



Needs Assessment for Affordable Housing & Homelessness in Contra Costa County

2025 - 2030 Housing & Homelessness Community Needs Survey

The Cities of Antioch, Concord, Pittsburg, Walnut Creek, and the County of Contra Costa (on behalf of all the other towns and cities in Contra Costa) receive federal Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funding. Over a five-year period, these funds are expected to total over \$60 million!!

This housing survey will include questions related to housing-related needs in your community. It will **NOT** ask questions about general services, services for low-income persons, or public facilities and infrastructure needs, which is a separate survey.

NOTICE: Reasonable accommodation or other assistance and/or support services needed to complete this survey may be provided upon request. Please call 925-779-7037 to request reasonable accommodations.

All of your responses to this survey are confidential and no identifying information will be shared.

Housing is unaffordable for millions of Californians, particularly among those with the lowest incomes. The housing insecurity and instability that results from the lack of housing affordability impacts people and communities in countless ways, including harming people's physical and mental health, limiting education outcomes, restricting access to good jobs and economic opportunity, and damaging the environment.

Ultimately, families of all incomes need affordable homes- homes that are decent and accessible to jobs, shopping and other services, and available at a cost that allows them to provide for life's other necessities, such as food, clothing, and medical care. By creating and preserving affordable homes at a much greater pace and scale can we hope to provide affordable homes to every person who needs one.

To understand more about affordable housing, please see supplemental information.

You, your friends, your neighbors, and your community have the opportunity to help identify your community's affordable housing needs. This survey will take approximately 20 minutes, so please be prepared to give it your thoughtful consideration. THANK YOU for caring about your community by providing feedback to help direct the funding for affordable housing. Your feedback is critical and appreciated!

* Required

About You

1.

How did you hear about this survey? *

Check all that apply.

- | | |
|---|--|
| <input type="checkbox"/> Newspaper | <input type="checkbox"/> Social media |
| <input type="checkbox"/> Website | <input type="checkbox"/> Non-profit organization |
| <input type="checkbox"/> Email | <input type="checkbox"/> Next Door |
| <input type="checkbox"/> Word of mouth / friend | <input type="checkbox"/> Other _____ |

2.

What city or town are you going to be making comments on today? *

Select one only:

- | | |
|---------------------------------------|--|
| <input type="radio"/> City of Antioch | <input type="radio"/> City of Pittsburg |
| <input type="radio"/> City of Concord | <input type="radio"/> City of Walnut Creek |
| | <input type="radio"/> Urban County (all other communities) |

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If you selected Urban County above, please check the specific cities, towns, or communities that you will be commenting on. *

Check all that apply.

- | | | |
|---|---|--|
| <input type="checkbox"/> Alamo | <input type="checkbox"/> Discovery Bay | <input type="checkbox"/> Orinda |
| <input type="checkbox"/> Bay Point | <input type="checkbox"/> El Cerrito | <input type="checkbox"/> Pacheco/Vine Hill |
| <input type="checkbox"/> Bethel Island | <input type="checkbox"/> El Sobrante | <input type="checkbox"/> Pinole |
| <input type="checkbox"/> Blackhawk/ Diablo/
Tassajara Valley | <input type="checkbox"/> Hercules | <input type="checkbox"/> Port Costa |
| <input type="checkbox"/> Brentwood | <input type="checkbox"/> Kensington | <input type="checkbox"/> Pleasant Hill |
| <input type="checkbox"/> Byron | <input type="checkbox"/> Knightsen | <input type="checkbox"/> Richmond |
| <input type="checkbox"/> Clayton | <input type="checkbox"/> Lafayette | <input type="checkbox"/> Rodeo |
| <input type="checkbox"/> Clyde | <input type="checkbox"/> Martinez | <input type="checkbox"/> San Pablo |
| <input type="checkbox"/> Crockett | <input type="checkbox"/> Moraga | <input type="checkbox"/> San Ramon |
| <input type="checkbox"/> Danville | <input type="checkbox"/> North Richmond | <input type="checkbox"/> Other _____ |
| | <input type="checkbox"/> Oakley | _____ |

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How are you connected to Contra Costa County? *

Check all that apply.

- I'm a resident of Contra Costa County
- I work for a non-profit agency, including affordable housing developers serving Contra Costa County
- I work in Contra Costa County
- I work for a local government in Contra Costa County
- I am an elected government official in Contra Costa County

- I am a current consumer or client of affordable housing or social services in Contra Costa County
- I am a former consumer or client of affordable housing or social services in Contra Costa County
- Other _____

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Are you available for follow-up questions? *

- Yes
- No

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If yes, please provide a phone number or email address: *

Housing Needs and Impact on you and your household

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What best describes your current housing situation? *

- Renter, comfortable with current housing costs
- Renter, difficulty with current housing costs
- Owner, comfortable with current housing costs
- Owner, difficulty with current housing costs
- No fixed address, access to a shelter
- No fixed address, currently unsheltered

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Please share what type of household you currently live in: *

Check all that apply.

- Single person household
- Family with minor children (2 parents)
- Related adults living together
- Disabled household
- Single parent household
- Unaccompanied youth (14-24)
- Unrelated adults living together
- Senior (age 62+) household
- Other _____

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How concerned are you about finding or maintaining affordable housing for you and your household? *

- Very concerned

- Somewhat concerned
- Neither concerned nor unconcerned
- Somewhat unconcerned
- Very unconcerned
- Don't know

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How has the increasing cost of living (renting or home sales prices) impacted you and your household? *

- Very negatively
- Somewhat negatively
- Mixed impact or no impact
- Somewhat positively
- Very positively

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Have you or another member of your household experienced any of the following housing cost related impacts in the past three years? *

Check all that apply.

- Rent increasing faster than income, placing stress on budget
- Risk of losing home due to foreclosure or eviction
- Adult child or other family member living together due to housing costs
- Strongly considering moving outside of Contra Costa County due to housing costs
- Difficulty or inability to find a home for rent or purchase that is affordable
- None of the above
- Other _____

Affordable Housing in Contra Costa County

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Restricted Permanent Affordable Rental Housing. This is rental housing that is kept at a level that is affordable to the residents of the property. Affordable housing developments can have different levels of affordability, such as developments that are exclusively for low-income tenants, or a mix of extremely low income, low income, and market rate units. Please answer with your level of support for constructing new affordable rental housing in your community. *

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

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There are many types of affordable rental housing developments that may be produced or preserved. Please rank the types of housing or support you feel is most needed in your community.

*Rank the options #1 through #6, with the #1 option being most needed. **

- Construction of new affordable rental housing
- Rehabilitation of existing affordable rental housing developments
- Preservation of existing affordable rental housing at risk of converting to market-rate housing
- New construction near public transit (bus, ferry, BART/Amtrak)
- New construction of work-force housing (teachers, firefighters, or other community workers)
- One-time rental assistance for renters struggling to pay their rent

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When planning for the production of additional affordable housing for persons with special needs, how would you sort the following high-needs groups of people, with the first being the most important group.

*Rank the options #1 through #7, with the #1 option being most needed. **

- Seniors/Elderly
- Victims of domestic violence/family violence/stalking/etc.
- Persons currently living without shelter (homeless)
- Large families (5+) with children
- Persons with alcohol or other drug addictions
- Households with mental health or developmental disabilities
- Persons with significant physical disabilities

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Please rank the types of support you feel are most critical for lower income homeowners with the first option being the most important activity.

*Rank the options #1 through #6, with the #1 option being most needed. **

- Foreclosure counseling
- Modifications for persons with disabilities
- Emergency repairs
- Rehabilitation assistance
- Energy efficiency improvements
- Lead-based paint screening and abatement

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Next, we will ask about services and financial assistance that help people stay in and keep their homes. Please let us know what services you feel are most important in your community by ranking the options below.

*Rank the options #1 through #4, with the #1 option being most needed. **

- Helping renters with eviction support
- Legal assistance for renters
- Tenant/landlord counseling or mediation
- Investigation of fair housing complaints to help eliminate discrimination

Homelessness in Contra Costa County

The next section of the survey by getting your view of what people who are experiencing homelessness or those who are at risk of homelessness in your community may need.

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There are two main types of housing shelter options for homeless individuals. Emergency Housing is a short-term shelter and services for persons who lack permanent housing options. Transitional Housing is short-term housing with a pre-determined end date and includes services to help residents address barriers to permanent housing and prepare for future housing success. This includes people who are chronically homeless, newly homeless, and survivors of domestic violence/other types of violence.

Do you think your community needs new or additional emergency housing or transitional housing for persons experiencing homelessness? *

- No Need
- Low Need
- Medium Need
- High Need

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Please rank the options or click the arrows next to the categories below to rank who in your community might most benefit from Emergency Housing or Transitional Housing, with the top option being the most important.

*Rank the options #1 through #7, with the #1 option being most needed. **

- Single adults
- Families with children
- Persons who are fleeing violence
- Unaccompanied youth under age 18
- Transitional age youth between the ages of 18 and 24
- Persons completing drug treatment programs
- Persons re-entering community from institutions like prison, jail, hospitals, mental health facilities

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Permanent Supportive Housing is affordable housing that is linked with housing assistance (long-term lease and rental assistance) and voluntary support services, like transportation or case management assistance, designed to help the resident stay housed and meet other needs.

Do you think your community needs more permanent supportive housing with services? *

- No Need
- Low Need
- Medium Need
- High Need

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Please rank the groups people in your community who can most benefit from permanent supportive housing with supportive services.

*Rank the options #1 through #5, with the #1 option being most needed. **

- Elderly/Seniors
- Persons with physical disabilities
- Persons with mental health and/or drug or alcohol disabilities
- Persons who recently became unhoused
- Persons leaving family violence

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In addition to providing shelters or transitional housing, services are also important helping people experiencing homelessness. Below are some of the services offered to people experiencing homelessness. Please choose the top 5 services you think are most important. *

Please select at most 5 options.

- Outreach to people living on the streets & encampments
- Multi-service center/programs
- Life skills & Job training
- Alcohol & drug addiction treatment
- Mental & Physical health services
- Education Services
- Childcare services
- Legal services
- Food services
- Money management
- Eviction prevention counseling
- Diversion Services: financial & services assistance to help divert people from emergency shelter.
- Prevention Services: (financial & services) for people **AT RISK** of homelessness.

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What do you see as barriers for people experiencing homelessness who are trying to access housing and services? *

Please select at most 3 options.

- Transportation
- No telephone

- People don't know who to call
- Lack of affordable housing in my community
- The eligibility criteria can be too narrow
- Agencies lack sufficient capacity/resources
- Lack of services in my community
- Fear of arrest
- Fear of deportation
- Other _____

Fair Housing Discrimination in Contra Costa County

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When you looked for housing to rent or buy in Contra Costa County in the past five years, were you ever denied? *

Check all that apply.

- I have not looked for housing to rent or buy in the past 5 years
- I was not denied housing to rent or buy
- Other buyer paid cash or a higher price
- Size of my family/household
- Bad credit
- Income too low
- Health condition
- HIV-Positive
- Sexual orientation or gender identity
- Immigration status
- Source of income
- Race/ethnicity
- Foreclosure history
- Service Animal
- Section 8/Housing Choice Voucher
- Eviction History
- Criminal Background
- Religion
- Disability
- Emotional support animal

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Have you ever felt discriminated against when looking for housing in Contra Costa County? *

- Yes, in the past year

- Yes, 2 to 5 years ago
- Yes, more than 5 years ago or I don't remember when
- Unsure
- No

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If you felt discriminated against, please briefly describe the situation. *

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Did you file a complaint after you were discriminated against? *

- Yes, to the State of California
- Yes, to the Dept. of Housing and Urban Development (HUD)
- Yes, I sued in state or federal court
- Yes, a non-profit organization filed on my behalf
- No, I did not file a complaint

Bay Area Housing Finance Authority – BAHFA

In 2019, the California Legislature established the Bay Area Housing Finance Authority, or “BAHFA,” via Assembly Bill 1487 (Chiu) to help meet the Bay Area’s need to **produce** more housing, **preserve** more affordable housing and **protect** vulnerable tenants — the “**3Ps**” that define BAHFA’s mission. BAHFA has the power to place ballot measures before Bay Area voters to raise revenue to build and preserve more housing and to protect tenants. In November 2024, there may be a ballot measure for a \$10-20 billion affordable housing Bond Measure for the ABAG region. This money will be used to build affordable homes and keep existing housing affordable in the nine Bay Area counties. For more information, please visit ABAG MTC’s website: <https://mtc.ca.gov/about-mtc/authorities/bay-area-housing-finance-authority-bahfa>.

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What goals should housing policymakers prioritize in Contra Costa County? Please rank the following options with the first/top choice being the most important.

*Rank the options #1 through #6, with the #1 option being most needed. **

- ___ Housing unsheltered (homeless) persons
- ___ Producing more housing of all types (including market rate)
- ___ Creating low-income affordable housing in high-resource communities
- ___ Creating low-income affordable housing in communities at risk of displacement from housing costs
- ___ Ensuring all housing units are safe and habitable
- ___ Increasing opportunities for homeownership for moderate income households

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There is often confusion about the term "affordable housing", and what it applies to. While affordable housing covers many different income levels and price ranges, what makes housing "affordable" is the ratio of housing costs to household income. Area Median Incomes are set according to family size. In Contra Costa County, a household of 4 earning up to \$44,350 per year is considered extremely low income. A

household of 4 earning up to \$73,950 per year is considered very low income. A household of 4 earning up to 112,150 per year is considered low income.

How should housing policymakers prioritize production of affordable rental housing in Contra Costa County?

*Rank the options #1 through #3, with the #1 option being most needed. **

Comparison of Federal, State, and County Income Limits and Terms Used								
Area Median Income (AMI)	HCD (State) Applicability	HCD Term	CDBG (Federal) Applicability	CDBG Term	HOME (Federal) Applicability	HOME Term	County (Local) Applicability	County Term
0% - 15%	x	Acutely Low Income						
16% - 30%	x	Extremely Low Income						
0% - 30%			x	Extremely Low Income	x	Extremely Low Income	x	Extremely Low Income
31% - 50%	x	Very Low Income	x	Low Income	x	Very Low Income	x	Very Low Income
51% - 80%	x	Low Income	x	Moderate Income	x	Low Income	x	Low Income
81% - 120%	x	Moderate Income					x	Moderate Income

- New Construction of units for Low-Income households
- New Construction of units for Very Low Income households
- New Construction of units for Extremely Low Income households

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Please rank the following items in terms of relative impact they have had on your neighborhood and community, with the first being the most impacted by sliding the options below or using the up/down arrows.

*Rank the options #1 through #6, with the #1 option being most needed. **

- Visibly unsheltered homeless persons in your neighborhood and community
- Large numbers of RV or other shelter vehicles parked in your neighborhood
- Conversion of single-family homes (owner occupied) into rental units
- Displacement of long-term community residents
- Vacant homes or apartment units
- Construction of new housing of any type

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Would you support increasing available funding for affordable housing production and related programs through a regional property tax supported housing bond? *

- Yes
- No
- Maybe
- Don't know

Demographic Information (Optional)

The following questions are optional. These questions are being asked to ensure we are reaching out to various populations in the County, especially underserved, bipoc, gender, etc. Should you decide to continue, the information that you provide will remain confidential. No personal identifying information or contact information will be collected.

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What gender do you identify with?

Check all that apply.

- Woman
- Man
- Non-binary
- Prefer not to say
- Other _____

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What race/ethnicity do you identify with?

Check all that apply.

- American Indian or Alaska Native
- Asian
- Multiracial
- Black or African American
- Hispanic or Lantio/a/x
- Native Hawaiian or Other Pacific Islander
- White
- A race not listed

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How many people, including yourself, live in your household?

- 1 person
- 2 people
- 3 people
- 4 people
- 5 or more people

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What best describes your current housing situation?

Please select at most 3 options.

- Renter, comfortable with current housing situation
- Renter, difficulty with current housing costs
- Related adults living together
- Owner, comfortable with current housing costs
- Owner, difficulty with current housing costs
- Living with friends and/or family
- No fixed address, access to shelter

- No fixed address, unsheltered
- Formerly homeless
- Other _____

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Please describe your household make up.

Check all that apply.

- Single-person household
- Couple
- Family with minor children
- Single-parent household
- Multigenerational family
- Related adults living together
- Disabled household
- Seniors (age 62+) household
- Unaccompanied youth (14-24)
- Unrelated adults living together
- Other _____

Please mail or drop off your survey to any of these locations:

<p>City of Antioch Public Safety & Community Resources Dept. c/o Teri House 4701 Lone Tree Way 94531 OR 200 H Street, Antioch, CA 94509</p>	<p>City of Concord Community & Economic Development Dept. c/o Leng Power 1950 Parkside Dr. MS/10A Concord, CA 94519</p>	<p>City of Pittsburg Community Access Dept. c/o Ishani Rasanayagam 65 Civic Ave. Pittsburg, CA 94565</p>
<p>City of Walnut Creek Community & Economic Development Dept. c/o Stefanie Brynen 1666 N. Main St., Flr 2 Walnut Creek, CA 94596</p>	<p>Contra Costa County Dept. of Conservation & Development c/o Kristin Sherk 30 Muir Rd. Martinez, CA 94553</p>	<p>Contra Costa Health, Housing & Homeless Services c/o Jaime Jenett 2400 Bisso Lane, Suite D, 2nd Flr Concord, CA 94520</p>