>Parks and/or Recreation Facilities</i>	H	2	83,500		1
<i>Parking Facilities</i>	L				
<i>Tree Planting</i>	L				
<i>Fire Stations/Equipment</i>	L				
<i>Abused/Neglected Children Facilities</i>	M				
<i>Asbestos Removal</i>	L				
<i>Non-Residential Historic Preservation</i>	L				
<i>Other Public Facility Needs</i>	L				
Infrastructure (General)	H	5	250,000	5	1
<i>Water/Sewer Improvements</i>	L				
<i>Street Improvements</i>	H	2	100,000	2	1
<i>Sidewalks</i>	H	3	150,000	3	1
<i>Solid Waste Disposal Improvements</i>	L				
<i>Flood Drainage Improvements</i>	L				
<i>Other Infrastructure</i>	M				
Public Services (General)	H	25,000	2,567,000	25,000	5,000
<i>Senior Services</i>	H	4,500	462,000	4,500	900
<i>Handicapped Services</i>	H	750	77,000	750	150
<i>Legal Services</i>	M				
<i>Youth Services</i>	H	12,200	1,250,000	12,200	2,440
<i>Child Care Services</i>	L				
<i>Transportation Services</i>	L				
<i>Substance Abuse Services</i>	H	700	77,000	700	140
<i>Employment/Training Services</i>	H	300	1,200,000	300	60
<i>Health Services</i>	M				
<i>Lead Hazard Screening</i>	L				
<i>Crime Awareness</i>	L				
<i>Fair Housing Activities</i>	H	1,000	513,400	1,000	200
<i>Tenant Landlord Counseling</i>	H	2,500	256,700	2,500	500
<i>Other Services</i>	H	670	70,000	670	134
Economic Development (General)	H	1,145	2,395,000	1,145	229
<i>C/I Land Acquisition/Disposition</i>	L				
<i>C/I Infrastructure Development</i>	L		1,195,000		
<i>C/I Building Acq/Const/Rehab</i>	L				
<i>Other C/I</i>	L				
<i>ED Assistance to For-Profit</i>	H	20	195,000	20	4
<i>ED Technical Assistance</i>	H	700	600,000	700	140
<i>Micro-enterprise Assistance</i>	H	425	400,000	425	85
Other					





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**APPENDIX 7.**  
**CITIZEN PARTICIPATION AND**  
**PUBLIC COMMENT**

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# APPENDIX 7

## CITIZEN PARTICIPATION AND PUBLIC COMMENT

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### CITIZEN PARTICIPATION

Five public workshops were conducted in preparation of the Consolidated Plan. They were conducted at the following dates and places.

- City of Pinole, Public Library, 08/26/09 (evening)
- City of Oakley, Community Annex 09/08/09 (evening)
- City of Walnut Creek, St. Paul's Church,, 09/15/10 (day)
- City of Concord, Meadow Homes School, 09/29/09 (evening)
- City of Concord, Senior Center, 10/08/09 (day)

All public workshops were publically noticed in a newspaper of general circulation (Contra Costa Times) and open to the public (proof of notice publication included in this appendix). The one exception being the meeting of 10/08/09. It was by invitation to area service providers and it was open to the public. In addition to the public notice for the workshops, an invitation was sent via e-mail to the Contra Costa County Consortium's CDBG Interested Parties list, which is a list of over 800 persons representing various public and private agencies that provide various services (i.e. housing services, fair housing, homeless services, senior services, youth services, job training, business assistance, etc.) within Contra Costa County. The CDBG Interested Parties list is included in this appendix.

Workshop notes, sign-in sheets and workshop polling results are in this appendix.

An online survey was also conducted to determine priority needs. Survey results are in this appendix. The online survey link was included in the published notice for the workshops, in the invitation sent to the CDBG Interested Parties list, and on the County's website ([www.ccreach.org](http://www.ccreach.org)).

Each Consortium jurisdiction had its own public hearing for the Consolidated Plan. The Consolidated Plan public hearings were publically noticed by each Consortium jurisdiction in the Contra Costa Times (the proofs of publication for each jurisdiction are included in this appendix). The County's notice was also posted on the main page of the County's website ([www.ccreach.org](http://www.ccreach.org)). Hard copies of the Draft Consolidated Plan were available for review in each Consortium jurisdiction office. The web link to the County's website with the Draft Consolidated Plan was e-mailed on March 26, 2010 to the CDBG Interested Parties list and to any individual that attended and signed in at a public workshop.

### PUBLIC COMMENT RECEIVED

The Consortium received one public comment from Urban Financial Services Group, LLC (UFSG) during the public comment period. The following is the comment from the letter and Consortium response.

*Comment:* UFSG strongly encourages re-evaluation of the low priority placed on “Job Creation” in the current “Draft”. This topic is a major concern to the present Administration and it would appear appropriate that those federal funds accessed by local communities through the CDBG Program reflect the priorities that are of major national concern as enunciated by both the President and Congress.

*Response:* Job development creation and small business lending is considered a moderate priority in general. See Appendix 6/Table 2B for each Consortium jurisdiction’s priority level for economic development.

## Caffeine

From page 1

the point of causing the runner to pass out.

"The problem I have with those (drinks) is that people don't realize how much caffeine they're getting," he says. "The combination of sugar and caffeine can act as a diuretic, causing urination when the person is already dehydrated. Young kids are coming in with heart arrhythmias. They think (those energy drinks) are like Diet Coke, and they're not."

Vanessa Barahona tried taking an energy drink before a run once, but she didn't like the effect at all. "It felt like acid was running through my body," says Barahona, 21, of Lafayette. "I felt dehydrated. It was like the opposite of Gatorade." She sticks to mixing Red Bull with vodka at parties. She likes the taste, she says, and the added benefit of being able to stay up late.

Caffeine is a stimulant, but the stimulation isn't just about speed. It's also about mental performance. "So it's not that you're working faster or have an edge, you actually perform better because of the caffeine," Khan says. He also cites a 2001 study that showed a 30 percent lower risk of Parkinson's disease in folks who drank three cups of coffee a day. It was the caffeine, he says, that was responsible for the reduction. "It is thought that caffeine may prevent the loss of dopamine, the critical brain chemical that is depleted by the disease," he explains.

Parkinson's isn't the only serious disease that may be prevented by taking caffeine. Peter Martin, a Vanderbilt University professor of psychiatry and pharmacology, says that one to three cups of coffee in particular has been proven to reduce the risk of Type 2 diabetes by several percentage points.

"Here, it's not the caffeine but a plethora of compounds within coffee, including chlorogenic acids, that can reduce the risk not only of Type 2 diabetes but also Alzheimer's disease and colon cancer," says Martin, who runs the university's Institute for Coffee Studies. "What we still need to understand is the mechanism by which it does this."

Martin also cites a Brazilian



Vanessa Barahona, 21, and Jasmine Barahona, 22, chat over cups of coffee at Starbucks in Lafayette. Coffee is one of the most popular forms of caffeine.

## COFFEE 101

Of all the forms of caffeine, coffee is perhaps the most intriguing to researchers because of its multiple compounds and effect on the brain and central nervous system. It is also the most generally beloved. According to the National Coffee Association, 112 million Americans—more than half the adult population—enjoy a cup of joe every day. Below is a list of benefits associated with drinking coffee, courtesy of the Institute for Coffee Studies.

■ Improves athletic and mental performance and concentration.

■ Being researched as a way to help recovering alcoholics stay sober.

■ Associated with lower incidence of teen depression in Brazil.

■ May reduce the risk of Parkinson's disease and colon cancer.

## CAFFEINE CONTENT

Coffee, 8 ounces:	80-130 mg
Black tea, 8 ounces:	50 mg
Cola, 12 ounces:	35 mg
Energy drink, 8 ounces:	80 mg
Dark chocolate, 1.5 ounces:	18-30 mg
1 dose pain medication (such as Excedrin):	130 mg

Source: Based on 2008 numbers from the Center for Science in the Public Interest and the Mayo Clinic.

study that found the incidence of teen depression was lower in kids who grew up drinking coffee. "My hypothesis is 10 kids began drinking coffee before they began drinking alcohol and smoking pot and cigarettes. It may help in the prevention of severe addictions," he says.

Claudia Long, a Lafayette attorney who grew up in Mexico, has no experience with depression, but she does

say that caffeine makes her "feel better all around." Long, 54, has been drinking coffee since age 8. She calls herself the queen of caffeine.

"All my life I struggled with asthma, and just about the only thing that stopped an attack was a cup of that strong, dark stuff," she says. When she became pregnant, Long was forced to eliminate caffeine from her diet, and the attacks returned, she

## Festival Opera's 'Faust' a first-rate production

By Sue Gilmore

suegilmore@bayareanews.com

Gounod's "Faust" is an embarrassment of riches, full of vocal and orchestral delights at every turn, with that famous "Jewel Song" for history, hyperactive soprano being but one glittering example of many.

Director Michael Morgan's just-a-hair-short-of-triumphant production of it for Festival Opera in Walnut Creek milks these moments for all their magic. And Saturday night's opening performance at the Lusher Center went a step further by saving the best for last.

Soprano Kristin Clayton, radiant all evening in the role of the doomed-by-love Marguerite, evoked chills with her final aria, a heart-wrenching appeal to the angels for mercy. Repeated three times at over-ascending pitch and volume, it seemed to pull Marguerite right up to heaven, which rendered her rather cumbersome climb up a backstage ladder as the curtain fell rather superfluous.

Clayton had help plenty in making this "Faust" memorable. The always-reliable Kirk Eichelberger brought his honey-toned lyric bass and his lily physically to bear on an interpretation of Mephistopheles that was equal parts urbane depravity and glowing contempt.

Bare-chested beneath his tuxedo vest and running fingers through his hair after every minor overture, Eichelberger's copper dard was more Hugh Hefner-wicked than Beelzebub-sexy. Singing his first-ever role as Faust, Brian Thorsett had a clear, firm tenor that seemed to grip the notes. His opening aria was impressively infused with desperation, anguish and impetuous rage, but he didn't quite muster the requisite fervor later on for his "Satanstoe chaste et pure" declaration of love for Marguerite.

In the lesser role of the heroine's soldier brother, Valentin, Eugene Brancoveanu was nothing short of superb; his stentorian baritone commanded respect, attention every time he opened his

## OPERA REVIEW

■ WHAT: Festival Opera production of Gounod's "Faust."

■ WHEN: 8 a.m. Tuesday and 2 p.m. Sunday.

■ WHERE: Hoffmann Theatre Lusher Center for the Arts, Civic and Locust, Walnut Creek.

■ COST: \$39 to \$100.

■ CONTACT: 925-943-7469 or [www.festivalopera.org](http://www.festivalopera.org).

mouth, and his death-scene denunciation of Marguerite was stunningly effective.

Soprano Erin Neff conveyed winsome appeal in the trouser role of Siebel, tenderly and hopelessly in love with Marguerite. Mezzo-soprano Patricia Houston and baritone Zachary Gordin both sang handsomely as Marthe and Wagner.

The Festival Opera Chorus, occasionally separating into male and female ensembles, was focused and forceful; the 20 guys who delivered the "Soldier's Song" managed to sound like twice their number as they marched.

Morgan, conducting the orchestra as well as directing, elicited playing that was robust when called for and delicately light and seductive when appropriate; his woodwind section was in particularly fine form.

Further contributions were made by set and lighting designer Matthew Antsky, who used some ingenious, slowly evolving video projections to fill in the blanks created by the bare-bones but functional set. (My favorite visual shift: The riotously colorful flowers in Marguerite's garden turn black the moment her seduction is accomplished.)

A team of six extremely limber dancers, responding to Mark Fehring's inventive choreography, lent a lilting grace to the waltz scene; three of them, clad in flesh-toned body suits, later did double duty as slithering, creepy-crawling demons from hell.

## Help Plan for the Future of Your Community!

The cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek and the County of Contra Costa (on behalf of all other towns and cities within the County) receive federal funding for affordable housing, home rehabilitation, homeless services, public facilities improvement and to support social services programs.

**We want to hear from you** what types of activities are important to you, where these activities should take place and how you and your neighbors envision your community. Please take a few moments to complete an online survey by going to [www.ccreach.org](http://www.ccreach.org) and clicking "Take the Community Needs Survey."

And make sure you attend one of several public meetings that will be held in your area (see below). Your feedback is part of the process to create the Consortium's 2010-2015 Consolidated Plan for the use of funds received from the federal Department of Housing and Urban Development (HUD). This includes Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Shelter Grant (ESG).

Come help to create the future of your community!

### West County

Wednesday, August 26, 2009 6:00 pm  
Pinole Library  
2935 Pinole Valley Rd, Pinole  
For more information, please call Kristin Sherk at (925) 335-7234

### East County

Tuesday, September 08, 2009 7:00 pm  
Community Annex  
204 Second Street, Oakley  
For more information, please call Sharon Cohen at (925) 779-7013

### Central County

Tuesday, September 15, 2009 10:00 am  
St. Paul's Episcopal Church  
1924 Trinity Ave, Walnut Creek  
For more information, please call Margot Ernst at (925) 943-5899 x2208

For more information on the five year planning process and other opportunities to participate, please contact the Contra Costa County Department of Conservation and Development at (925) 335-7234 or visit us on the web at [www.ccreach.org](http://www.ccreach.org)

The Consortium will provide reasonable accommodations for persons with disabilities planning to attend these meetings who contact the above contacts at least 24 hours before the meeting.



## ¡Ayude a planear para el futuro de su comunidad!

Las ciudades de Antioch, Concord, Pittsburg, Richmond, y Walnut Creek y el Condado de Contra Costa (en nombre de todos los otros pueblos y ciudades en el Condado) reciben fondos federales para viviendas a precios razonables (vivienda asequible), rehabilitación de viviendas, servicios para personas sin hogar, mejoramiento de instalaciones públicas y para apoyar programas de servicios públicos.

**Queremos escuchar de Usted** qué tipos de actividades son importantes para Usted, dónde estas actividades deben tomar lugar y cómo Usted y sus vecinos visualizan el futuro de su comunidad. Por favor tome un momento para completar una encuesta en la línea red llenando a [www.ccreach.org](http://www.ccreach.org) y haciendo clic "Tome la encuesta de necesidades de la comunidad."

Y asegúrese de asistir una de las varias juntas públicas que se llevarán a cabo en su área (vea abajo). Su participación es parte del proceso para crear el Plan Consolidado del 2010-2015 del Consorcio para el uso de fondos recibidos del Departamento de Vivienda y Desarrollo Urbano (conocido por sus siglas en inglés como HUD) federal. Esto incluye Subsidios Globales para el Desarrollo Comunitario (CDBG), Asociaciones para Inversión en Vivienda (HOME), y Subsidios para Refugios de Emergencia (ESG).

¡Venga a ayudar a crear el futuro de su comunidad!

### Oeste del Condado

Miércoles, 26 de agosto del 2009 6:00 pm  
Biblioteca de Pinole  
2935 Pinole Valley Rd, Pinole  
Para más información, favor de llamar a Kristin Sherk at (925) 335-7234

### Este del Condado

Martes, 8 de septiembre del 2009 7:00 pm  
Community Annex  
204 Second Street, Oakley  
Para más información, favor de llamar a Sharon Cohen at (925) 779-7013

### Centro del Condado

Martes, 15 de septiembre del 2009 10:00 am  
Iglesia Episcopal de San Pablo (St. Paul's Episcopal Church)  
1924 Trinity Ave, Walnut Creek  
Para más información, favor de llamar a Margot Ernst at (925) 943-5899, ext. 2208

Para más información sobre el proceso de planificación de cinco años y otras oportunidades para participar, favor de comunicarse al Departamento de Conservación y Desarrollo del Condado de Contra Costa al (925) 335-7234 o visítenos en la red en [www.ccreach.org](http://www.ccreach.org)

El Consorcio proporcionará acomodaciones razonables para personas con discapacidades planeando asistir estas juntas que se comuniquen con las personas mencionadas arriba por lo menos 24 horas antes de la junta.



**Contra Costa Consortium  
2010-2015 Consolidated Plan  
West County Priority Needs Workshop**

**August 26, 2009  
Pinole Library**

**Workshop Notes**

**Slide: What needs does your community have?**

The following specific items were listed for each need.

1. Streets and sidewalks

- Curb improvements
- Gutter improvements
- Infrastructure improvements

2. Public facilities and parks

- Gyms
- Community centers/rooms
- Recreation centers
- Youth programs (also under Low and No Cost Programs)
- Safe parks
- Lighting at parks

3. Public Transit

- More routes – creating routes in high traffic areas, shopping plazas, and schools
- Increasing frequency of traffic flow

4. Low and no cost programs

- Youth programs for families facing foreclosure
- After-school programs
- Enrichment programs
- Technical adult education/employment
- Business development

5. Assistance to small business

- Business development

6. Help for the homeless

- Homeless family housing (reason: foreclosure)
- Housing crisis intervention
- Transitional housing
- Aging out foster group

#### 7. Affordable housing

- Housing rehabilitation

#### 8. Other

- Immigrant services

### **Slide: Who in your community is in need?**

The following specific needs were listed for each group.

#### 1. Families

- Child care
- Medical care
- Housing – all types
- After-school care
- Living wage jobs
- Health insurance
- Dental care/insurance

#### 2. Children

- College pathways (getting them ready for college and into college)
- Child care
- Affordable enrichment activities
- Teen jobs
- Teen programs
- Life coaching, grooming (teaching them good manners, respect, interview etiquette, etc.)

#### 3. Elderly

- Transportation
- Financial advocate (someone to assist them with staying on top of bill payments)
- Services to enable them to age at home (independent living)

#### 4. Homeless

- Clean environment
- Positive/healthy environment

5. Veterans

- Same types of needs as above

6. Disabled

- Same types of needs as above

7. Mentally ill

- Same types of needs as above

8. Other

- Immigrant services
- Healthcare
- Sexual offender re-entry housing (mentioned that sex offenders who've gotten out of jail and who cannot go near their homes are sleeping in their cars and at the parks)

**Slide: Who in your community is most in need?**

**Top 3**

1. Families – 92%
2. Children – 75%
3. Homeless – 67%

**Slide: Most important un-met needs?**

1. Housing

- Transitional housing for children (18 yr olds) exiting the foster care system

2. Food and clothing

- 

3. Information

- 

4. Recreation

- 

5. Education/job training

-

6. Medical care/counseling

- Health care
- Health services
- Dental care/services
- Medical care for vulnerable populations
- Mental health
  - Psychiatric h
  - Suicide hotline
  - Teen suicide hotline
  - Outpatient services

7. Other

- Immigrant services

## Turning Results by Question

Session Name: New Session 2009-08-26 7-28 PM

Created: 2009-09-04 4:28 PM

### 1.) Test : my name is ...

Rod

**Rob**

Bob

Responses		
	(percent)	(count)
	42.86%	3
	<b>42.86%</b>	<b>3</b>
	14.29%	1
<b>Totals</b>	100%	7

### 2.) How did you hear about this workshop? (one or more)

Newspaper ☐

Website ☐

Email ☐

Word of mouth ☐

Other ☐

Responses		
	(percent)	(count)
	0%	0
	25%	2
	37.50%	3
	12.50%	1
	25%	2
<b>Totals</b>	100%	8

### 3.) Heard of CDBG, HOME or ESG before?

Yes

No

Responses		
	(percent)	(count)
	85.71%	6
	14.29%	1
<b>Totals</b>	100%	7

### 4.) Think these funds can help your community?

Yes

No

Responses		
	(percent)	(count)
	100%	8
	0%	0
<b>Totals</b>	100%	8

### 5.) Think you can help decide how these funds are spent?

Yes

No

Responses		
	(percent)	(count)
	100%	8
	0%	0
<b>Totals</b>	100%	8

**6.) Who do you represent?**

Business  
Real Estate/Property Mgt  
Advocate  
Service Provider  
Municipal Agency or Dept  
Public Official  
Affordable Housing Provider  
I'm an interested citizen

Responses	
(percent)	(count)
0%	0
0%	0
0%	0
0%	0
28.57%	2
28.57%	2
14.29%	1
28.57%	2
<b>Totals</b>	<b>7</b>

**7.) Who do you represent?**

Business  
Real Estate/Property Mgt  
Advocate  
Service Provider  
Municipal Agency or Dept  
Public Official  
Affordable Housing Provider  
I'm an interested citizen

Responses	
(percent)	(count)
0%	0
0%	0
0%	0
25%	2
37.50%	3
12.50%	1
12.50%	1
12.50%	1
<b>Totals</b>	<b>8</b>

**8.) Where do you live?**

Hercules  
Pinole  
San Pablo  
Richmond  
El Cerrito  
Other West County  
Central County  
East County

Responses	
(percent)	(count)
0%	0
25%	2
0%	0
25%	2
12.50%	1
0%	0
37.50%	3
0%	0
<b>Totals</b>	<b>8</b>

**9.) Which type of household are you?**

Single person  
Couple  
Family with young children  
Senior  
Un-related adults  
Other

Responses	
(percent)	(count)
28.57%	2
14.29%	1
57.14%	4
0%	0
0%	0
0%	0
<b>Totals</b>	<b>7</b>



**10.) Which age group are you?**

Under 25  
25 – 40  
41 to 60  
61 – 80  
Over 80

Responses		
	(percent)	(count)
	0%	0
	33.33%	3
	44.44%	4
	22.22%	2
	0%	0
<b>Totals</b>	<b>100%</b>	<b>9</b>

**11.) What needs does your community have? (multiple)**

Streets and sidewalks  
Public Facilities and Parks  
Public Transit  
Low and no cost programs  
Assistance to small business  
Help for the homeless  
Affordable housing  
Other

Responses		
	(percent)	(count)
	10%	5
	18%	9
	12%	6
	10%	5
	12%	6
	16%	8
	18%	9
	4%	2
<b>Totals</b>	<b>100%</b>	<b>50</b>

**12.) Top three needs in your community? (pick 3)**

Streets and sidewalks  
Public Facilities and Parks  
Public Transit  
Low and no cost programs  
Assistance to small business  
Help for the homeless  
Affordable housing  
Other

Responses		
	(percent)	(count)
	18.18%	4
	18.18%	4
	9.09%	2
	9.09%	2
	9.09%	2
	9.09%	2
	9.09%	2
	27.27%	6
	0%	0
<b>Totals</b>	<b>100%</b>	<b>22</b>

**13.) Who in your community is in need? (more than one)**

Families  
Children  
Elderly  
Homeless  
Veterans  
Disabled  
Mentally ill  
Other

Responses		
	(percent)	(count)
	17.19%	11
	14.06%	9
	15.62%	10
	14.06%	9
	6.25%	4
	14.06%	9
	14.06%	9
	4.69%	3
<b>Totals</b>	<b>100%</b>	<b>64</b>

**14.) Who in your community is most in need? (pick top 3)**

Families  
Children  
Elderly  
Homeless  
Veterans  
Disabled  
Mentally ill  
Other

Responses		
	(percent)	(count)
Families	30.56%	11
Children	25%	9
Elderly	11.11%	4
Homeless	22.22%	8
Veterans	0%	0
Disabled	0%	0
Mentally ill	2.78%	1
Other	8.33%	3
<b>Totals</b>	100%	36

**15.) What type of needs to people have? (multiple)**

Housing ☐  
Food and clothing ☐  
Information ☐  
Recreation ☐  
Education/job training ☐  
Medical care/counseling ☐  
Other

Responses		
	(percent)	(count)
Housing	18%	9
Food and clothing	12%	6
Information	10%	5
Recreation	20%	10
Education/job training	20%	10
Medical care/counseling	20%	10
Other	0%	0
<b>Totals</b>	100%	50

**16.) Most important un-met needs? (pick 3)**

Housing ☐  
Food and clothing ☐  
Information ☐  
Recreation ☐  
Education/job training ☐  
Medical care/counseling ☐  
Other

Responses		
	(percent)	(count)
Housing	32.35%	11
Food and clothing	5.88%	2
Information	2.94%	1
Recreation	5.88%	2
Education/job training	29.41%	10
Medical care/counseling	23.53%	8
Other	0%	0
<b>Totals</b>	100%	34

**17.) Think these funds can help your community?**

Yes  
No

Responses		
	(percent)	(count)
Yes	100%	8
No	0%	0
<b>Totals</b>	100%	8

[illegible]

**Contra Costa Consortium  
2010-2015 Consolidated Plan  
East County Priority Needs Workshop**

**September 8, 2009  
Community Annex**

**Workshop Notes**

**Slide: Where do you live?**

2 out of 11 people live in Brentwood and results were not reflecting this.

**Slide: What needs does your community have?**

The following specific items were listed for each need.

4. Low and no cost programs

- Activities
- Childcare
- After-school programs
- Nutrition Programs for Seniors
- Special needs programs for children and adults
- Business development

5. Assistance to small businesses

- Forgivable loans
- Capital improvements

6. Help for the homeless

- Shelter for families
- Transitional housing for families
- Shelter for run-aways

7. Affordable housing

- Mixed use housing
- Senior housing
- Housing for the Disabled

8. Other (2/11 people voted for Other and their vote was not reflected on the results)

- Job creation
- Children services

### **Slide: What type of public facility needs?**

1. In Brentwood: On Village Drive, there is a great need for a recreational facility or youth center.
2. In Antioch: Youth Centers, Recreational Facilities.
3. New technology at facilities. Example: the library
4. Re-use of existing vacant buildings

### **Slide: Top 3 public facility needs**

1. Youth Centers
2. Childcare/After-school
3. Senior Centers

### **Slide: Top 3 Populations with Housing Problems?**

#### **1. Seniors**

- Insufficient housing
- Long waiting lists
- Need utility assistance

#### **2. Disabled**

- Insufficient housing
- Long waiting lists
- Need utility assistance
- Need housing with accessibility

#### **3. Large Families**

- 

#### **4. Homeless**

- Families
- Transitional housing
- Immediate assistance is needed
- Housing location assistance
- Services plus housing

# Sign in

<u>Name</u>	<u>Company</u>	<u>Phone#</u>	<u>Email</u>
Michelle Williams	Brighter-Beginnings	925)465-1381	MWilliams@brighter-beginnings.org
Cynthia Garrett	Brighter-Beginnings	925)812-3457	CGarrett@brighter-beginnings.org
Guillermo Bricena	Nuestra Cosa CS.	925-597-0008	myloaurep@att.net
Laine Lawrence	Contra Costa SB Legal Services	510-374-3980	laine.lawrence@ccsbs.org
Bernie Sanabria	Familias Unidas	925-634-4445	bsanabria@familias-unidas.org
Bob Wollenzien	YMCA	925-887-4644	rwollenzien@mdrymca.org
Gloria Hartough	PPPEYC	925-848-4860	gdhartough@hotmail.com
MyRNA Johnson	The Positive Edge	925 432 8278	WWMINISTRIES@sbeglobal.net
Janet Kennedy	City of Antioch	925 779 7013	
Woody Karp	Eden Housing	510 247 8119	wk@edenhousing.org



## Turning Results by Question

Session Name: New Session 2009-09-08 8-10 PM

Created: 2009-09-09 5:03 PM

### 1.) Test : my name is ...

Rod

**Rob**

Bob

Responses		
	(percent)	(count)
	16.67%	1
	<b>66.67%</b>	<b>4</b>
	16.67%	1
<b>Totals</b>	100%	6

### 2.) How did you hear about this workshop? (one or more)

Newspaper ☐

Website ☐

Email ☐

Word of mouth ☐

Other ☐

Responses		
	(percent)	(count)
	0%	0
	10%	1
	60%	6
	10%	1
	20%	2
<b>Totals</b>	100%	10

### 3.) Heard of CDBG, HOME or ESG before?

Yes

No

Responses		
	(percent)	(count)
	70%	7
	30%	3
<b>Totals</b>	100%	10

### 4.) Think these funds can help your community?

Yes

No

Responses		
	(percent)	(count)
	90%	9
	10%	1
<b>Totals</b>	100%	10

### 5.) Think you can help decide how these funds are spent?

Yes

No

Responses		
	(percent)	(count)
	100%	8
	0%	0
<b>Totals</b>	100%	8

**6.) Who do you represent?**

Business  
Real Estate/Property Mgt  
Advocate  
Service Provider  
Municipal Agency or Dept  
Public Official  
Affordable Housing Provider  
I'm an interested citizen

Responses	
(percent)	(count)
0%	0
0%	0
0%	0
70%	7
30%	3
0%	0
0%	0
0%	0
<b>Totals</b>	<b>100% 10</b>

**7.) Where do you live?**

Pittsburg  
Antioch  
Oakley  
Brentwood  
Other East County  
Central County  
West County

Responses	
(percent)	(count)
30%	3
40%	4
10%	1
0%	0
0%	0
20%	2
0%	0
<b>Totals</b>	<b>100% 10</b>

**8.) What needs does your community have? (multiple)**

Streets and sidewalks  
Public Facilities and Parks  
Public Transit  
Low and no cost programs  
Assistance to small business  
Help for the homeless  
Affordable housing  
Other

Responses	
(percent)	(count)
7.32%	3
7.32%	3
4.88%	2
29.27%	12
17.07%	7
12.20%	5
21.95%	9
0%	0
<b>Totals</b>	<b>100% 41</b>

**9.) Top three needs in your community? (pick 3)**

Streets and sidewalks  
Public Facilities and Parks  
Public Transit  
Low and no cost programs  
Assistance to small business  
Help for the homeless  
Affordable housing  
Other

Responses	
(percent)	(count)
0%	0
3.45%	1
3.45%	1
24.14%	7
13.79%	4
17.24%	5
37.93%	11
0%	0
<b>Totals</b>	<b>100% 29</b>

**10.) Who in your community is in need? (more than one)**

Families  
Children  
Elderly  
Homeless  
Veterans  
Disabled  
Mentally ill  
Other

Responses		
	(percent)	(count)
Families	16.67%	10
Children	16.67%	10
Elderly	13.33%	8
Homeless	18.33%	11
Veterans	6.67%	4
Disabled	10%	6
Mentally ill	15%	9
Other	3.33%	2
<b>Totals</b>	<b>100%</b>	<b>60</b>

**11.) Who in your community is most in need? (pick top 3)**

Families  
Children  
Elderly  
Homeless  
Veterans  
Disabled  
Mentally ill  
Other

Responses		
	(percent)	(count)
Families	30%	9
Children	16.67%	5
Elderly	23.33%	7
Homeless	13.33%	4
Veterans	3.33%	1
Disabled	6.67%	2
Mentally ill	6.67%	2
Other	0%	0
<b>Totals</b>	<b>100%</b>	<b>30</b>

**12.) What type of public facility needs? (multiple)**

Senior centers.  
Youth Centers.  
Parks.  
Neighborhood Centers.  
Childcare/Afterschool Centers  
Other

Responses		
	(percent)	(count)
Senior centers.	10.81%	4
Youth Centers.	35.14%	13
Parks.	0%	0
Neighborhood Centers.	21.62%	8
Childcare/Afterschool Centers	29.73%	11
Other	2.70%	1
<b>Totals</b>	<b>100%</b>	<b>37</b>

**13.) Top 3 public facility needs? (multiple)**

Senior centers.  
Youth Centers.  
Parks.  
Neighborhood Centers.  
Childcare/Afterschool Centers  
Other

Responses		
	(percent)	(count)
Senior centers.	15.15%	5
Youth Centers.	36.36%	12
Parks.	3.03%	1
Neighborhood Centers.	18.18%	6
Childcare/Afterschool Centers	27.27%	9
Other	0%	0
<b>Totals</b>	<b>100%</b>	<b>33</b>

**14.) What are the housing needs?**

Emergency shelter.  
 Transitional housing for homeless.  
 Permanent housing for special needs.  
 Affordable rental housing.  
 Affordable for-sale housing.  
 Other.

Responses		
	(percent)	(count)
	18.18%	8
	27.27%	12
	15.91%	7
	20.45%	9
	18.18%	8
	0%	0
<b>Totals</b>	<b>100%</b>	<b>44</b>

**15.) Top 3 housing needs?**

Emergency shelter.  
 Transitional housing for homeless.  
 Permanent housing for special needs.  
 Affordable rental housing.  
 Affordable for-sale housing.  
 Other.

Responses		
	(percent)	(count)
	20.83%	5
	29.17%	7
	16.67%	4
	29.17%	7
	4.17%	1
	0%	0
<b>Totals</b>	<b>100%</b>	<b>24</b>

**16.) Top 3 housing problems.**

Homelessness.  
 Housing affordability.  
 Overcrowding.  
 Unsafe housing.  
 Unsafe neighborhood conditions.  
 Foreclosures/vacancy.  
 Not accessible for the disabled.  
 Other.

Responses		
	(percent)	(count)
	18.18%	2
	36.36%	4
	9.09%	1
	9.09%	1
	9.09%	1
	18.18%	2
	0%	0
	0%	0
<b>Totals</b>	<b>100%</b>	<b>11</b>

**17.) Top 3 populations with housing problems.**

Seniors.  
 Disabled.  
 Large families.  
 Homeless.  
 Very low income.  
 Other.

Responses		
	(percent)	(count)
	8.33%	1
	16.67%	2
	0%	0
	33.33%	4
	41.67%	5
	0%	0
<b>Totals</b>	<b>100%</b>	<b>12</b>

**Contra Costa Consortium  
2010-2015 Consolidated Plan  
Central County Priority Needs Workshop**

**September 15, 2009  
St. Paul's Episcopal Church**

**Workshop Notes**

**Slide: What needs does your community have?**

The following specific items were listed for each need.

8. Other

- Mental health
- Emergency services for seniors

**Slide: Who in your community is in need?**

The following specific needs were listed for each group.

8. Other

- Emancipated youth
- Dementia/Alzheimer's
- AIDS/HIV
- Immigrants
- Teens
- Ex-offenders newly released from the prison system
- Low income adults
- Single adults

**Slide: Who in your community is most in need?**

**Top 3**

1. Families – 58%
2. Children – 54%

3. Elderly – 54%

8. Other - Teens

### **Slide: What type of public facility needs?**

6. Other

- Dementia
- Skilled elderly care
- Homeless centers
- Inter-generational centers
- Bilingual learning annex
- Family resource center – with services and providers onsite, and with educational activities.

### **Slide: What are the housing needs?**

6. Other

- Emancipated foster youth
- Pregnant teens
- Group homes for special needs
- Adapted housing, accessible for the handicapped (with ramps, grab bars, etc.)
- Safe places for outside homeless
- Ex-offenders, persons exiting the prison
- Affordable, assisted living for all age groups

### **Slide: Top 3 housing problems**

8. Other

- Elderly that live in foreclosed upon houses
- Low income residential care
- Medium-term rental/mortgage assistance to assist them to get back on their feet
- Tenant rights counseling

### **Slide: Top 3 populations with housing problems**

6. Other

- Single parents
- Youth



- Domestic violence victims
- Chronically ill persons
- Undocumented persons
- Emancipated youth
- The working poor
- Veterans
- Ex-offenders

Name	Agency	Telephone
Kathi Hamilton	CC Child Care Council	676-6610
MARVELYN DAVIS	CCJCC/MILLMAN ADP	938 7800 X257
Sarah Hampton	Brighter Beginnings	(925) 812-5664
Stacy Baird	STAND!	925-603-0139
Don McCall	Food Bank of C.C. & S.	925-771-1312
Jail Poulos	Interfaith Council	925-229-1277
Sandy Kok	CCC Senior Helpus	510-912-6491
Mindy Genton	City of Alameda	925-729-6133
Margo Dutton	RSNC	925 682 6343 x133
Antonette Harris	FamiliesFirst	925 825 3336
Carmen Angulo	Women's Initiative	925.603.2774
Julie Mason	Monument Community	671-3389
Charlie Mead	CASA Partnership	2567286
Gregg Chavaric	CASA	256-7284
Debbie Toth	RSNC	682-6330
Laura Sipser	City of WC	943-5839 X238
Barbara Walls		937-1584
Jennifer Stasch	Family Stress Center	827-0212
Denise Clarke	CC County Office of Education	942-3322
EMILZER LETELLIER	BRIGHTER BEGINNINGS	(925) 812-2268
Janice Cho	Baylegal	(510) 233-9954
Kate Lamont	Eden Housing	510-247-8146
Jane Smith	Fresh Start	510-262-6616
Etta Matland	Community Services	925-685-2070
Kendy Miller		939-3996
Alex Lopez	H. Martin Foundation	
Lindsay Johnson	Food Bank of CC & Solano	925-676-7543 X201

## Turning Results by Question

**Session Name: New Session 2009-09-15 11-23 AM**

**Created: 2009-09-15 1:54 PM**

### 1.) Test : my name is ...

Rod

**Rob**

Bob

Responses		
	(percent)	(count)
	0%	0
	<b>83.33%</b>	<b>20</b>
	16.67%	4
<b>Totals</b>	100%	24

### 2.) How did you hear about this workshop? (one or more)

Newspaper ☐

Website ☐

Email ☐

Word of mouth ☐

Other ☐

Responses		
	(percent)	(count)
	4%	1
	4%	1
	60%	15
	20%	5
	12%	3
<b>Totals</b>	100%	25

### 3.) Heard of CDBG, HOME or ESG before?

Yes

No

Responses		
	(percent)	(count)
	91.30%	21
	8.70%	2
<b>Totals</b>	100%	23

### 4.) Think these funds can help your community?

Yes

No

Don't know

Responses		
	(percent)	(count)
	95.65%	22
	0%	0
	4.35%	1
<b>Totals</b>	100%	23

### 5.) Think you can help decide how these funds are spent?

Yes

No

Don't know

Responses		
	(percent)	(count)
	86.36%	19
	0%	0
	13.64%	3
<b>Totals</b>	100%	22

**6.) Who do you represent?**

Business  
Real Estate/Property Mgt  
Advocate  
Service Provider  
Municipal Agency or Dept  
Public Official  
Affordable Housing Provider  
I'm an interested citizen

Responses	
(percent)	(count)
0%	0
0%	0
26.09%	6
47.83%	11
13.04%	3
0%	0
8.70%	2
4.35%	1
<b>Totals</b>	<b>100% 23</b>

**7.) Who do you represent?**

Business  
Real Estate/Property Mgt  
Advocate  
Service Provider  
Municipal Agency or Dept  
Public Official  
Affordable Housing Provider  
I'm an interested citizen

Responses	
(percent)	(count)
3.85%	1
0%	0
23.08%	6
50%	13
11.54%	3
0%	0
7.69%	2
3.85%	1
<b>Totals</b>	<b>100% 26</b>

**8.) Where do you live?**

Martinez  
Clayton  
Concord  
Walnut Creek  
Pleasant Hill  
Other Central County  
East County  
West County

Responses	
(percent)	(count)
3.85%	1
0%	0
38.46%	10
26.92%	7
15.38%	4
3.85%	1
7.69%	2
3.85%	1
<b>Totals</b>	<b>100% 26</b>

**9.) What needs does your community have? (multiple)**

Streets and sidewalks  
Public Facilities and Parks  
Public Transit  
Low and no cost programs  
Assistance to small business  
Help for the homeless  
Affordable housing  
Other

Responses	
(percent)	(count)
4.95%	5
10.89%	11
6.93%	7
21.78%	22
8.91%	9
18.81%	19
20.79%	21
6.93%	7
<b>Totals</b>	<b>100% 101</b>

**10.) Top three needs in your community? (pick 3)**

Streets and sidewalks  
Public Facilities and Parks  
Public Transit  
Low and no cost programs  
Assistance to small business  
Help for the homeless  
Affordable housing  
Other

Responses		
	(percent)	(count)
	1.41%	1
	7.04%	5
	9.86%	7
	26.76%	19
	4.23%	3
	21.13%	15
	26.76%	19
	2.82%	2
<b>Totals</b>	100%	71

**11.) Who in your community is in need? (more than one)**

Families  
Children  
Elderly  
Homeless  
Veterans  
Disabled  
Mentally ill  
Other

Responses		
	(percent)	(count)
	14.53%	17
	13.68%	16
	16.24%	19
	12.82%	15
	6.84%	8
	12.82%	15
	15.38%	18
	7.69%	9
<b>Totals</b>	100%	117

**12.) Who in your community is most in need? (pick top 3)**

Families  
Children  
Elderly  
Homeless  
Veterans  
Disabled  
Mentally ill  
Other

Responses		
	(percent)	(count)
	20.55%	15
	19.18%	14
	19.18%	14
	8.22%	6
	1.37%	1
	10.96%	8
	10.96%	8
	9.59%	7
<b>Totals</b>	100%	73

**13.) What type of public facility needs? (multiple)**

Senior centers.  
Youth Centers.  
Parks.  
Neighborhood Centers.  
Childcare/Afterschool Centers  
Other

Responses		
	(percent)	(count)
	11.69%	9
	22.08%	17
	5.19%	4
	19.48%	15
	25.97%	20
	15.58%	12
<b>Totals</b>	100%	77

**14.) Top 3 public facility needs? (multiple)**

Senior centers.  
Youth Centers.  
Parks.  
Neighborhood Centers.  
Childcare/Afterschool Centers  
Other

Responses		
	(percent)	(count)
	13.16%	10
	22.37%	17
	3.95%	3
	22.37%	17
	23.68%	18
	14.47%	11
<b>Totals</b>	100%	76

**15.) What are the housing needs?**

Emergency shelter.  
Transitional housing for homeless.  
Permanent housing for special needs.  
Affordable rental housing.  
Affordable for-sale housing.  
Other.

Responses		
	(percent)	(count)
	17.59%	19
	19.44%	21
	17.59%	19
	17.59%	19
	17.59%	19
	10.19%	11
<b>Totals</b>	100%	108

**16.) Top 3 housing needs?**

Emergency shelter.  
Transitional housing for homeless.  
Permanent housing for special needs.  
Affordable rental housing.  
Affordable for-sale housing.  
Other.

Responses		
	(percent)	(count)
	13.04%	9
	18.84%	13
	20.29%	14
	28.99%	20
	7.25%	5
	11.59%	8
<b>Totals</b>	100%	69

**17.) Top 3 housing problems.**

Homelessness.  
Housing affordability.  
Overcrowding.  
Unsafe housing.  
Unsafe neighborhood conditions.  
Foreclosures/vacancy.  
Not accessible for the disabled.  
Other.

Responses		
	(percent)	(count)
	15.38%	10
	27.69%	18
	6.15%	4
	10.77%	7
	16.92%	11
	13.85%	9
	6.15%	4
	3.08%	2
<b>Totals</b>	100%	65



**18.) Top 3 populations with housing problems.**

Seniors.  
 Disabled.  
 Large families.  
 Homeless.  
 Very low income.  
 Other.

Responses	
(percent)	(count)
16.22%	12
12.16%	9
10.81%	8
13.51%	10
35.14%	26
12.16%	9
<b>Totals</b>	<b>74</b>

**Contra Costa Consolidated Plan  
Workshop in Concord  
September 29, 2009**

**Attendee comments not captured by Turning Point Software:**

Question 2: If you selected “other” in the survey, how did you hear about this workshop?  
- Flyer- ESL class

Why did you come tonight to the workshop?

- To learn more about the programs
- Don't know
- Like public meetings and am interested
- To get more information
- To learn how the money is spent

Question 8: If you selected “other” in the survey, what are other important community needs?

- Safe streets
- Health
- Scholarships for low-income and undocumented students
- More street lighting at crosswalks
- Community center
- Multicultural center
- Child care
- School funding
- Joint use of schools and public facilities (joint use agreements)

Question 11: If you selected “other” in the survey, who are among those most in need?

- Pregnant women
- College students
- Unemployed
- Immigrants

Question 12: If you selected “other” in the survey, what are other public facility needs?

- Shelters
- Professional services- legal and immigration services

Question 14: If you selected “other” in the survey, what are other important housing needs not specifically listed in the presentation?

- Parking

Question 15: If you selected “other” in the survey, what are among the top 3 housing needs?

- Remodeling homes

- Multifamily units need to be improved.
- Mixed-use is needed with housing and business/retail.

Question 17: If you selected “other” in the survey, what other populations not specifically listed in the presentation are among the top 3 with housing problems?

- People with good income but poor credit
- Immigrants

**Contra Costa County-Consolidated 5 Year Plan  
Central County-Concord-Monument Corridor**

	Nombre/Name	Agencia/Agency	Teléfono/Telephone
1	Bill Miller	MVP	525-689-2841
2	Pete Gaughan	Pine Creek HOA	925-330-1733
3	Harold Blau	MCP	925-305-9641
4	Elva Cruz	MCP	609-593-8
5	Adriana DeLeon	MCP	(925) 363-7352 home 593-6150 cell
6	David Pittman	Concord Park Mtd Assn	925-689-0605
7	Hannah Hodgson	MCP	925-818-6015
8	Kathy Kestrow	MCP	305-0500
9	Ingrid Almaraz	CYC	925-671-7070
10	Pablo Zarzosa	MCP	925-691-8142
11	Madia Re Lo'n	Pedonoto to Concord	925-671-8025
12	LORENZO BIRAN	MCP	925-639-0508
13	Lourdes Ramirez		925-349-5219
14	Maria Aberca		925-250-9393
15	Mario Ramirez		
16	Julio Correa	MCP	925-705-0934
17	Karla Prado		(925) 250-9393
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			

## Turning Results by Question

**Session Name: New Session 2009-09-29 7-45 PM**

**Created: 2009-09-30 11:47 AM**

### 1.) Test : my name is ...

Rocio  
**Rob**  
 Roberta

Responses		
	(percent)	(count)
	6.67%	1
	<b>66.67%</b>	<b>10</b>
	26.67%	4
<b>Totals</b>	100%	15

### 2.) How did you hear about this workshop? (one or more)

Newspaper ☐  
 Website ☐  
 Email ☐  
 Word of mouth ☐  
 Other ☐

Responses		
	(percent)	(count)
	0%	0
	5.56%	1
	33.33%	6
	38.89%	7
	22.22%	4
<b>Totals</b>	100%	18

### 3.) Heard of CDBG, HOME or ESG before?

Yes  
 No

Responses		
	(percent)	(count)
	28.57%	4
	71.43%	10
<b>Totals</b>	100%	14

### 4.) Think these funds can help your community?

Yes  
 No  
 Don't know

Responses		
	(percent)	(count)
	75%	12
	0%	0
	25%	4
<b>Totals</b>	100%	16

### 5.) Think you can help decide how these funds are spent?

Yes  
 No  
 Don't know

Responses		
	(percent)	(count)
	64.71%	11
	17.65%	3
	17.65%	3
<b>Totals</b>	100%	17

**6.) Who do you represent?**

Business  
Real Estate/Property Mgt  
Advocate  
Service Provider  
Municipal Agency or Dept  
Public Official  
Affordable Housing Provider  
I'm an interested citizen

Responses	
(percent)	(count)
5.88%	1
0%	0
41.18%	7
0%	0
5.88%	1
5.88%	1
0%	0
41.18%	7
<b>Totals</b>	<b>100% 17</b>

**7.) Where do you live?**

Concord  
Martinez  
Clayton  
Walnut Creek  
Pleasant Hill  
Other Central County  
East County  
West County

Responses	
(percent)	(count)
75%	12
6.25%	1
6.25%	1
0%	0
0%	0
0%	0
6.25%	1
6.25%	1
<b>Totals</b>	<b>100% 16</b>

**8.) What needs does your community have? (multiple)**

Streets and sidewalks  
Public Facilities and Parks  
Public Transit  
Low and no cost programs  
Assistance to small business  
Help for the homeless  
Affordable housing  
Other

Responses	
(percent)	(count)
8.86%	7
11.39%	9
11.39%	9
15.19%	12
8.86%	7
16.46%	13
18.99%	15
8.86%	7
<b>Totals</b>	<b>100% 79</b>

**9.) Top three needs in your community? (pick 3)**

Streets and sidewalks  
Public Facilities and Parks  
Public Transit  
Low and no cost programs  
Assistance to small business  
Help for the homeless  
Affordable housing  
Other

Responses	
(percent)	(count)
15.22%	7
4.35%	2
13.04%	6
15.22%	7
4.35%	2
13.04%	6
30.43%	14
4.35%	2
<b>Totals</b>	<b>100% 46</b>



**10.) Who in your community is in need? (more than one)**

Families  
Children  
Elderly  
Homeless  
Veterans  
Disabled  
Mentally ill  
Other

Responses		
	(percent)	(count)
Families	24.24%	16
Children	21.21%	14
Elderly	7.58%	5
Homeless	13.64%	9
Veterans	7.58%	5
Disabled	9.09%	6
Mentally ill	10.61%	7
Other	6.06%	4
<b>Totals</b>	<b>100%</b>	<b>66</b>

**11.) Who in your community is most in need? (pick top 3)**

Families  
Children  
Elderly  
Homeless  
Veterans  
Disabled  
Mentally ill  
Other

Responses		
	(percent)	(count)
Families	28.57%	14
Children	20.41%	10
Elderly	12.24%	6
Homeless	12.24%	6
Veterans	6.12%	3
Disabled	6.12%	3
Mentally ill	10.20%	5
Other	4.08%	2
<b>Totals</b>	<b>100%</b>	<b>49</b>

**12.) What type of public facility needs? (multiple)**

Senior centers.  
Youth Centers.  
Parks.  
Neighborhood Centers.  
Childcare/Afterschool Centers  
Other

Responses		
	(percent)	(count)
Senior centers.	12.50%	6
Youth Centers.	20.83%	10
Parks.	12.50%	6
Neighborhood Centers.	27.08%	13
Childcare/Afterschool Centers	18.75%	9
Other	8.33%	4
<b>Totals</b>	<b>100%</b>	<b>48</b>

**13.) Top 3 public facility needs? (multiple)**

Senior centers.  
Youth Centers.  
Parks.  
Neighborhood Centers.  
Childcare/Afterschool Centers  
Other

Responses		
	(percent)	(count)
Senior centers.	2.08%	1
Youth Centers.	25%	12
Parks.	6.25%	3
Neighborhood Centers.	27.08%	13
Childcare/Afterschool Centers	27.08%	13
Other	12.50%	6
<b>Totals</b>	<b>100%</b>	<b>48</b>

**14.) What are the housing needs?**

Emergency shelter.  
 Transitional housing for homeless.  
 Permanent housing for special needs.  
 Affordable rental housing.  
 Affordable for-sale housing.  
 Other.

Responses		
	(percent)	(count)
	19.30%	11
	15.79%	9
	19.30%	11
	24.56%	14
	19.30%	11
	1.75%	1
<b>Totals</b>	100%	57

**15.) Top 3 housing needs?**

Emergency shelter.  
 Transitional housing for homeless.  
 Permanent housing for special needs.  
 Affordable rental housing.  
 Affordable for-sale housing.  
 Other.

Responses		
	(percent)	(count)
	23.91%	11
	15.22%	7
	15.22%	7
	28.26%	13
	15.22%	7
	2.17%	1
<b>Totals</b>	100%	46

**16.) Top 3 housing problems.**

Homelessness.  
 Housing affordability.  
 Overcrowding.  
 Unsafe housing.  
 Unsafe neighborhood conditions.  
 Foreclosures/vacancy.  
 Not accessible for the disabled.  
 Other.

Responses		
	(percent)	(count)
	8%	4
	18%	9
	2%	1
	16%	8
	28%	14
	24%	12
	2%	1
	2%	1
<b>Totals</b>	100%	50

**17.) Top 3 populations with housing problems.**

Seniors.  
 Disabled.  
 Large families.  
 Homeless.  
 Very low income.  
 Other.

Responses		
	(percent)	(count)
	12%	6
	6%	3
	24%	12
	16%	8
	34%	17
	8%	4
<b>Totals</b>	100%	50

## Turning Results by Question

Session Name: CCC\_Oct8\_Kickoff\_TPT-Results

Created: 2009-10-20 11:11 AM

### 1.) Test : my name is ...

Ron

**Rob**

Bob

Responses		
	(percent)	(count)
	21.15%	33
	<b>65.38%</b>	<b>102</b>
	13.46%	21
<b>Totals</b>	100%	156

### 2.) Which areas do you serve? (pick all)

West County

Central County

South County

East County

Responses		
	(percent)	(count)
	27.20%	65
	27.20%	65
	16.32%	39
	29.29%	70
<b>Totals</b>	100%	239

### 3.) What needs does your community have? (pick 0-8)

Streets and sidewalks

Public Facilities and Parks

Public Transit

Low and no cost programs

Assistance to small business

Help for the homeless

Affordable housing

Other

Responses		
	(percent)	(count)
	7.44%	34
	10.07%	46
	8.97%	41
	17.51%	80
	8.53%	39
	14%	64
	22.32%	102
	11.16%	51
<b>Totals</b>	100%	457

### 4.) Top three needs in your community? (pick 3)

Streets and sidewalks

Public Facilities and Parks

Public Transit

Low and no cost programs

Assistance to small business

Help for the homeless

Affordable housing

Other

Responses		
	(percent)	(count)
	3.84%	14
	7.95%	29
	6.30%	23
	25.75%	94
	9.32%	34
	15.34%	56
	22.74%	83
	8.77%	32
<b>Totals</b>	100%	365

**5.) Who in your community is in need? (pick 0-8)**

Families  
Children  
Elderly  
Homeless  
Veterans  
Disabled  
Mentally ill  
Other

Responses		
	(percent)	(count)
Families	19.11%	95
Children	20.52%	102
Elderly	11.87%	59
Homeless	10.26%	51
Veterans	8.25%	41
Disabled	11.07%	55
Mentally ill	13.08%	65
Other	5.84%	29
<b>Totals</b>	<b>100%</b>	<b>497</b>

**6.) Who in your community is most in need? (pick 0-3)**

Families  
Children  
Elderly  
Homeless  
Veterans  
Disabled  
Mentally ill  
Other

Responses		
	(percent)	(count)
Families	23.97%	76
Children	28.71%	91
Elderly	13.25%	42
Homeless	11.04%	35
Veterans	3.79%	12
Disabled	5.99%	19
Mentally ill	7.89%	25
Other	5.36%	17
<b>Totals</b>	<b>100%</b>	<b>317</b>

**7.) Top 3 public facility needs? (pick 0-6)**

Senior centers.  
Youth Centers.  
Parks.  
Neighborhood Centers.  
Childcare/Afterschool Centers  
Other

Responses		
	(percent)	(count)
Senior centers.	11.34%	39
Youth Centers.	24.71%	85
Parks.	9.59%	33
Neighborhood Centers.	18.60%	64
Childcare/Afterschool Centers	28.78%	99
Other	6.98%	24
<b>Totals</b>	<b>100%</b>	<b>344</b>

**8.) Top 3 housing needs?**

Emergency shelter.  
Transitional housing for homeless.  
Permanent housing for special needs.  
Affordable rental housing.  
Affordable for-sale housing.  
Other.

Responses		
	(percent)	(count)
Emergency shelter.	12.58%	41
Transitional housing for homeless.	20.25%	66
Permanent housing for special needs.	15.03%	49
Affordable rental housing.	34.36%	112
Affordable for-sale housing.	16.26%	53
Other.	1.53%	5
<b>Totals</b>	<b>100%</b>	<b>326</b>

**9.) Top 3 populations with housing problems.**

Seniors.  
 Disabled.  
 Large families.  
 Homeless.  
 Very low income.  
 Other.

Responses		
	(percent)	(count)
	16.31%	54
	14.20%	47
	12.99%	43
	19.64%	65
	31.42%	104
	5.44%	18
<b>Totals</b>	100%	331

Question		Respondents		Average Rank of Need by Answered Responses	Respondent Percentage by Priority Needs				
Number	Subject	Number of Answered Responses	Number of Skipped Responses		No Need (1)	Low Need (2)	Moderate Need (3)	High Need (4)	Critical Need (5)
Public Improvements									
10	Street Improvements	97	40	2.91	6.19%	28.87%	38.14%	21.65%	5.15%
11	Street Lighting	99	38	2.75	13.13%	24.24%	40.40%	19.19%	3.03%
12	Sidewalk Improvements	95	42	2.73	8.42%	35.79%	34.74%	16.84%	4.21%
13	Beautification/Enhanced Public Space	97	40	2.89	9.28%	25.77%	36.08%	24.74%	4.12%
14	Historic Preservation	94	43	2.52	13.83%	37.23%	34.04%	12.77%	2.13%
15	Green Development	96	41	3.25	7.29%	16.67%	28.13%	39.58%	8.33%
16	Attractive Business District	96	41	3.27	5.21%	15.63%	34.38%	36.46%	8.33%
17	Accessibility / Safety for Disabled	96	41	3.34	4.17%	15.63%	35.42%	31.25%	13.54%
18/19	Other Public Improvements	66	71	3.21	9.09%	21.21%	27.27%	24.24%	18.18%
Public Facilities									
20	Senior Centers	95	42	3.11	7.37%	17.89%	37.89%	30.53%	6.32%
21	Youth Centers	97	40	3.73	2.06%	9.28%	25.77%	39.18%	23.71%
22	Neighborhood/Community Facilities	95	42	3.34	2.11%	12.63%	46.32%	27.37%	11.58%
23	Parks and Recreation Facilities	96	41	3.20	6.25%	15.63%	39.58%	29.17%	9.38%
24	Accessibility of Public Facilities	94	43	3.27	3.19%	15.96%	41.49%	29.79%	9.57%
25	Child Care Centers	93	44	3.41	1.08%	10.75%	46.24%	30.11%	11.83%
26/27	Other Public Facility Improvements	50	87	3.34	6.00%	10.00%	48.00%	16.00%	20.00%
Public Transportation									
28	Public Transportation Improvements	92	45	3.40	1.09%	15.22%	38.04%	33.70%	11.96%
29	Public Transportation Facilities (stops, transit hubs)	92	45	3.29	1.09%	17.39%	42.39%	29.35%	9.78%
30	Increase in Routes	91	46	3.30	3.30%	13.19%	40.66%	36.26%	6.59%
31	Increase in Frequency of Stops	89	48	3.07	4.49%	15.73%	52.81%	22.47%	4.49%
32	Decrease in fares or fare subsidy/discount	91	46	3.20	2.20%	19.78%	43.96%	24.18%	9.89%
33	Accessibility of Public Transportation	92	45	3.36	2.17%	14.13%	42.39%	28.26%	13.04%
34/35	Other Public Transportation Improvements	55	82	3.31	5.45%	10.91%	41.82%	30.91%	10.91%
Public Services									
36	Youth Services	88	49	3.81	2.27%	6.82%	27.27%	35.23%	28.41%
37	Child Care Services	86	51	3.44	1.16%	9.30%	45.35%	32.56%	11.63%
38	After School Programs	85	52	3.87	1.18%	2.35%	28.24%	44.71%	23.53%
39	Senior Services	84	53	3.52	1.19%	10.71%	35.71%	39.29%	13.10%
40	Services for Persons with Disabilities	86	51	3.61	1.16%	8.14%	34.88%	39.53%	16.28%
41	Health Services	85	52	3.79	2.35%	7.06%	22.35%	45.88%	22.35%
42	Mental Health Services	88	49	3.75	2.27%	9.09%	26.14%	36.36%	26.14%
43	Employment Training	87	50	3.93	2.30%	2.30%	25.29%	40.23%	29.89%
44	Crime Prevention	88	49	3.95	0.00%	5.68%	27.27%	32.95%	34.09%
45	Fair Housing	87	50	3.66	3.45%	11.49%	29.89%	26.44%	28.74%
46	Credit Counseling / Foreclosure	86	51	3.71	0.00%	5.81%	38.37%	34.88%	20.93%

Question		Respondents		Average Rank of Need by Answered Responses	Respondent Percentage by Priority Needs				
Number	Subject	Number of Answered Responses	Number of Skipped Responses		No Need (1)	Low Need (2)	Moderate Need (3)	High Need (4)	Critical Need (5)
47	Emergency Assistance (Not Shelter)	86	51	3.72	0.00%	9.30%	29.07%	41.86%	19.77%
48	Crisis Intervention	82	55	3.56	0.00%	10.98%	39.02%	32.93%	17.07%
49	Emergency Shelter (Not Homeless)	87	50	3.44	0.00%	20.69%	32.18%	29.89%	17.24%
50	Information and Referral	86	51	3.37	0.00%	16.28%	40.70%	32.56%	10.47%
51	Transportation	84	53	3.36	1.19%	11.90%	46.43%	30.95%	9.52%
52	Access to Services	83	54	3.46	1.20%	14.46%	36.14%	33.73%	14.46%
53	Substance Abuse Services	84	53	3.51	1.19%	15.48%	34.52%	28.57%	20.24%
54/55	Other Public Service Needs	47	90	3.43	8.51%	10.64%	29.79%	31.91%	19.15%
<b>Economic Development</b>									
56	Job Development/Creation	86	51	4.06	0.00%	6.98%	17.44%	38.37%	37.21%
57	Retail Development	84	53	2.96	9.52%	21.43%	40.48%	20.24%	8.33%
58	Small Business Loans	81	56	3.43	2.47%	17.28%	33.33%	28.40%	18.52%
59	Storefront Improvements	80	57	3.18	3.75%	22.50%	36.25%	27.50%	10.00%
60	Pollution/Property Cleanup	83	54	3.37	1.20%	19.28%	34.94%	30.12%	14.46%
61	Technical Assistance to Small Businesses	80	57	3.09	3.75%	21.25%	45.00%	22.50%	7.50%
62	Banking/Lending for Commercial Redevelopment	78	59	3.27	3.85%	15.38%	47.44%	16.67%	16.67%
63/64	Other Economic Development Needs	44	93	3.43	6.82%	11.36%	34.09%	27.27%	20.45%
<b>Homeless Needs</b>									
65	Emergency Shelters for Families	84	53	3.63	1.19%	15.48%	30.95%	23.81%	28.57%
66	Emergency Shelters for Men	81	56	3.40	1.23%	19.75%	33.33%	29.63%	16.05%
67	Emergency Shelters for Women	81	56	3.59	1.23%	14.81%	29.63%	32.10%	22.22%
68	Transitional Housing for Families	82	55	3.72	1.22%	13.41%	29.27%	24.39%	31.71%
69	Transitional Housing for Men	81	56	3.27	1.23%	20.99%	43.21%	18.52%	16.05%
70	Transitional Housing for Women	81	56	3.51	1.23%	16.05%	34.57%	27.16%	20.99%
71	Supportive Housing for Families	81	56	3.64	1.23%	14.81%	28.40%	29.63%	25.93%
72	Supportive Housing for Men	77	60	3.32	1.30%	20.78%	38.96%	22.08%	16.88%
73	Supportive Housing for Women	80	57	3.53	1.25%	15.00%	32.50%	32.50%	18.75%
74	Operations and Maintenance of Existing Facilities	80	57	3.48	3.75%	11.25%	33.75%	36.25%	15.00%
75	Job Training for the Homeless	79	58	3.63	1.27%	8.86%	31.65%	41.77%	16.46%
76	Case Management	80	57	3.81	1.25%	11.25%	17.50%	45.00%	25.00%
77	Substance Abuse Treatment/Detox Facilities	78	59	3.62	1.28%	16.67%	26.92%	29.49%	25.64%
78	Mental Health Care for the Homeless	79	58	3.80	1.27%	11.39%	26.58%	27.85%	32.91%
79	Physical Health Care for the Homeless	80	57	3.71	1.25%	11.25%	27.50%	35.00%	25.00%
80	Housing Placement for the Homeless	79	58	3.58	1.27%	16.46%	27.85%	31.65%	22.78%
81	Life Skills Training for the Homeless	80	57	3.58	2.50%	13.75%	26.25%	38.75%	18.75%
82/83	Other Homeless Population Needs	40	97	3.85	2.50%	10.00%	25.00%	25.00%	37.50%
<b>Housing for Persons with Special Needs</b>									
84	Housing for Seniors	80	57	3.64	1.25%	7.50%	40.00%	28.75%	22.50%



Question		Respondents		Average Rank of Need by Answered Responses	Respondent Percentage by Priority Needs				
Number	Subject	Number of Answered Responses	Number of Skipped Responses		No Need (1)	Low Need (2)	Moderate Need (3)	High Need (4)	Critical Need (5)
85	Housing for Chronically Homeless	79	58	3.33	3.80%	18.99%	35.44%	24.05%	17.72%
86	Housing for Persons with HIV/AIDS	78	59	3.04	6.41%	24.36%	41.03%	15.38%	12.82%
87	Housing for Persons with Alcohol/Drug Addictions	77	60	3.23	3.90%	24.68%	31.17%	24.68%	15.58%
88	Housing for Persons with Developmental Disabilities	75	62	3.37	1.33%	16.00%	41.33%	26.67%	14.67%
89	Housing for Persons with Mental Illness	78	59	3.51	1.28%	17.95%	29.49%	30.77%	20.51%
90	Housing for Persons with Profound Physical Disabilities	76	61	3.45	2.63%	19.74%	28.95%	27.63%	21.05%
91/92	Other Special Needs Population Housing Needs	40	97	3.45	5.00%	12.50%	32.50%	32.50%	17.50%
<b>Affordable Rental Housing</b>									
93	Minor Rehabilitation Assistance	76	61	3.03	2.63%	22.37%	50.00%	19.74%	5.26%
94	Major Rehabilitation Assistance	75	62	3.16	2.67%	18.67%	45.33%	26.67%	6.67%
95	Affordable New Construction	77	60	3.42	3.90%	14.29%	37.66%	24.68%	19.48%
96	Rental Assistance	79	58	3.67	2.53%	10.13%	31.65%	29.11%	26.58%
97	Preservation of Existing Affordable Rental Housing	76	61	3.78	2.63%	10.53%	23.68%	32.89%	30.26%
98	Energy Efficiency Improvements	77	60	3.69	0.00%	3.90%	38.96%	41.56%	15.58%
99	Lead-Based Paint Screening/Abatement	77	60	3.12	2.60%	27.27%	37.66%	20.78%	11.69%
100	Rental Housing for the Elderly	76	61	3.82	0.00%	7.89%	30.26%	34.21%	27.63%
101	Rental Housing for the Disabled	76	61	3.66	1.32%	9.21%	38.16%	25.00%	26.32%
102	Rental Housing for Single Persons	76	61	3.32	1.32%	23.68%	38.16%	15.79%	21.05%
103	Rental Housing for Small Families (2-4 persons)	77	60	3.51	1.30%	9.09%	45.45%	25.97%	18.18%
104	Rental Housing for Large Families (5 or more persons)	77	60	3.47	2.60%	10.39%	46.75%	18.18%	22.08%
105/106	Other Affordable Rental Housing Needs	41	96	3.83	4.88%	4.88%	26.83%	29.27%	34.15%
<b>Homeownership Needs</b>									
107	Housing Counseling	79	58	3.17	2.53%	22.78%	39.24%	26.58%	8.86%
108	Foreclosure Counseling	78	59	3.51	1.28%	12.82%	39.74%	25.64%	20.51%
109	Home Purchase Assistance	78	59	3.19	5.13%	19.23%	39.74%	23.08%	12.82%
110	Emergency Repair	79	58	3.16	3.80%	22.78%	37.97%	24.05%	11.39%
111	Minor Rehabilitation Assistance	74	63	3.05	5.41%	17.57%	47.30%	25.68%	4.05%
112	Major Rehabilitation Assistance	76	61	3.04	5.26%	23.68%	40.79%	22.37%	7.89%
113	Affordable New Construction	76	61	3.24	6.58%	17.11%	40.79%	17.11%	18.42%
114	Energy Efficiency Improvements	75	62	3.53	1.33%	13.33%	33.33%	34.67%	17.33%
115	Modifications for Persons with Disabilities	76	61	3.39	0.00%	22.37%	32.89%	27.63%	17.11%
116	Lead-Based Paint Screening/Abatement	77	60	2.88	5.19%	31.17%	41.56%	14.29%	7.79%
117/118	Other Homeownership Needs	39	98	3.41	5.13%	10.26%	43.59%	20.51%	20.51%



# Contra Costa Times

PO Box 4147  
Walnut Creek, CA 94596  
(925) 935-2525

Concord, City of  
Finance Dept., MS-06, 1950 Parkside Dr.  
Concord CA 94519-2526

## PROOF OF PUBLICATION

FILE NO. legal ad-con plan

In the matter of

Contra Costa Times

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the Principal Legal Clerk of the Contra Costa Times, a newspaper of general circulation, printed and published at 2640 Shadelands Drive in the City of Walnut Creek, County of Contra Costa, 94598

And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of October 22, 1934. Case Number 19764.

The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

4/1/2010

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.  
On this 1st day of April, 2010.

Signature

Legal No.

0003444900

### NOTICE OF PUBLIC REVIEW CITY OF CONCORD NEW 5-YEAR CONSOLIDATED PLAN AND ONE-YEAR ACTION PLAN FOR EXPENDING FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

The City of Concord, in cooperation with the Contra Costa Consortium (which includes the CDBG entitlement jurisdictions of Antioch, Concord, Pittsburg, Richmond, Walnut Creek, and Contra Costa County) has prepared a draft five-year Consolidated Plan for 2010-15 and Analysis of Impediments to Fair Housing Choice. The Consolidated Plan is mandated by the Federal Department of Housing and Urban Development (HUD) and outlines funding priorities for housing, economic development, infrastructure, and public services from 2010-2015. Also for public review is the City of Concord's draft 2010-11 Action Plan, a subsidiary document of the five-year plan. The Action Plan outlines recommendations being made to the Concord City Council for funding projects that will help meet the housing and non-housing community needs of the lower income households and areas in our community. It covers the period of July 1, 2010 through June 30, 2011.

The City of Concord annual CDBG entitlement from the Department of Housing and Urban Development (HUD) for 2010-11 is estimated to be \$1,024,000 and subject to change upon notification of final grant award from HUD. Also available is \$142,800 in General Funds and Child Care Developer Funds. 20% of all funds are withheld for administration of the Community Grant program. The total amount of funds available for granting for programs and projects to benefit residents of the City of Concord is \$931,446.

After careful consideration, the Community Services Commission is recommending to the City Council funding allocations to specific programs and activities that fall into the following categories:

Affordable Housing Services - \$243,053 (26%)
Code Enforcement - \$102,181 (11%)
Homeless/At Risk Services - \$105,000 (11%)
Non-Homeless Special Needs Population Services & ADA Improvements - \$322,212 (35%)
General Public Services - \$30,000 (3%)
Senior Services - \$67,000 (7%)
Youth Services - \$62,000 (6%)
Public Facilities/Improvements - \$0 (0%)
Economic Development - \$0 (0%)
Total: \$931,446

**PUBLIC REVIEW PERIOD:**  
The Council will discuss the draft Consolidated 5-Year Plan, Analysis of Impediments to Fair Housing Choice and Action Plan in a Study Session with the Community Services Commission on April 27, 2010 at 5:30 p.m. in the Concord Per-

mit Center Conference Room, 1950 Parkside Drive, Concord. Council will finalize the draft Action Plan in a Public Hearing held at 6:00 p.m. on Tuesday, May 11, 2010 in the Council Chamber, also at 1950 Parkside Drive.

The draft 2010-11 Action Plan is available for public review and comment for a 30+ day period, beginning on Thursday, April 1, 2010 and concluding on May 11, 2010. Written comments may be submitted during the review period to: Maria Parada, City of Concord, 1950 Parkside Drive- M/S 10, Concord, CA 94519 or maria@ci.concord.ca.us.

**TO REVIEW THE CONSOLIDATED PLAN, ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE AND THE DRAFT ACTION PLAN:**  
Documents may be viewed online at [www.cityofconcord.org/community/](http://www.cityofconcord.org/community/) or in person M-F, 9-5 at the City of Concord Community Services Division, 2974 Salvio Street, Concord; or by calling 925-671-3327. The Action Plan will be submitted to HUD on or before May 15, 2010 with a summary of all citizen comments.

**CCT#3444900  
April 1, 2010**

# Contra Costa Times

PO Box 4147  
Walnut Creek, CA 94596  
(925) 935-2525

Walnut Creek, City Of  
City Clerk/Susan Alexander, 1666 N. Main Street  
Walnut Creek CA 94596-4609

## PROOF OF PUBLICATION

FILE NO. CDD-Housing

In the matter of

Contra Costa Times

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the Principal Legal Clerk of the Contra Costa Times, a newspaper of general circulation, printed and published at 2640 Shadelands Drive in the City of Walnut Creek, County of Contra Costa, 94598

And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of October 22, 1934. Case Number 19764.

The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

4/2/2010

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.  
On this 2nd day of April, 2010.

Signature

Legal No.

0003444133

**CITY OF WALNUT CREEK  
NOTICE OF PUBLIC HEARING FOR ADOPTION OF:  
THE 2010-2015 CONSOLIDATED PLAN, THE ANALYSIS OF IMPEDIMENTS TO FAIR  
HOUSING CHOICE, AND THE 2010-2011 ANNUAL ACTION PLAN,  
INCLUDING EXPENDITURE OF  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
AND COMMUNITY SERVICE GRANT FUNDS**

Notice is hereby given that the Walnut Creek City Council will hold a public hearing on **Tuesday, May 4, 2010 at 7:00 p.m.** in the Council Chamber, City Hall, 1666 North Main Street, Walnut Creek to consider a proposed FY 2010-2015 Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, and the 2010-2011 Annual Action Plan, including expenditure of FY 2010-2011 Community Development Block Grant funds and Community Service Grant funds.

**Consolidated Plan**

The Contra Costa Consortium (which includes the CDBG entitlement jurisdictions of Antioch, Concord, Pittsburg, Richmond, Walnut Creek, and Contra Costa County) has prepared a draft housing and community development plan - the five-year Consolidated Plan. The Consolidated Plan is mandated by the federal Department of Housing and Urban Development (HUD) and outlines existing and future housing and community development needs, and sets forth the strategies the Consortium will undertake and prioritize for using federal funds to address those needs.

**Analysis of Impediments to Fair Housing Choice**

The Contra Costa Consortium has prepared a draft Analysis of Impediments to Fair Housing Choice (AI). The AI includes an analysis of local factors that may impact fair housing choice, identification of specific impediments to fair housing choice, and a plan to address those impediments.

**Annual Action Plan**

The 2010-2011 Annual Action Plan outlines Walnut Creek's funding plan for the first year of the Contra Costa Consortium's Five-Year Consolidated Plan.

In developing the proposed FY 2010-2011 Action Plan, the City's overriding goal was to utilize funds for the benefit of lower income persons. Activities were funded which met one or more of the affordable housing and community development needs and strategies identified in the Consolidated Plan, such as expanding economic opportunities principally for lower income persons, improving, increasing and preserving the supply of affordable housing, ensuring fair housing opportunities and the continued support of services to seniors, persons with disabilities, abused and neglected children, battered women, persons with HIV/AIDS, homeless persons and other persons in crisis.

In order to meet these objectives, the City is proposing to utilize the 2010-2011 Community Development Block Grant (CDBG) funds, including program income, estimated at \$367,899 combined with an estimated \$70,000 of General Funds in the form of Community Service Grants (CSG). All activities benefit primarily lower income persons and are consistent with a primary objective of the CDBG program.

**FY 2010-2011 COMMUNITY DEVELOPMENT FUNDING PLAN SUMMARY**

RECOMMENDED ALLOCATIONS		SOURCES OF FUNDS	
Housing / Infrastructure	\$220,391	2010-2011 CDBG Grant	\$320,034
Economic Development	\$30,000	CDBG Program Income	\$ 47,865
Public Services (CDBG)	\$49,500	and Carry Forward	
Public Services (CSG)	\$70,000		
Fair Housing Activities	5,500	2010-2011 CSG Grant	\$70,000
Administration/Planning	\$62,508		
<b>Total Funds Allocated:</b>	<b>\$437,899</b>	<b>Total Funds Available:</b>	<b>\$437,899</b>

The draft 2010-2015 Consolidated Plan, the draft 2010-2011 Action Plan, and the Analysis of Impediments to Fair Housing Choice may be reviewed during normal business hours in the Walnut Creek Community Development Department, City of Walnut Creek, 1666 N. Main Street, Walnut Creek, CA 94596, or online at [www.walnut-creek.org](http://www.walnut-creek.org). Interested parties are encouraged to submit written comments on the proposed plans. Written comments may be submitted to: Margot Ernst, CDBG/Housing Analyst, City of Walnut Creek, 1666 North Main Street, Walnut Creek, CA 94596; FAX No. (925) 256-3500; or e-mail: [ernst@walnut-creek.org](mailto:ernst@walnut-creek.org), no later than 5:00 p.m. Tuesday, May 4, 2010. Oral comments may be made at the May 4, 2010 City Council meeting, or prior to the meeting by calling Margot Ernst at 925-943-5899 x 2208.

Disabled individuals requiring special accommodation in order to participate in the public hearing process should contact the City Clerk, Patrice Olds at (925) 943-5819. Hearing impaired individuals may call the California Relay Service at (800) 735-2929 for assistance.

This Notice of Public Hearing is published in accordance with federal regulations from the U. S. Department of Housing and Urban Development.

/s/ PATRICE OLDS  
CITY CLERK

CCT#3444133  
April 2, 2010



# Contra Costa Times

PO Box 4147  
Walnut Creek, CA 94596  
(925) 935-2525

Pittsburg, City of  
Finance Dept-A/P, 65 Civic Avenue  
Pittsburg CA 94565-3814

## PROOF OF PUBLICATION

FILE NO. notice of public h

In the matter of

Contra Costa Times

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the Principal Legal Clerk of the Contra Costa Times, a newspaper of general circulation, printed and published at 2640 Shadelands Drive in the City of Walnut Creek, County of Contra Costa, 94598

And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of October 22, 1934. Case Number 19764.

The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

4/3/2010

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.  
On this 5th day of April, 2010.

Signature

Legal No.

0003440152

**CITY OF PITTSBURG  
NOTICE OF PUBLIC  
HEARING TO CONSIDER  
THE  
2010/11 COMMUNITY  
DEVELOPMENT BLOCK  
GRANT  
FY 2010/11 ANNUAL  
ACTION PLAN, FY  
2010/15 FIVE-YEAR  
CONSOLIDATED PLAN,  
AND THE ANALYSIS OF  
IMPEDIMENTS TO FAIR  
HOUSING CHOICE (AI)**

**NOTICE IS HEREBY  
GIVEN:**

A public hearing will be held before the City Council of the City of Pittsburg to consider the draft FY 2010/11 Annual Action Plan, draft FY 2010/15 Consolidated Plan, and the draft Analysis of Impediments to Fair Housing Choice (AI).

This hearing will be held in the City Council Chamber, 65 Civic Avenue, 3rd Floor, Pittsburg, California, on May 3, 2010 at 7:00 p.m., or as soon as it can be heard.

The draft FY 2010/11 Annual Action Plan is a subsidiary document of the newly prepared Contra Costa County Consortium Five-Year Consolidated Plan for 2010-2015. The Annual Action Plan covers the period of July 1, 2010 through June 30, 2011 and describes the programs/services that the City of Pittsburg will fund with CDBG funds during program year 2010-2011. The Annual Plan also contains information discussed in the Five-Year Consolidated Plan. In addition, the AI is being completed in concert with the 2010/15 Consolidated Plan.

The Department of Housing and Urban Development (HUD) requires the City of Pittsburg to prepare and adopt a Five-Year Consolidated Plan, an Annual Action Plan, and an Analysis of Impediments to Fair Housing Choice (AI) in order to receive Community Development Block Grant Funds.

The City of Pittsburg is a CDBG entitlement City that will receive \$667,519 from HUD for 2010-2011. According to a set formula in HUD regulations there is a 15% cap for Public Services and a 20% cap for CDBG program administration and planning activities. The following is a summary of the estimated amounts available under each category:

**2010-2011 Community  
Development Block  
Grant Allocation  
\$667,519**

**Public Services  
\$103,499**

**Other (Public Facility,  
Housing, Economic Dev.)  
\$424,000**

**Planning/Administration  
\$140,020**

**Total \$667,519**

**PUBLIC REVIEW PERIOD:**  
The draft FY 2010/11 Annual Action Plan, draft FY 2010/15 Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) will be available for public review and comment for a 30 day period beginning on April 3, 2010 and

concluding on May 3, 2010. Written comments may be submitted by email to [cdbg@ci.pittsburg.ca.us](mailto:cdbg@ci.pittsburg.ca.us) and by mail sent to the City of Pittsburg, Community Access Office, 916 Cumberland Street, Pittsburg, CA 94565. Copies of the draft FY 2010/11 Annual Action Plan, draft FY 2010/15 Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) will be available for review at the Office of the City Clerk, 65 Civic Avenue, Pittsburg; the CDBG Office, 916 Cumberland Street, Pittsburg; the Public Library, 80 Power Avenue, Pittsburg and online at [www.ci.pittsburg.ca.us](http://www.ci.pittsburg.ca.us). The Annual Action Plan, Five-Year Consolidated Plan, and the Analysis of Impediments to Fair Housing Choice (AI) will be submitted to HUD on or before May 15, 2010 with all citizen/public comments incorporated.

If you plan on attending the public hearing and need a special accommodation because of sensory or mobility impairment/disability, or have a need for an interpreter, please contact the CDBG office at 925-252-4060 to arrange for those accommodations to be made. Notification 72 hours prior to the meeting will enable the City to make reasonable accommodations to assure accessibility at the meeting.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Pittsburg, at or prior to, the public hearing. For additional information please call the CDBG Office at (925) 252-4060.

The City of Pittsburg does not discriminate on the basis of race, color, religion, sex, national origin, disabilities, and familial status in the admission of, access to, treatment of, or employment in its federally assisted programs or activities. The City of Pittsburg is an affirmative action/equal opportunity employer.

**CCT#3440152**  
**April 3, 2010**

ation.  
Poizner, the state's insurance commissioner and a wealthy Silicon Valley entrepreneur, argues that across-the-board tax cuts would create more investment in California and create jobs. In turn, that would lead to higher tax revenue.

State Attorney General Jerry Brown, who does not face a serious challenge in the Democratic primary, has not yet laid out a specific campaign platform. Yet he has signaled in interviews that he will campaign as a centrist with a similar mission of job-creation and fiscal restraint.

He also emphasized creating a realistic budget plan. "I would lay it out, and it will be in deficit. There's no way it won't be. But we're going to face it honestly," Brown said earlier this month. "We're going to tell the truth, we're going to say it's going to take several years to balance, but we're going to have a workout plan."

Beyond the top economic worries, registered voters differ in their approach to other

**SATURDAY, April 3 — Easter Eggstravaganza**  
10 a.m. - Noon in the Fellowship Hall & the Courtyard

**EASTER SUNDAY, April 4**  
9:30 & 11:00 a.m.  
Two Identical Resurrection Worship Services  
"I Saw Him Living Again!"

**FIRST PRESBYTERIAN Church**  
1965 Colfax Street  
Concord, CA 94520  
925.676.7177  
www.fpcconcord.org

**EASTER SERVICES**  
April 3 & 4  
10:00am - 12:00pm  
10:00am - 12:00pm

**CITY OF ANTIOCH  
NOTICE OF PUBLIC HEARING  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), ANTIOCH DEVELOPMENT AGENCY (ADA) AND HOUSING PROGRAMS**

NOTICE IS HEREBY GIVEN that the Antioch City Council will hold a public hearing on Tuesday, April 27, 2010 at 7:00 P.M. in the Antioch City Council Chambers located at Third and 'H' Streets in Antioch, California. The Antioch City Council will be considering recommendations on the following matters: (1) approval of the FY 2010/11 Consolidated Plan and Analysis of Impediments to Fair Housing Choice; and (2) approval of the FY 2010/11 Action Plan and projected use of FY 2010/11 and FY 2011/12 Community Development Block Grant (CDBG) funds; and (3) Antioch Development Agency (ADA) funds.

**Consolidated Plan**  
The Contra Costa Consortium (which includes the CDBG entitlement jurisdictions of Antioch, Concord, Pittsburg, Richmond, Walnut Creek, and Contra Costa County) has prepared a draft housing and community development plan - the five-year Consolidated Plan. The Consolidated Plan is mandated by the federal Department of Housing and Urban Development (HUD) and outlines existing and future housing and community development needs, and sets forth the strategies the Consortium will undertake and prioritize for using federal funds to address those needs.

**Community Development Block Grant (CDBG)**  
The City of Antioch is an entitlement community under the Federal Community Development Block Grant (CDBG) program. CDBG funds are available for housing, community and economic development projects and public service programs that serve primarily lower income Antioch residents. As required by State law, the City sets aside 20% of the annual tax increment it receives from each redevelopment project area for allocation to the Antioch Development Agency (ADA) Housing Set-aside funds. These ADA funds are available for housing activities as well as addressing additional public service needs that cannot be fully funded under the CDBG program 15% funding cap for public service activities.

The City is in the first year of a two-year funding cycle. All public service (including fair housing) and economic development programs who are awarded grants for FY 10-11 will receive a one-year contract and are eligible for an automatic renewal in FY 11-12. This is contingent on the availability of CDBG funds, the satisfactory accomplishment of contract goals and approval by the City Council.

This year the City expects to make available approximately \$720,500 in Federal CDBG funding, for the fiscal year beginning July 1, 2010 and ending June 30, 2011, with approximately \$108,000 available for public (social) services; \$468,000 available for housing programs, economic development and infrastructure/public facility activities; and \$144,000 available for program administration/planning.

This year the City expects to make available approximately \$614,000 in ADA funds for fair housing counseling services and tenant/landlord counseling. The City of Antioch's housing programs will also have available carryover ADA funding from FY 09-10.

Copies of the draft FY 2010/11 Consolidated Plan and the draft FY 2010/11 Action Plan are available for review during normal business hours in the City Clerk's office, located at Third and 'H' Streets, 1<sup>st</sup> floor in Antioch, CA, the Community Development Department Office located at Third and 'H' Streets, 2<sup>nd</sup> floor in Antioch, CA, and the Antioch Public Library, located at 501 West 18<sup>th</sup> Street in Antioch, CA. Interested parties are encouraged to send comments on the draft Consolidated Plan and Analysis of Impediments to Fair Housing Choice and Action Plan. Written comments should be submitted to the CDBG Program Administrator, City of Antioch, Third and H Streets, Antioch, CA 94531 by 5:00 pm on Tuesday, April 27, 2010. This facility is accessible to the mobility impaired. If you have any comments or questions, call or e-mail Mindy Genry, CDBG Program Administrator, at (925) 779-7035, [mgentry@ci.antioch.ca.us](mailto:mgentry@ci.antioch.ca.us). The Consolidated Plan and Action Plan and this notice can be accessed by going to the following web page: [www.ci.antioch.ca.us](http://www.ci.antioch.ca.us).

Disabled individuals requiring special accommodation in order to participate in the public hearing process should contact Mindy Genry at (925) 779-7035. Hearing impaired individuals may call the California Relay Service at (800) 735-2929 for assistance.

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Sunday 10-6**

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**HOME & GARDEN**  
25th Annual  
Contra Costa Spring Show  
APRIL 9 • 10 • 11, 2010  
FREE ADMISSION

**Be sure to pick up the special Home & Garden Section on Thursday April 8th, in the Contra Costa Times Newspaper.**

**www.capitalshowcase.com**

**HOME & GARDEN**  
25th Annual  
Contra Costa Spring Show  
APRIL 9 • 10 • 11, 2010  
FREE ADMISSION

**Friday Noon-6 • Saturday 10-6  
Sleep Train Pavilion-2000 Kipper Pass Road in Concord**



Items published free for non-profit organizations on a space-available basis. Send to our office, 1700 Cavallo Road, Antioch, CA 94509. Announcement forms may be obtained by calling 925-779-7173 or e-mail [shargis@bavarianewsgroup.com](mailto:shargis@bavarianewsgroup.com)

**■ An Easter Presentation** — 7:30 p.m. April 1, 7:30 p.m. April 2, 2 and 7:30 p.m. April 3. Frank Ballesteros Productions presents biblical scenes of the week leading up to Easter. Virginia J. Calisesi Studio Theatre, 512 W. Second St., Antioch. Adults \$10, seniors, students and children \$5. 925-642-1583

**■ "At the Foot of the Cross": Good Friday Drama** — 7 p.m. April 2. St. John's Lutheran Church, 1360 E. Tregallas Road, Antioch. Free. 925-757-3070

**■ Prewett Park Annual Easter Eggstravaganza** — 10 a.m. noon April 3. Bring your youngsters for a morning of crafts, face painting, entertainment and family memories. There will be egg hunts for each age group and an opportunity to take pictures with the Easter Bunny. Bring your own basket to

collect your goodies. 4701 E. Tree Way, Antioch residents \$5, nonresidents \$6. Space is limited. Register by April 1. 925-776-3070

**■ Pittsburg Easter Celebration** — 11 a.m.-4 p.m. April 3. Free hot dogs and chips for all. Rock climbing, live music, face painting and jumpers. Easter egg hunt times: Noon ages 1-3, 1 p.m. ages 4-6, 2 p.m. ages 7-9, 3 p.m. ages 10-11. Sponsored by the city of Pittsburg and New Birth Church, Buchanan Park, 4150 Harbor St. 925-439-8989 or [www.newbirthca.org](http://www.newbirthca.org)

**■ Annual Easter "Eggstravaganza"** — 10 a.m. April 3. Egg hunt, games, crafts, face painting, bounce houses and more for children, preschool through fifth grade. Antioch Church on The Rock, 50 Walton Lane. Free. 925-757-4359. [www.antiochcotr.org](http://www.antiochcotr.org)

**■ St. John's Lutheran Church Easter Services** — 8 and 10 a.m. April 4. Breakfast served between services. 1360 E. Tregallas Road, Antioch. 925-757-3070

**■ St. Anne Church Easter Services** — Ecumenical sunrise service 6:30 a.m.; Mass of the Resurrection 8:30 a.m.; Family mass 10:30

a.m., and Spanish mass 12:30 p.m. April 4. St. Anne Church, 2800 Camino Diablo Road, Byron. 925-634-6625

**■ Grace Bible Fellowship Easter Services** — 10 a.m. April 4. A service filled with worship, praise and fellowship celebrating the risen Christ. Antioch High School, 700 W. 18th St., Antioch. [www.gbforantioch.org](http://www.gbforantioch.org)

**■ Easter Sunrise Service** — First Congregational Church of Antioch and Community Presbyterian Church of Pittsburg will come together for Easter services 6 p.m., Henry Johnson Park, John Henry Parkway, and 10 a.m., 200 E. Ireland Road, Pittsburg. Easter egg hunt after the service. Betty. 925-439-5387

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# **CITY OF ANTIOCH NOTICE OF PUBLIC HEARING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), ANTIOCH DEVELOPMENT AGENCY (ADA) AND HOUSING PROGRAMS**

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Disabled individuals requiring special accommodation in order to participate in the public hearing process should contact

# West County Times

Residence Drive  
Walnut Creek, CA 94806  
2-2740

Development Agency  
Richmond/Debra Vaca, 440 Civic Center Plaza  
Walnut Creek, CA 94804-1630

## PROOF OF PUBLICATION

FILE NO. APR. 20 HEARING

Matter of

West County Times

Witness of the United States and a resident of the County  
of Contra Costa; I am over the age of eighteen years, and not a party to  
the matter stated in the above-entitled matter.

Principal Legal Clerk of the West County Times, a  
newspaper of general circulation, printed and published at 2640  
Residence Drive in the City of Walnut Creek, County of Contra  
Costa, 94806

This newspaper has been adjudged a newspaper of general  
circulation by the Superior Court of the County of Contra Costa,  
California, under the date of August 29, 1978. Case  
No. 188884.

One, of which the annexed is a printed copy (set in type not  
handwritten), has been published in each regular and  
special issue of said newspaper and not in any supplement thereof  
during the following dates, to-wit:

4/20/2010, 4/11/2010, 4/18/2010, 4/25/2010, 4/28/2010

I declare under the penalty of perjury that the foregoing  
is true and correct.

Witnessed at Walnut Creek, California.  
This 18th day of April, 2010.

  
e

Legal No.

0003440132

### JOINT PUBLIC HEARING NOTICE FOR THE CITY COUNCIL OF THE CITY OF RICHMOND AND THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY BOARD PUBLIC REVIEW FOR FIVE YEAR CONSOLIDATED PLAN

Notice is hereby given  
that the City Council of  
the City of Richmond  
(the "Council") and the  
Richmond Community  
Redevelopment Agency  
Board (the "Agency  
Board") will hold a joint  
public hearing on Tues-  
day, May 4, 2010 in the  
City Council Chambers  
located at 440 Civic Center  
Plaza at 6:00 p.m. to  
give interested parties  
an opportunity to voice  
their opinion on the  
housing and community  
development plans, pri-  
orities, findings, recom-  
mendations and data  
contained in the 2010-  
2015 Five Year Consoli-  
dated Plan. All persons  
desiring to speak can  
appear before the Coun-  
cil and Agency Board on  
the above listed date  
and voice their opinion  
or submit written com-  
ments to:

Steve Duran, Executive  
Director  
Richmond Community  
Redevelopment Agency  
440 Civic Center Plaza  
Richmond, CA 94804  
Attn: Ana Cortez, Com-  
munity Development  
Program Manager

The Five Year Consoli-  
dated Plan guides activi-  
ties and priorities for  
the Community Develop-  
ment Block Grant  
(CDBG) and the Home  
Investment Partnership  
(HOME) Programs. This  
Five Year Consolidated  
Plan is required by the  
U.S. Department of  
Housing and Urban De-  
velopment (HUD) as part  
of both CDBG and HOME  
programs.

We invite the public to  
review this document  
at:  
[www.casahomehelp.com](http://www.casahomehelp.com)  
and  
<http://www.ci.richmond.ca.us/index.aspx?nid=98>

Parties interested in re-  
ceiving additional infor-  
mation regarding the  
Five Year Consolidated  
Plan should contact the  
Richmond Community  
Redevelopment Agency  
between the hours of  
8:30 a.m. and 5:00 p.m.,  
Monday thru Friday, 510-  
307-8140. Parties may  
request this document  
to be email by request-  
ing it at  
[CityCommentNow@gmail.com](mailto:CityCommentNow@gmail.com)

WCT 3440132  
Apr. 4, 11, 18, 25, 28, 2010

CDBG Interested Parties List  
(Consortium Wide)

First Name	Last Name	Company	Email Address
Clearnise	Bullard	A Peace of Mind Women Battered Center	
James	Wagner	A Place of Learning	aplaceoflearning@sbcglobal.net
Faye	Paulson	A.F. Evans Company	AFEC@afevans.com
Ancel	Romero	ABHOW	aromero@abhow.com
Jim	Negri	Acalanes Union High School District	superintendent@acalanes.k12.ca.us
Jose Luis	Trevino	ACORN Housing Corporation	jltrevino@acornhousing.org
Susan	Friedland	Affordable Housing Associates	sfriedland@ahainc.org
George	Jordan	Against All Odds	
Roger	Smith	Alamo Improvement Association	roger@benefitsstore.com
Sue	Mirkovich	Alhambra High School	smirkovich@martinez.k12.ca.us
Hal	Olson	Alhambra Valley Improvement Association	marieolson@earthlink.net
William	Sanford	ALIVE	n/a
	Williams	All Nations Family (All Nations Church of G-d)	
Kristen	Pursley	Alvarado School, ESL Department	kpursley@wccusd.net
Linda	Strickland	A-maze-ing Solutions	lindlin7@att.net
Kim	Schwartz	Amber Foundation for Missing Children	amberjeansmom@yahoo.com
Tarry	Smith	Ambrose Recreation and Park District	tsmith@ambroserec.org
Jill	Massaro	Anka Behavioral Health, Inc.	jmassaro@ankabhi.org
Michael	Barrington	Anka Behavioral Health, Inc.	mbarrington@ankabhi.org
Elizabeth	Rimbault	Antioch Historical Society	No Email
Dale	Davis	Aptos Mortgage	dalelynd@aol.com
Nhang	Luong	Area Agency on Aging	nluong@ehsd.cccounty.us
Carolyn	Muell	Ark III	scott@movingartsdance.org
Ester	Wong	Asian Community Mental Health Services	info@acmhs.org
Tami J.	Suzuki	Asian Pacific Islander Legal Outreach (formerly Nihonmachi Legal Outreach)	info@apilegaloutreach.org
Lili	Suzuki	Asian Pacific Psychological Services	
Chris	Noble	Assistance League of Diablo Valley	aldv@sbcglobal.net
Norma	Schnurr	Assistance League of Diablo Valley	aldv@sbcglobal.net
Linda	Mercer	Assistance League of Diablo Valley	aldv@sbcglobal.net
Karen	Eddleman	Associated Right of Way Svcs	keddeleman@arws.com
Barry	Cammer	Barcelon Associates Management Corporation	barry-c@barcelon.com
Michelle	Pheis	Barcelon Associates Management Corporation	
Cheryl	Adams	Basic Central	buslink@att.net
Naomi	Jackson	Bay Area Addiction Research and Treatment, Inc. (BAART) - Site	No Email
Carol	Weinstein	Bay Area Community Resources - Site	cweinstein@bacr.org
Stephanie	Hochman	Bay Area Community Resources - Site	shochman@bacr.org
Deborah	Espinoza	Bay Area Community Resources - Site	despinoza@bacr.org
Alexina	Shepard	Bay Area Community Resources - Site	ashepard@bacr.org
Ann	Weltz	Bay Area Crisis Nursery	bacn@worldnet.att.net
Jennifer	Moxley	Bay Area Legal Aid	info@baylegal.org
Susun	Kim	Bay Area Legal Aid - Central Support Office	sukim@baylegal.org
Kim	Burns	Bay Area Legal Aid - Central Support Office	riopez@baylegal.org
Jennifer	Peck	Bay Area Partnership for Children and Youth	jennifer@bayareapartnership.org
Katie	Breckenridge	Bay Area Partnership for Children and Youth	katie@bayareapartnership.org
Thomas	Michaehelles	Bay Area Psychotherapy Services	thomas@drnichahelles.com
Carey	Kachurka	Bay Area Rescue Mission	careyk@bayarearescue.org
Rev. John	Anderson	Bay Area Rescue Mission	johna@bayarearescue.org
Sherwin	Harris	Bay Area Rescue Mission	sherwinh@bayarearescue.org
Ron & Ruth	Lesinski	Bay Park Retirement Residence	ruth.lesinski@hrc-cc.com
Concepcion Trevino	James	Bay Point Family Health Center	cjames@hsd.co.contra-costa.ca.us
Steve	Hoagland	Bay Point Municipal Advisory Council	stevehoagland@sbcglobal.net
Eva	Garcia	Bay Point Works	egarcia@ehsd.cccounty.us
Katherine Peach	Punsalang	Bay Point Works	kpcpunsalang@yahoo.com
Mrs.	Cavanasia	Bay View School	
Doris	Walker	Beacon Light Seventh Day Adventist Church	beaconlightchurch@yahoo.com
Richard	Marshall	Bethel Island Chamber of Commerce	bicc@cctrap.com
Joe	Stockley	Bethel Island MAC	
Sheila	Goodson	Bethel Island MAC	goodsonforbimid@sbcglobal.net
Susan	Cinelli	Bi-Bett Alcohol & Drug Program	
Madlin	King	Black Families Association	bfacc@bfacc.org
John	Crockett	Boys & Girls Club of Martinez	ttruong@bgcdv.org
Tom	Mason	Boys and Girls Clubs of America	tommasonbgc@sbcglobal.net
Judy	Reed	Boys and Girls Clubs of America	judy_reed@sbcglobal.net
Benjamin	Clark	Brackenhoff Management Group, Inc.	none
Bonnie	Lucchese	Brentwood Chamber of Commerce	bcoc240@sbcglobal.net
Lou	Davis	Broadcasters Anti-Narcotics Network	maadlouca@aol.com
David	Jamieson	Brookside Community Health Center	vadidion@pacbell.net
Cheryl	Johnson	Brookside Community Health Center	cjohnson@brooksideclinic.org
Mary	Vanderpan	Buena Vista School	none
Ilene	Ayala	Building Blocks Children Center	none
Betty	Burrus-Wright	Burrus-Wright Holistic Counseling Center	none
Sandy	Frederickson	Byron Chamber of Commerce	none
Rick	Kendrick	Byron Municipal Advisory Committee (MAC)	none
Dan	Sturdivant	Byron United Methodist Church	byronumc@comcast.net
Muriel	Martin	CA State Department of Corrections and Rehabilitation	muriel.martin@cdcr.ca.gov
Jill	Martinez	California Assoc. of County Veterans Service Officers	none
Laura	Briggin	California Autism Foundation	info@calautism.org

CDBG Interested Parties List  
(Consortium Wide)

First Name	Last Name	Company	Email Address
Matt	Schwartz	California Housing Partnership Corporation	
Terri	Waller	California State Assembly	email via website
Jennifer	Cabrejas	California State University, East Bay	jennifer.cabrejas@csueastbay.edu
Terry	Jones	California State University, Hayward Foundation	terry.jones@csueastbay.edu
Daryl	Bergman		darylphoto@comcast.net
Kathy	Lafferty	Cambridge Community Center	kathy@cambridgecom.org
Kathie	Shores	Cameron School	kshores@wccusd.net
Linda	Groobin	Caring Hands	linda.groobin@johnmuirhealth.com
Linda	Steensrud	Carquinez Middle School	lsteensrud@jsusd.k12.ca.us
Craig M.	Enyant	Casa Linda Senior Housing	enyant@sonic.net
Galen	Murphy	Castro School	gmurphy@wccusd.net
Hoang	Ho	Catholic Charities of the East Bay	hho@cceb.org
Carol	Leahy	Catholic Charities of the East Bay	cleahy@cceb.org
Bau	Ta	Catholic Charities of the East Bay	bta@cceb.org
John	New	CELSEB	
Angela	Moore	Center for Human Development	angelamoore02@yahoo.com
Marilyn	Langlois	Center for Human Development (CHD)	marilyn@chd-prevention.org
Richard	Avalos	César E. Chávez Elementary School	ravalos@wccusd.net
Linda	Joseph	Chaya Centers, Inc.	ljoseph@gmail.com
Christine	Goerke	Cherub Child Care	cherubchildcare@sbcglobal.net
Carol	Carrillo	Child Abuse Prevention Council	capc@sbcglobal.net
Susie	Dove	Child Abuse Prevention Council	capc@sbcglobal.net
Emily	Chang	Chinese American Political Association (CAPA)	CAPA@capacommunity.org
Glenna	Sanders	Christian Church Homes of Northern California	none
Don	Stump	Christian Church Homes of Northern California	dstump@cchnc.org
James	Buckley	Citizens Housing Corporation	jbuckley@citizenshousing.org
Donald	Freitas	City of Antioch	dpfreitas@comcast.net
Donna	Landeros	City of Brentwood	dlanderos@ci.brentwood.ca.us
Gary	Napper	City of Clayton	gnapper@ci.clayton.ca.us
Jim	Forsberg	City of Concord	jim.forsberg@ci.concord.ca.us
Fran	McVey	City of Concord	fran.mcvay@ci.concord.ca.us
Maria	Loza	City of Concord, Community Services Dept.	maria@ci.concord.ca.us
Margaret	Hernandez	City of Concord, Neighborhood Preservation Division	mhernandez@ci.concord.ca.us
Scott	Hanin	City of El Cerrito	kpinkos@ci.el-cerrito.ca.us
Nelson	Oliva	City of Hercules	noliva@ci.hercules.ca.us
Steven	Falk	City of Lafayette	cityhall@lovelafayette.org
Philip	Vince	City of Martinez	pvince@cityofmartinez.org
Bryan	Montgomery	City of Oakley	montgomery@ci.oakley.ca.us
Janet	Keeter	City of Orinda	jkeeter@ci.orinda.ca.us
Belinda	Espinosa	City of Pinole	citymng@ci.pinole.ca.us
Janet	Bilbas	City of Pinole	jbilbas@ci.pinole.ca.us
Marc	Grisham	City of Pittsburg	mgrisham@ci.pittsburg.ca.us
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Kendra	Luke	City of Pleasant Hill, Park & Recreation District	kluke@pleasanthillrec.com
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		El Sobrante MAC	
Lee	Jones	North Richmond MAC	
Lynette	Busby	Contra Costa Centre MAC	
Patrick	Tahara	KMAC	
Pamela	Brown	KMAC	
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Norma	Siegfried	Bay Point MAC	
Ray	Brandt	Diablo MAC	
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## **APPENDIX 8.**

# **HOMELESS PROGRAMS AND FACILITIES**

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## Homeless Programs and Facilities

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The County Health Services Department (HSD) develops plans and programs to assist the homeless throughout Contra Costa County. In 2004, the County adopted the “Ending Homelessness in Ten Years: A County-Wide Plan for the Communities of Contra Costa County” (Ten Year Plan). Through the Ten Year Plan, the County has adopted a “housing first” strategy, which works to immediately house a homeless individual or family rather than force them through a sequence of temporary shelter solutions. The Ten Year Plan further deemphasizes emergency shelters by supporting “interim housing” as a preferred housing type. Interim housing is very short-term and focuses on helping people access permanent housing as quickly as possible. Services provided in interim housing include housing search assistance and case management to help address immediate needs and identify longer-term issues to be dealt with once in permanent housing.

The Contra Costa Inter-jurisdictional Council on Homelessness (CCICH) is charged with providing a forum for communication about the implementation of the Ten Year Plan and providing advice and input on the operations of homeless services, program operations, and program development efforts in Contra Costa County.

The Ten Year Plan estimated 15,000 people in Contra Costa County experience an episode of homelessness annually. It further estimated that on any given night, 4,800 people are homeless, i.e., living on the streets or in temporary accommodations, such as an emergency shelter. More than three-quarters of them are members of a family, including nearly 7,000 children. Additionally, many others are at risk of becoming homeless, especially very low-income households who are overpaying for housing and struggling to make ends meet.

Consistent with the Ten Year Plan, the County will prioritize the use of its limited housing development resources to support permanent housing affordable to those with extremely-low, very-low and low incomes. The table below is a listing of the major housing facilities for the homeless in Contra Costa County. These facilities serve a variety of homeless persons, including battered women and children, mentally and/or physically disabled persons, individuals recovering from substance abuse, and needy families.

**Appendix 8 Table**

**Contra Costa Homeless Facility Inventory**

<b>Facility Name</b>	<b>Region</b>	<b>Target Population</b>	<b>Total Year-Round Beds</b>
<b>Interim Housing (Emergency Shelters)</b>			
Bay Area Crisis Nursery	Richmond	Single men & women	20
Calli House Youth Shelter	Richmond	Transition-age youth	6
Concord & Brookside Adult Interim Housing	Concord and Richmond	Single men & women	175
East County Shelter	Antioch	Single men & women	20
Emergency Shelter	Richmond	Families with children	75
Family Emergency Shelter	Concord	Families with children	30
Rescue Mission	Richmond	Families with children	150
Rollie Mullen Center	Confidential	Domestic Violence	24
Shepherd's Gate		Mixed	30
Winter Nights Shelter	Various	Mixed	0
<b>Transitional Housing</b>			
Appian House: Youth	Richmond	Transition-age youth	6
Deliverance House		Families with children	12
East County Transitional Housing	Antioch	Families with children	70
MOVE	Confidential	Domestic Violence	28
Next Step	Central County	Mixed	7
Pittsburg Family Center	Pittsburg	Families with children	32

**Appendix 8 Table**

**Contra Costa Homeless Facility Inventory**

<b>Facility Name</b>	<b>Region</b>	<b>Target Population</b>	<b>Total Year-Round Beds</b>
Pride and Purpose House	Richmond	Children	6
Project Independence	Richmond	Mixed	25
Prop 36 Housing	Scattered Site	Single men and women	
REACH Plus	Scattered Site	Mixed	128
San Joaquin II	Richmond	Families with children	20
Transitional Housing	Richmond	Mixed	44
Transitional Housing		Children	5
<b>Permanent Housing</b>			
ACCESS	Scattered Site	Single men and women	30
Aspen Court	Central County	HIV/AIDS	2
Casa Barrett	West County	Single men and women	6
Casa Lago	Antioch	Single men and women	13
Casa Verde		Single men and women	11
Garden Parks Apartments	Pleasant Hill	HIV/AIDs, Small families	28
Idaho Apartments	Richmond	Single men and women	28
Maple House	Concord	Single men and women	5
Mary McGovern House	Concord	Single men and women	6
Project Coming Home	Scattered Site	Single men and women	40
Shelter Plus Care	Scattered Site	Mixed	318
Sunset House	Pittsburg	Single men and women	8
Transitional Housing Partnership	Scattered Site	Mixed	37
Walter's Way House	Concord	Single men and women	12
West Richmond Apartments	Richmond	Single men and women	4

Source: Contra Costa County Interagency Council on Homelessness, 2008.

Under the County's Zoning Code, emergency shelters and transitional housing designed to meet the needs of those who are homeless or formerly homeless are permitted in all residential zones subject to a land use permit. In addition, these facilities are allowed in most commercial and industrial districts with a land use permit. (See the discussion on potential changes to the zoning code to accommodate emergency shelters and transitional housing 'by-right' in Section 6.3, Housing Constraints).

As a means to help meet the special needs of the homeless, the Contra Costa Crisis Center operates a 24-hour homeless hotline that connects homeless individuals and families to resources available in the County. Through the Center, homeless persons are given emergency motel vouchers, provided free voice mail boxes, and referred to local programs that offer housing, job training, substance abuse treatment, mental health counseling, emergency food, health care, and other services.

HSD provides emergency and transitional shelter as well as supportive services designed to enable homeless persons to achieve greater economic independence and a stable living environment. HSD coordinates the activities of and provides staff support to CCICH, which consists of representatives from local jurisdictions, homeless service providers, advocacy and volunteer groups, the business and faith communities, residents at large, and previously or currently homeless persons.

**Emergency Shelters and Permanent Supportive Housing:** Emergency shelters and permanent supportive housing designed to meet the needs of those who are homeless or formerly homeless are permitted in all residential zones subject to a land use permit. In addition, these facilities are permitted in most commercial and industrial districts with a land use permit. The purpose of the land use permit is to ensure compatibility with surrounding land uses, and not to constrain their development. The land use permit for an emergency shelter and a transitional housing facility requires only an administrative review unless the decision is appealed. If the administrative decision is appealed, a hearing on the permit may be held before the Zoning Administrator or the County Planning Commission, as necessary.

In 2010, the County will consider revisions to the text in the zoning code to allow homeless shelters and transitional housing 'by-right' in at least one zoning district. The M-29: Multi-Family District and the C: General Commercial District will be the zoning districts to be considered, and this review process will be completed in 2010. Any text amendment will likely include specific requirements in order to provide certainty to the applicant and maintain compatibility with the surrounding neighborhood. Following is an example of the requirements that may be incorporated:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;

- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

In general, emergency shelters and permanent supportive housing should be accessible to the population in need and near public transit, employment and job training opportunities, community facilities, and services. Concentrations of CalWORKS participants may be used as an indicator of where emergency and permanent supportive housing may be most needed. Typically, people on public assistance are most vulnerable to becoming homeless in the case of an economic recession or cuts in public assistance. Areas with concentrations of CalWORKS participants and good access to transit, employment, and services would be appropriate for the siting of emergency and permanent supportive housing. In siting such facilities, the County will pay special attention to issues of neighborhood impactation.

Several emergency shelters and transitional housing facilities for the homeless are located in Contra Costa County. The Appendix 8 table (above) identifies the major temporary, transitional, and permanent housing facilities for the homeless and formerly homeless in the County.