



**CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND
DEVELOPMENT
30 Muir Road
Martinez, CA 94553**

MEMORANDUM

DATE: November 4, 2024

TO: Finance Committee
Supervisor Federal D. Glover, Chair
Supervisor John Gioia, Vice Chair

FROM: Gabriel Lemus, Assistant Deputy Director – Department of Conservation and Development
By: Daniel Davis, Senior Planner

SUBJECT: **Draft 2025-2030 Consolidated Plan Priorities**

RECOMMENDATIONS

1. **APPROVE** recommendations for the 2025-2030 Consolidated Plan priorities as recommended by staff or amended by the Committee.
2. **DIRECT** the Department of Conservation and Development to prepare a staff report on the Committee’s recommendations. The staff report will be submitted and considered by the Board of Supervisors on December 3, 2024, as a “Consent” item.

BACKGROUND

2020-2025 Consolidated Plan Priorities: The Contra Costa County Consortium, a partnership between four cities (Antioch, Concord, Pittsburg, and Walnut Creek) and Contra Costa County, receives funds each year from the federal government for housing and community development activities¹. To receive federal funds, the Consortium must submit a strategic plan

¹ The federal programs are the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships Act (HOME) Program, and the Emergency Solutions Grant (ESG) Program.

– the Consolidated Plan – every five years, to the U.S. Department of Housing and Urban Development (HUD), that identifies local needs and how these needs will be addressed. The Consolidated Plan must also demonstrate how the Consortium will meet national goals set by the U.S. Congress to develop viable communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of extremely-low, very-low, and low income.

The preparation of the FY 2025-2030 Consolidated Plan began with holding six public community meetings and three service provider (housing, non-housing, and homelessness) group meetings from March 2024 through July 2024. Individuals and representatives of various public agencies, community organizations, and service providers throughout the County were invited to attend these meetings. These meetings covered various topics, including, but not limited to:

- Affordable housing
- Persons with disabilities
- Single parents/female-headed households
- Homelessness
- Economic Development (business assistance and job creation/retention)
- Seniors
- Youth and Families

The Consortium also solicited input from community organizations, public agencies, and the general public through a pair of online surveys that were accessible beginning in the month of February 2024 through the end of July 2024. A copy of each of the surveys is attached (Attachment A and Attachment B). Consortium staff and a housing data consultant compiled and analyzed the survey data to come to the following observations:

1. There continues to be a high need for services that assist unhoused populations, or those at imminent risk of homelessness.
2. Affordable Housing activities are also a high priority. Of the eligible activities for affordable housing, the following were the highest ranking; 1) Construction of new affordable rental housing; 2) Preservation of existing affordable rental housing at risk of converting to market-rate housing; 3) Rehabilitation of existing affordable rental housing developments; and 4) New construction of work-force housing (e.g. teachers, firefighters, etc.)
3. Job training/development and pollution/property cleanup ranked the highest of the economic development services.
4. General infrastructure and public facilities continue to be a high priority, with the following category rankings requiring improvement or construction: 1) Youth centers; 2) Childcare centers; 3) Community centers; and 4) Parks and recreational centers.

Although the Consolidated Plan is still underway, County CDBG staff substantially completed the Needs Assessment section, taking into consideration the information collected from individual consultations, community meetings, focus group meetings and the survey

information. County CDBG staff proposes making minor changes to the existing priorities, for the next five-year period. The four main priorities are as follows:

- 1) Affordable Housing (new unit development and rehabilitation of existing units);
- 2) Homelessness (providing housing and services);
- 3) Non-Housing Community Development (Public Services, Infrastructure/Public Facilities, Economic Development categories); and
- 4) Administration (administration of the various Federal Programs).

These four priorities are further broken down into strategies or objectives. The strategies and objectives are the following:

- AH-1: New Construction of Affordable Rental Housing
- AH-2: Increase Homeownership Opportunities
- AH-3: Preservation of Existing Affordable Housing Stock
- AH-4: Permanent Supportive Housing and Special Needs Housing
- H-1: Housing & Supportive Services for Homeless
- H-2: Rapid Rehousing & Homelessness Prevention
- CD-1: General “Safety Net” Public Services
- CD-2: Special Needs Population
- CD-3: Youth
- CD-4: Fair Housing
- CD-5: Economic Development
- CD-6: Infrastructure/Public Facilities
- CD-7: Administration

The descriptions of each strategy/objective are found within Attachment C.

Public Hearing and Transmittal of Recommendations: The Committee’s recommendations on the Consolidated Plan priorities will be forwarded to the full Board of Supervisors prior to the public hearing that is scheduled for December 3, 2024. The final Consolidated Plan will be brought to the Committee in April/May 2025 along with the CDBG funding recommendations for FY 2025/26.

Attachment: Community Needs Survey (Housing & Homelessness)
Community Needs Survey (Non-Housing)
Draft 2025-2030 Consolidated Plan Priorities

CC: John Kopchik, Director – Department of Conservation and Development