



Contra Costa Consortium – Needs Assessment Affordable Housing & Homelessness Outreach/Engagement

DRAFT 2025-2030 Consolidated Plan Analysis &
Recommended Priorities/Strategies for Discussion



Consolidated Plan Outreach & Engagement Methods

Community Outreach & Engagement



Affordable Housing & Homelessness Survey – in English, Spanish, Simplified Chinese and Tagalog.
Available Feb.21, 2024 - July 31, 2024



5 In Person Community Meetings –
March & April 2024



1 Virtual/Zoom Community Meeting –
June 2024



2 Focus Group/Stakeholder Meetings –
June & July 2024

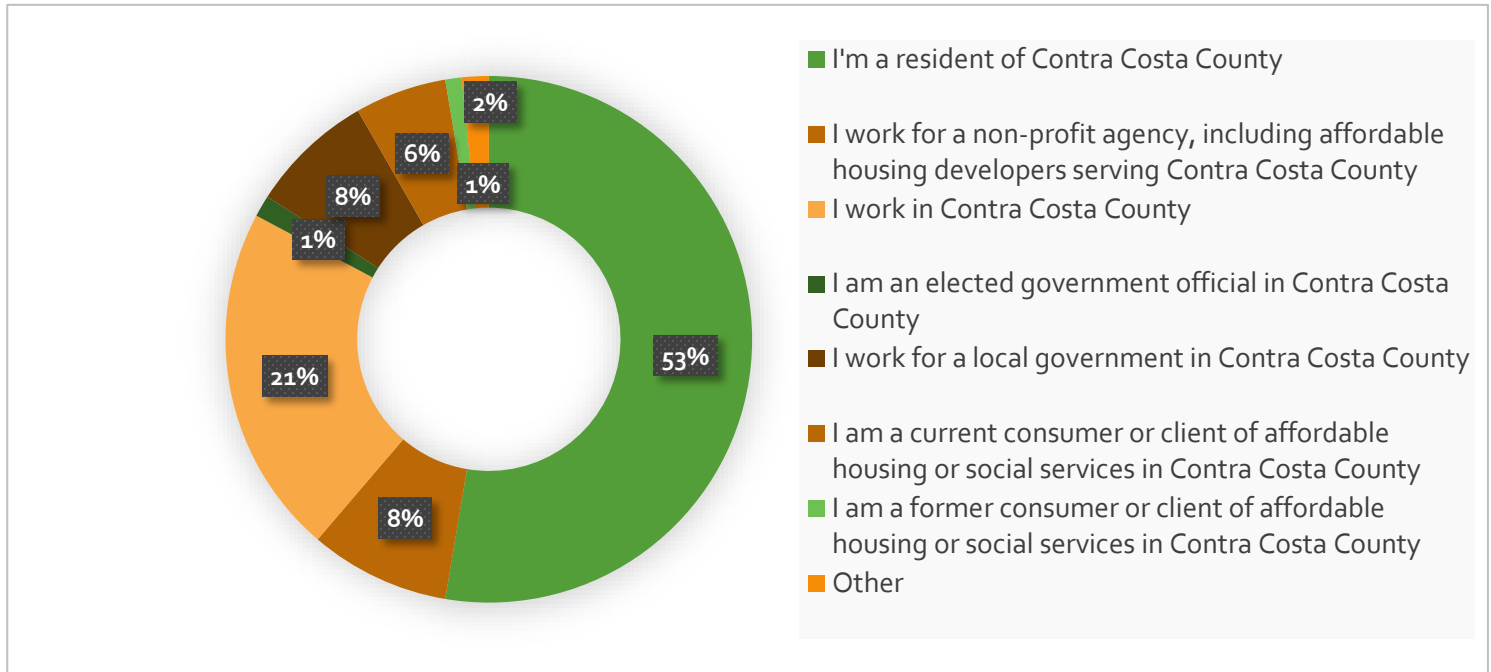
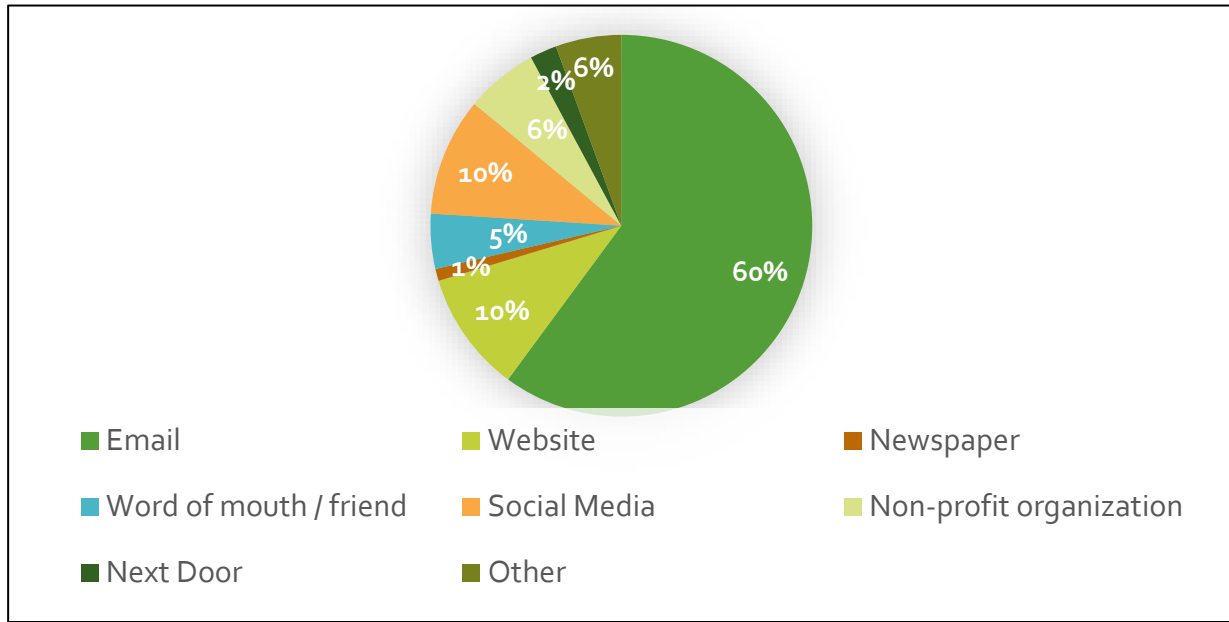


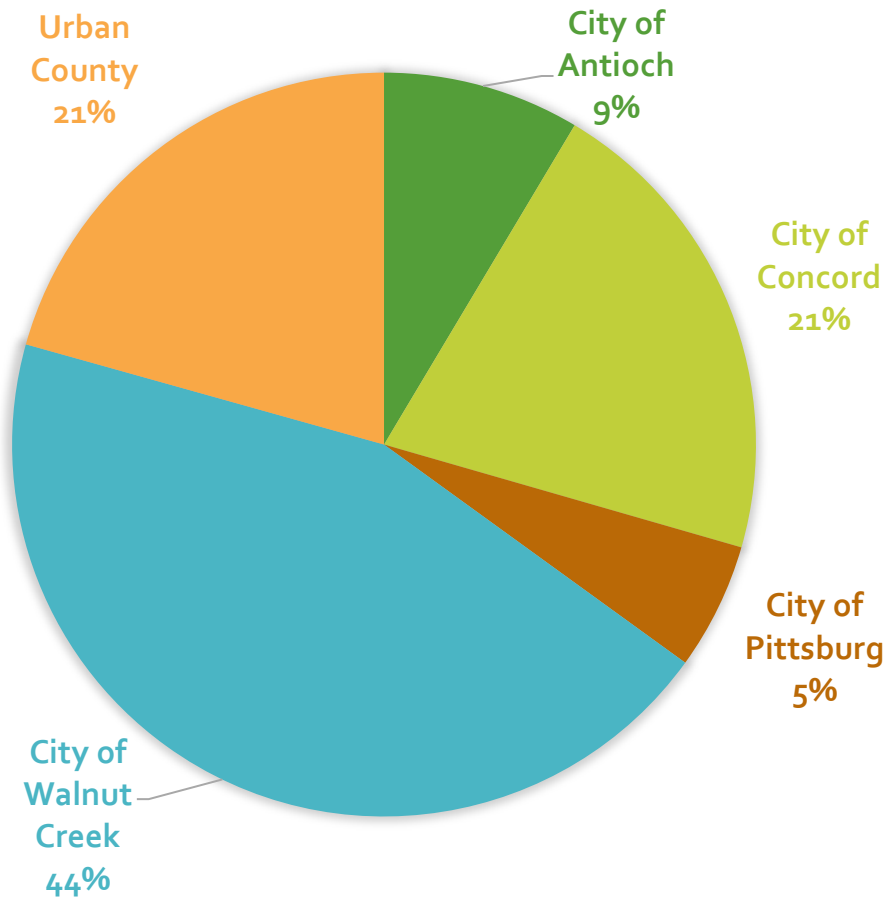
Needs Assessment for Affordable Housing & Homelessness in Contra Costa County Survey Results

How did you hear about this survey?

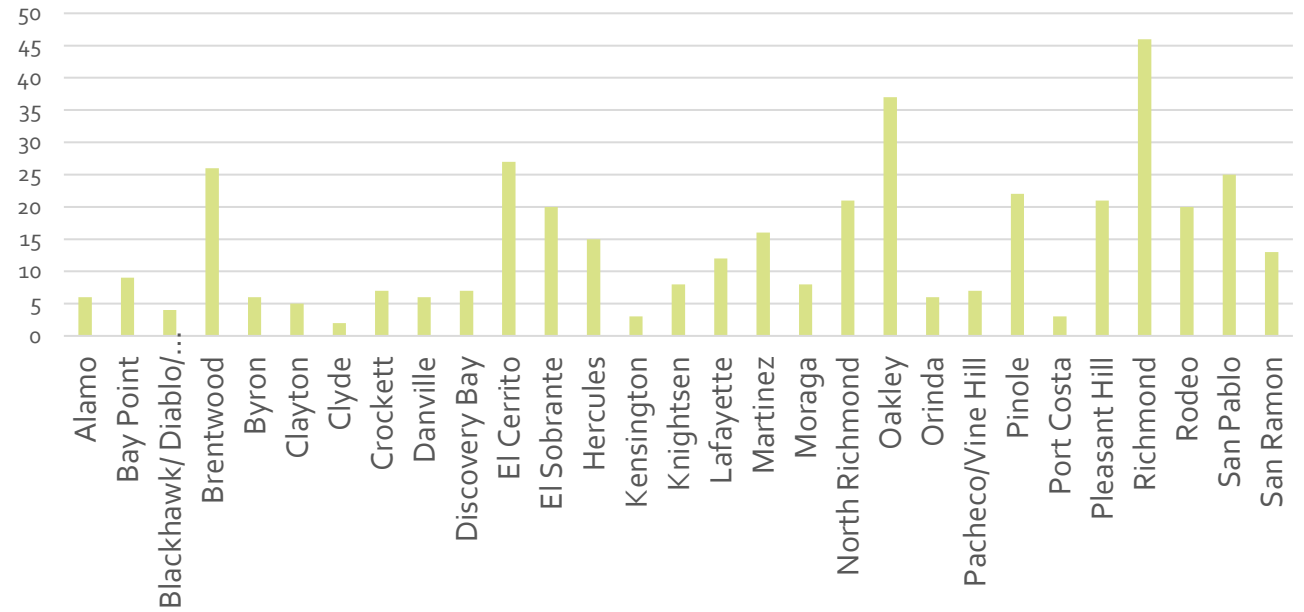
How are you connected to Contra Costa County?

(Check all that apply.)





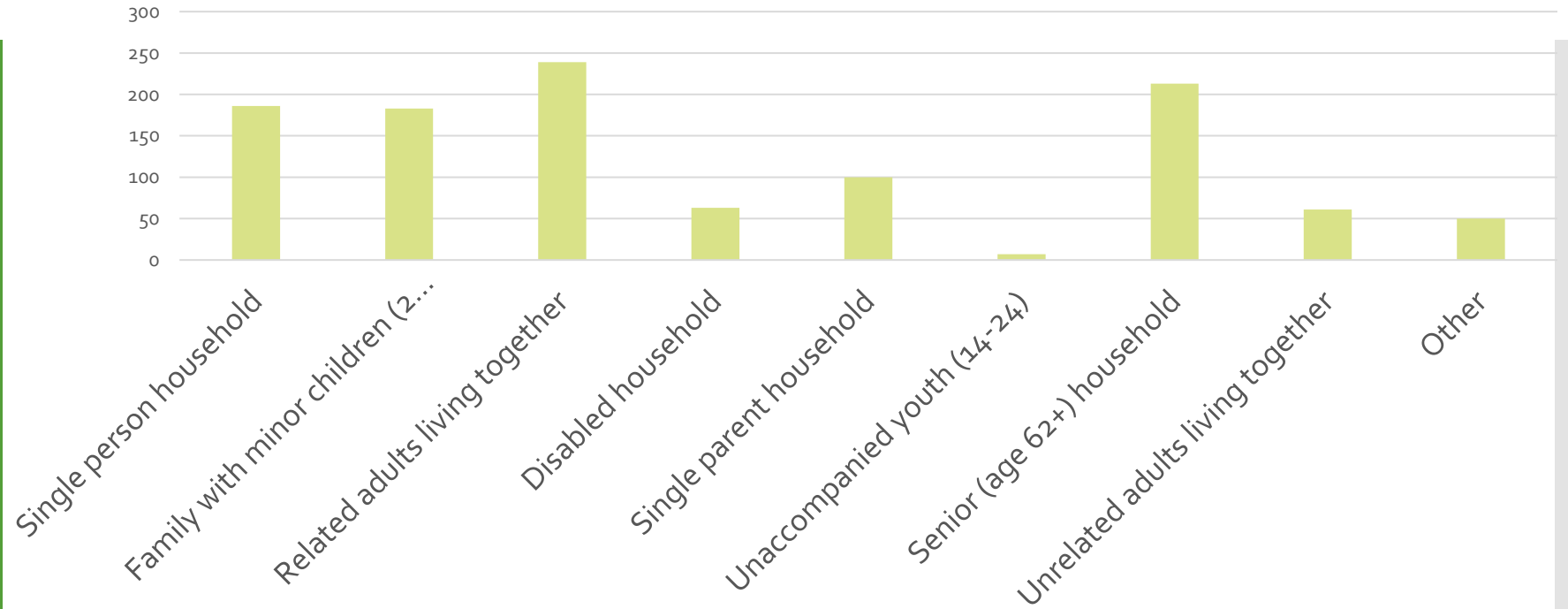
Urban County Communities



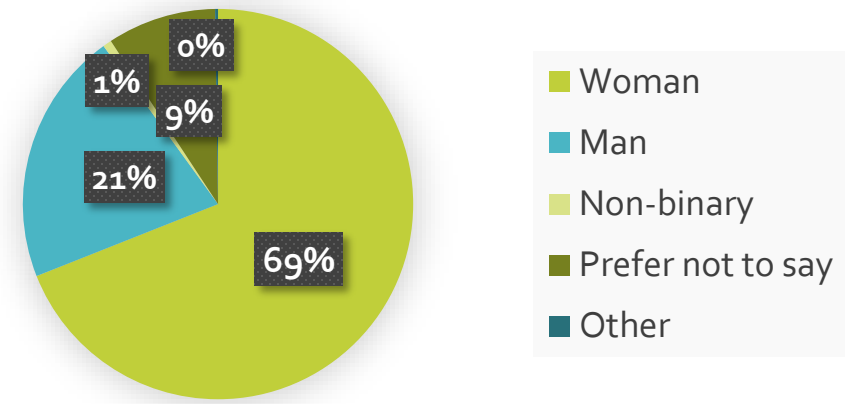
Survey Respondents – Consortium Cities and/or Urban County Communities

Survey Respondents Demographics

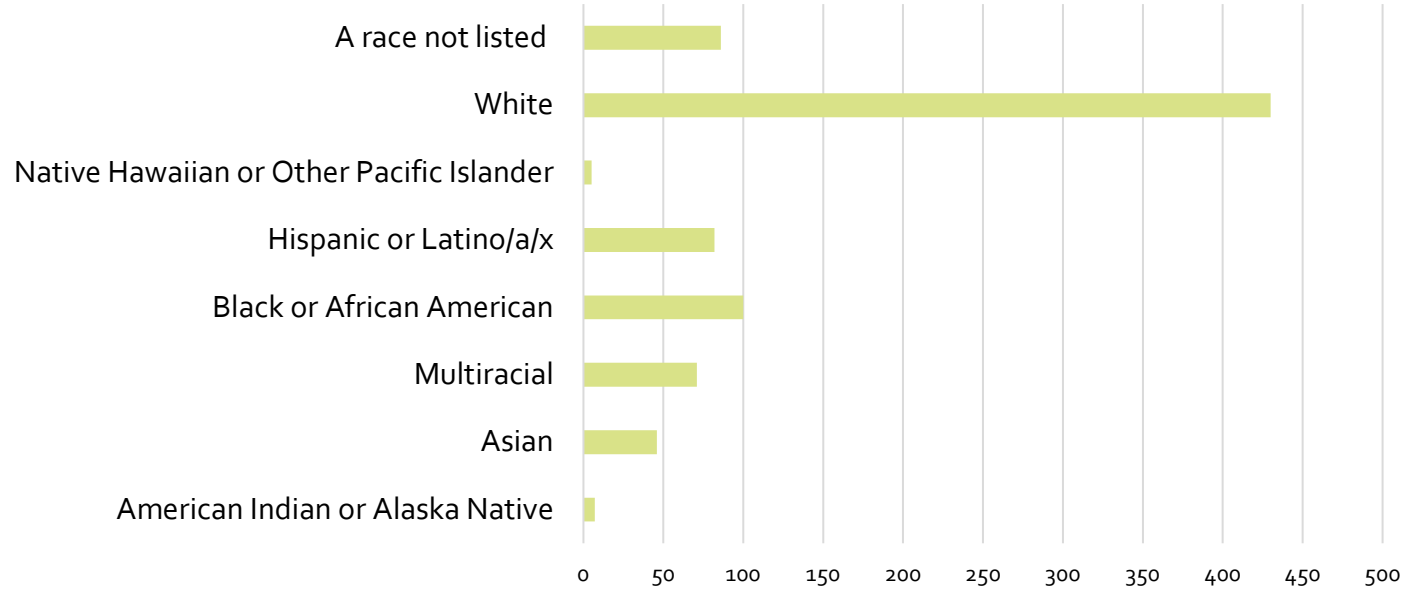
Type of household your currently live in. Check all that apply.



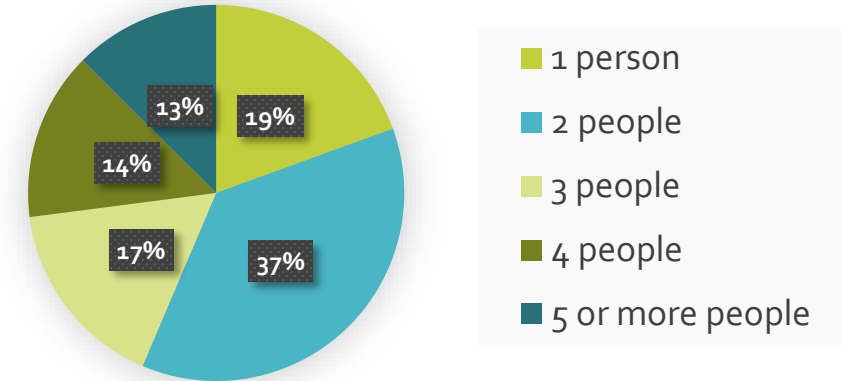
What gender do you identify with?



What race do you identify with?

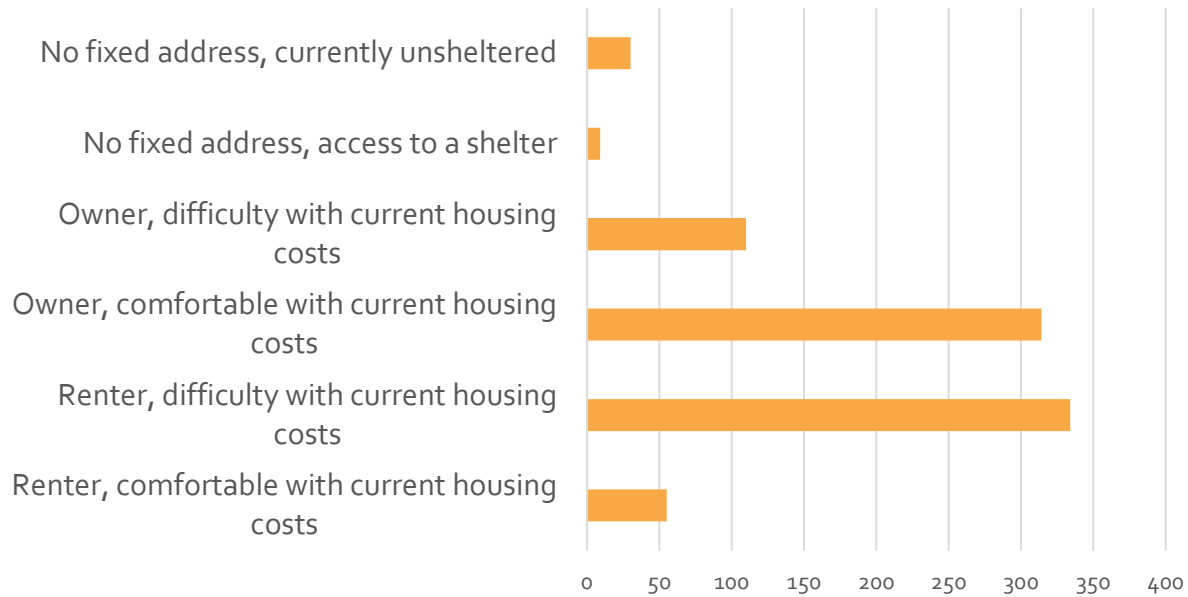


How many people live in your household?

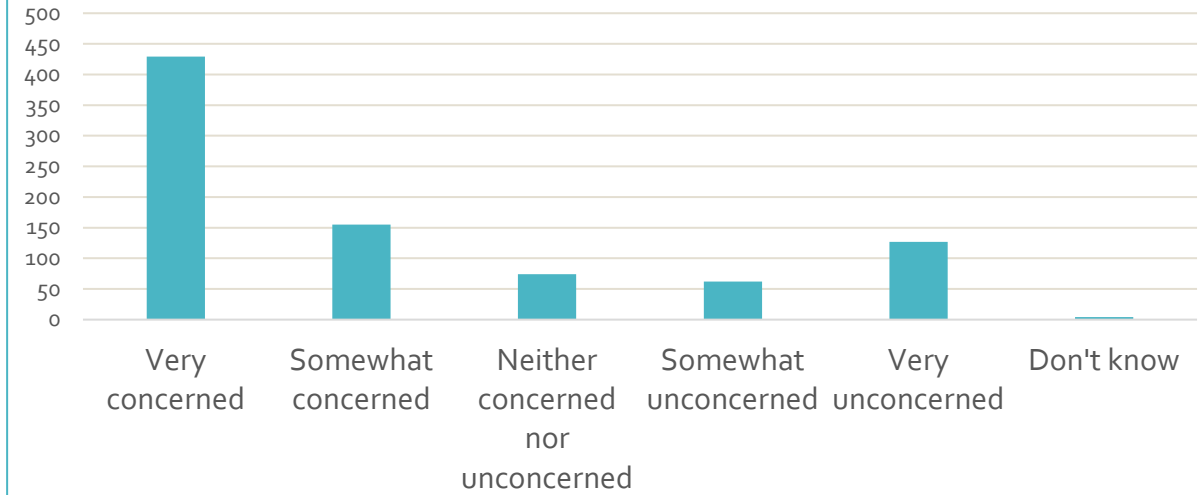


Survey Respondents Demographics (2)

What best described your current housing situation?



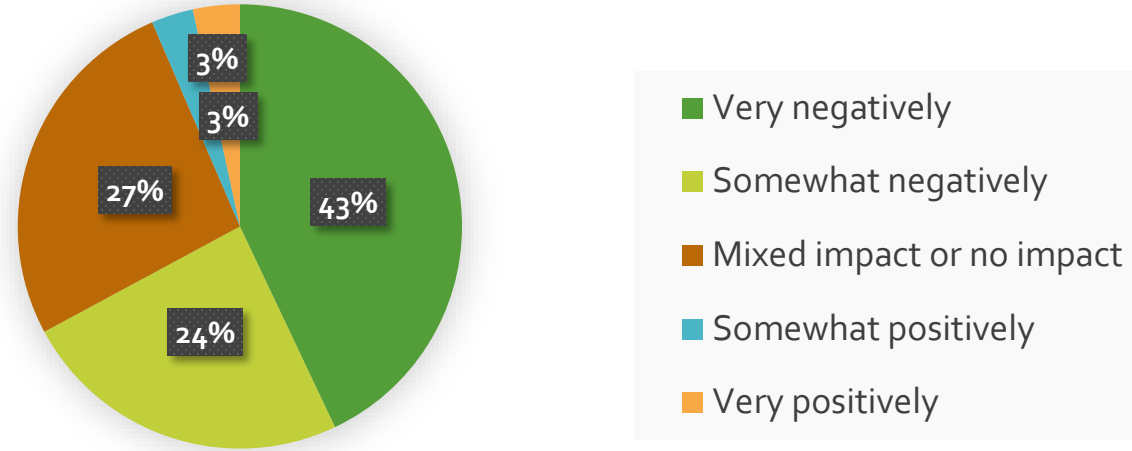
How concerned are you about finding or maintaining affordable housing for you and your household?



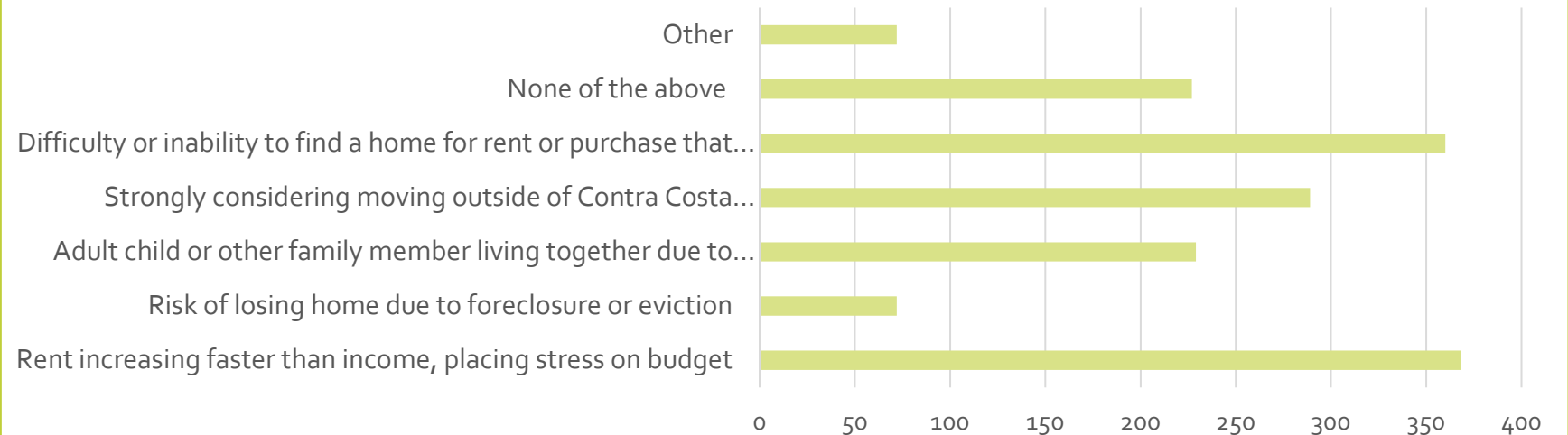
Housing Needs & Impact on You & Your Household

Housing Needs & Impact on You & Your Household (2)

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



Have you or another member of your household experienced any of the following housing cost related impacts in the last 3 years? Check all that apply.

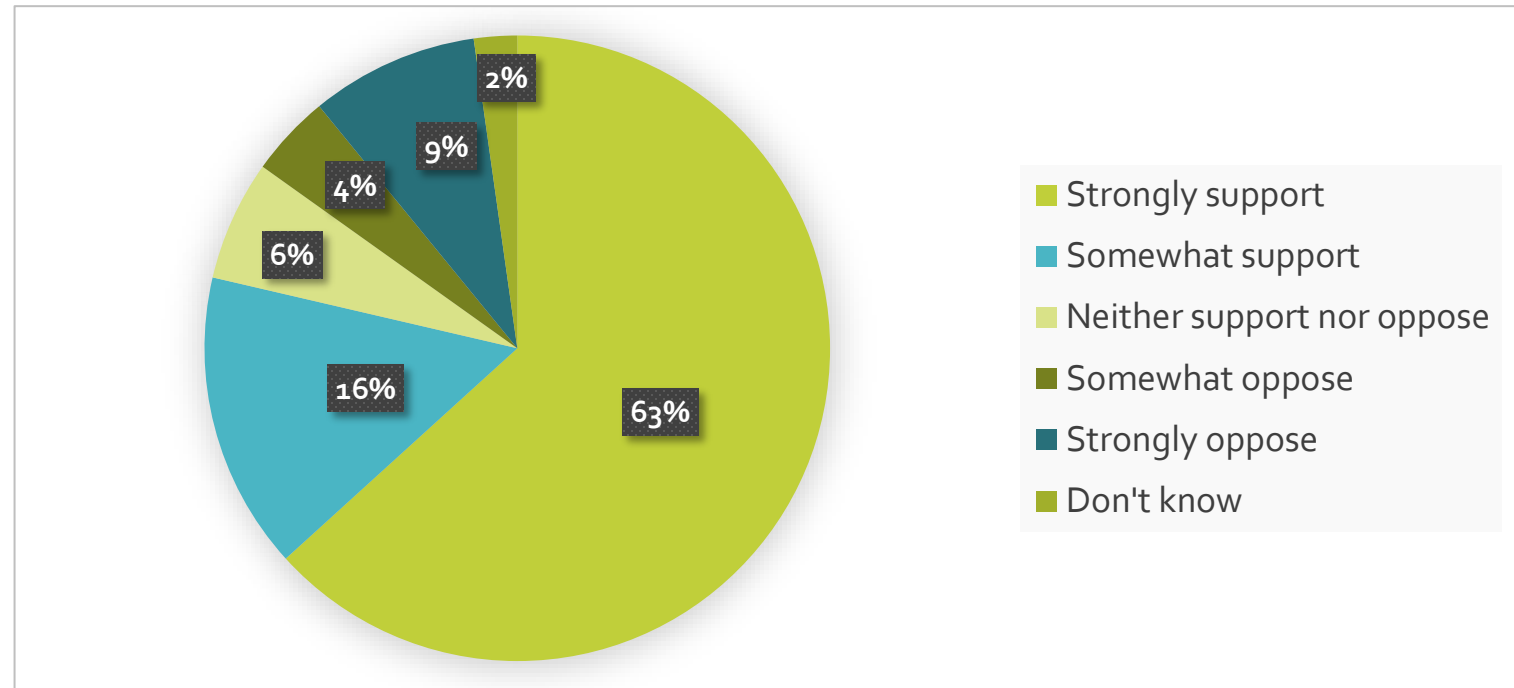




Affordable Housing Development in Contra Costa Responses

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.

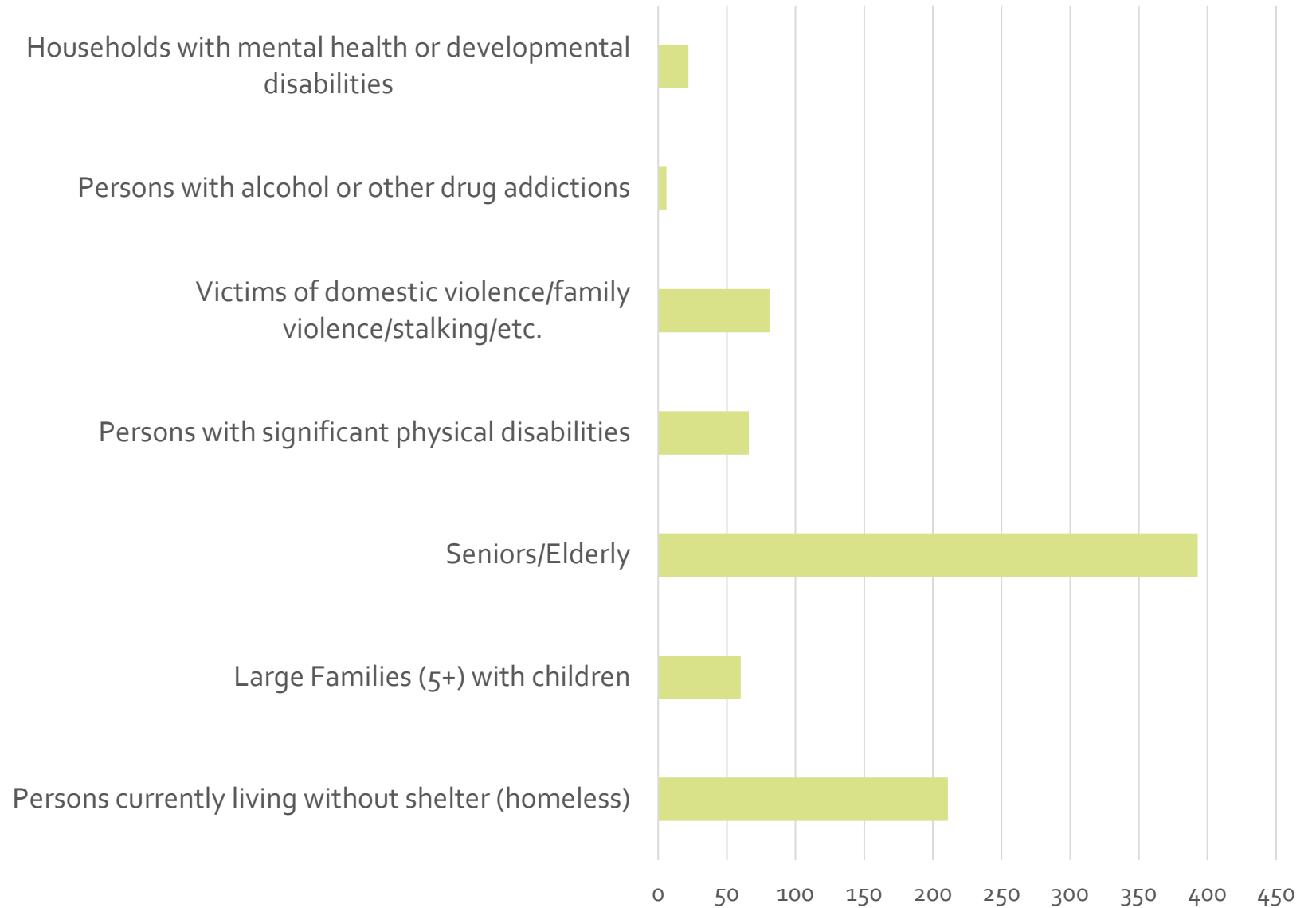


There are many types of affordable rental housing developments that may be produced or preserved.

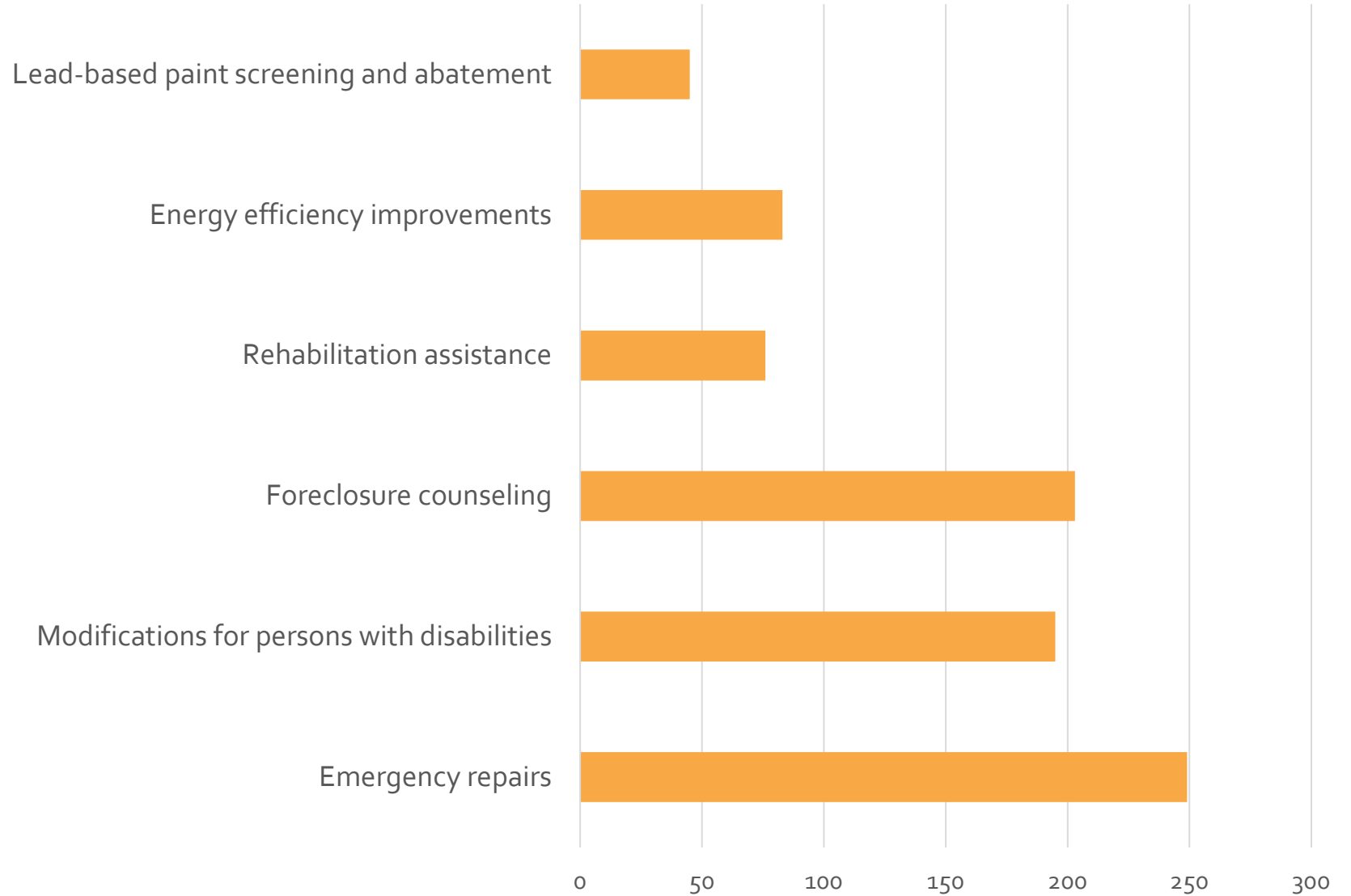
Please rank the types of housing or support you feel is most needed in your community.



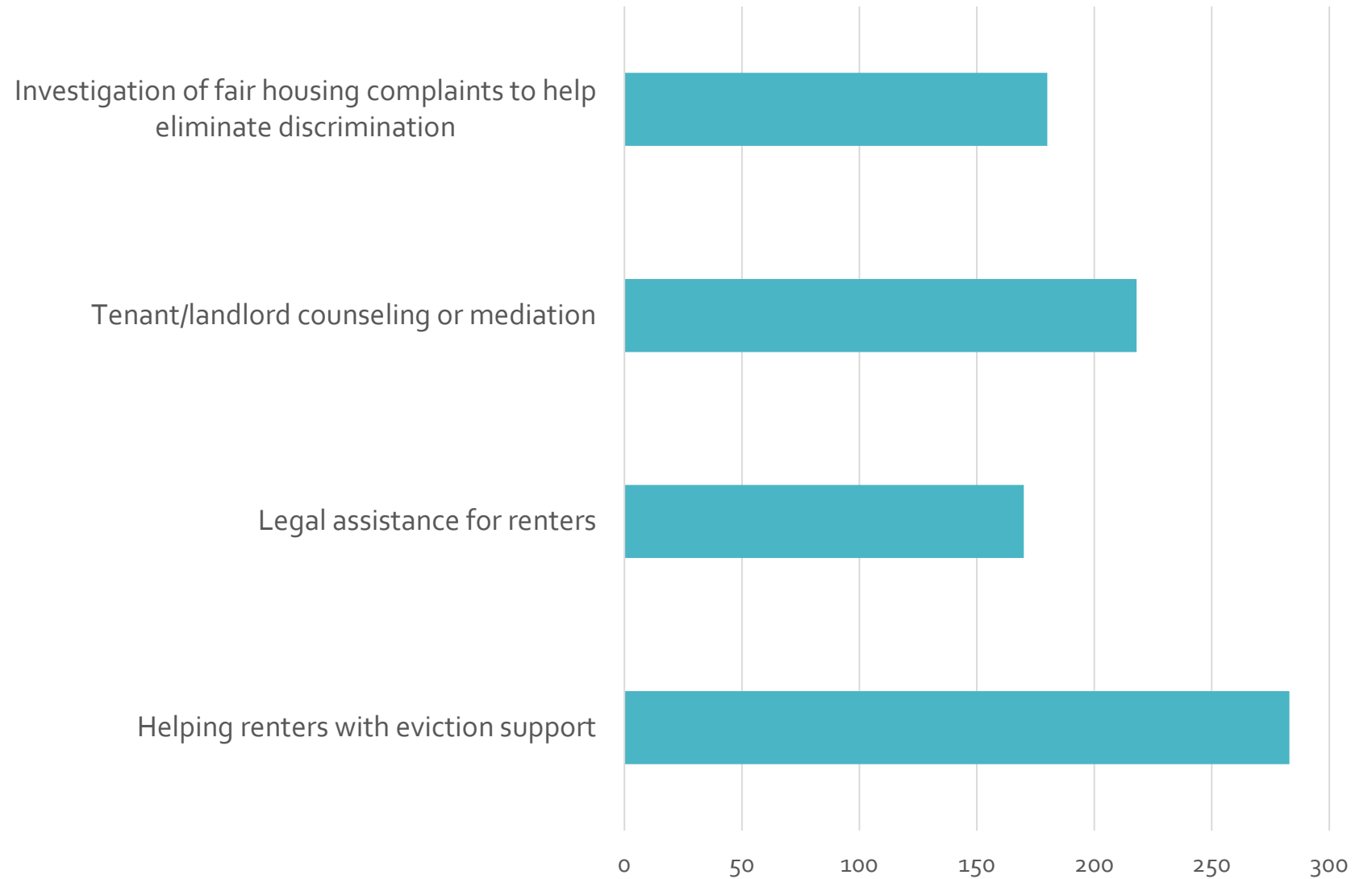
When planning to produce additional affordable housing for persons with special needs, how would you sort the following high-needs groups of people, with the first being the most important group.



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



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 following options.





Homelessness in Contra Costa County

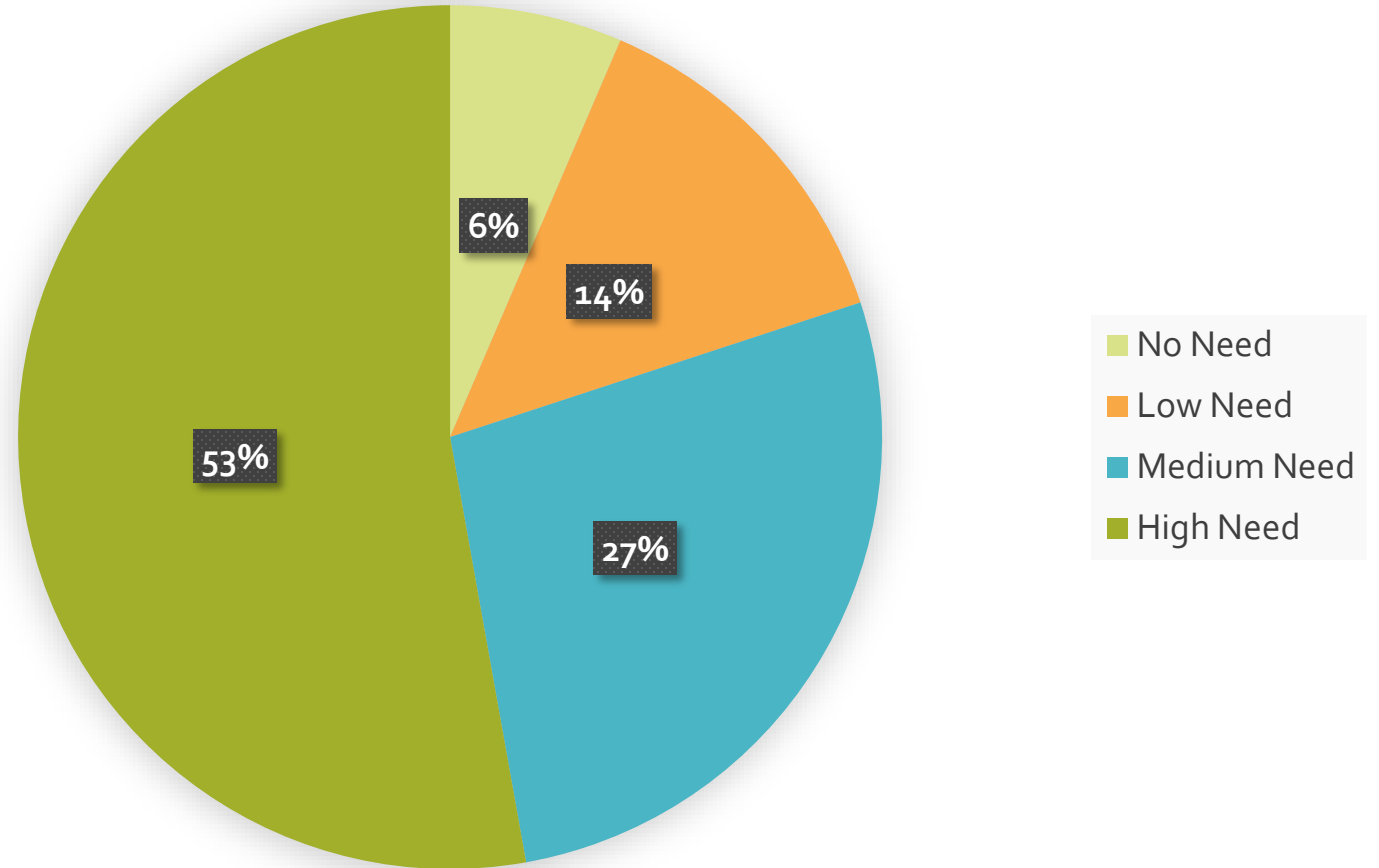
What people who are currently experiencing homelessness or those who are at risk of homelessness in your community may need.

There are two main types of housing shelter options for homeless individuals.

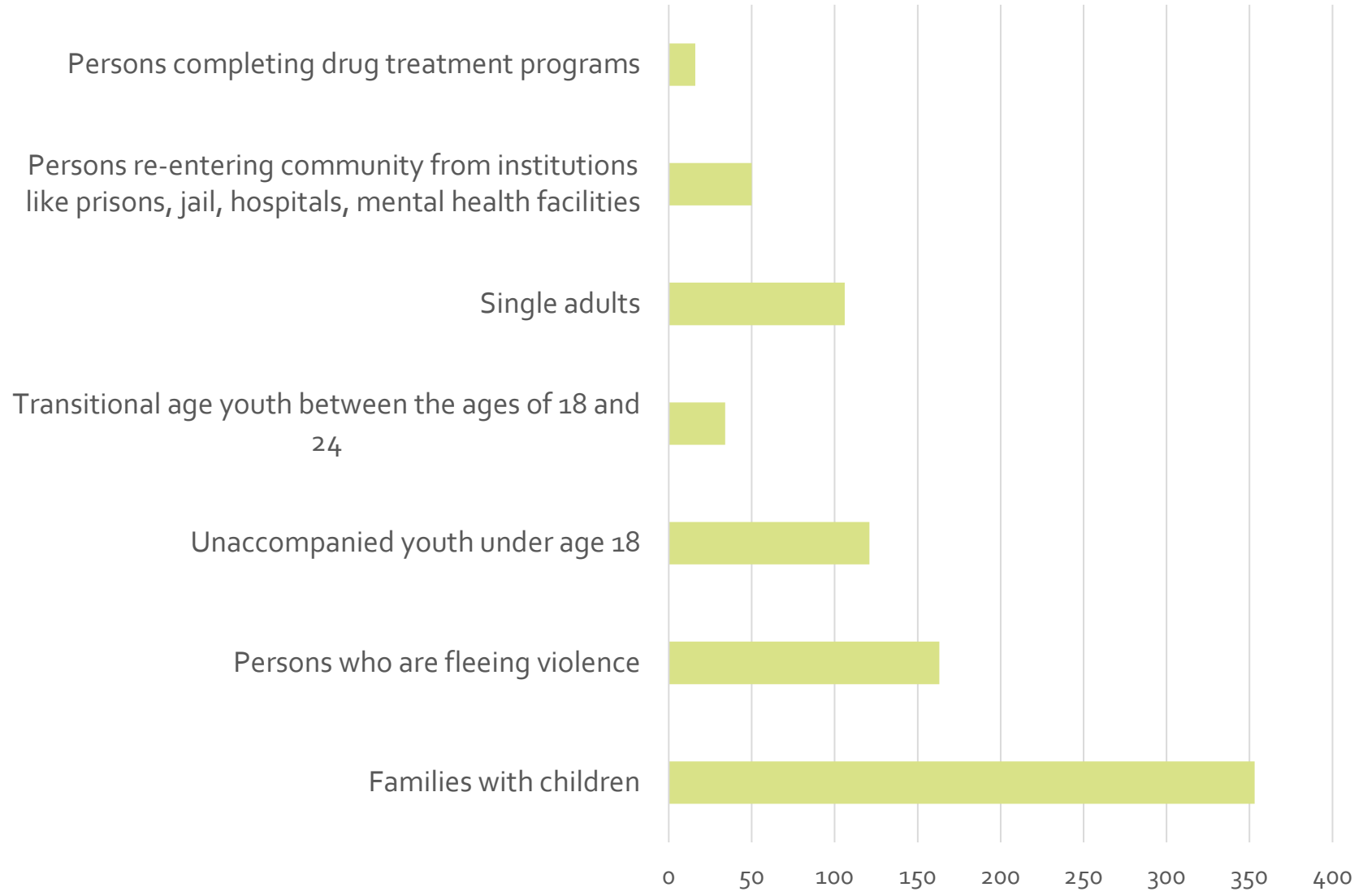
Emergency Housing is a short-term shelter and services for persons who lack permanent housing options.

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.

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

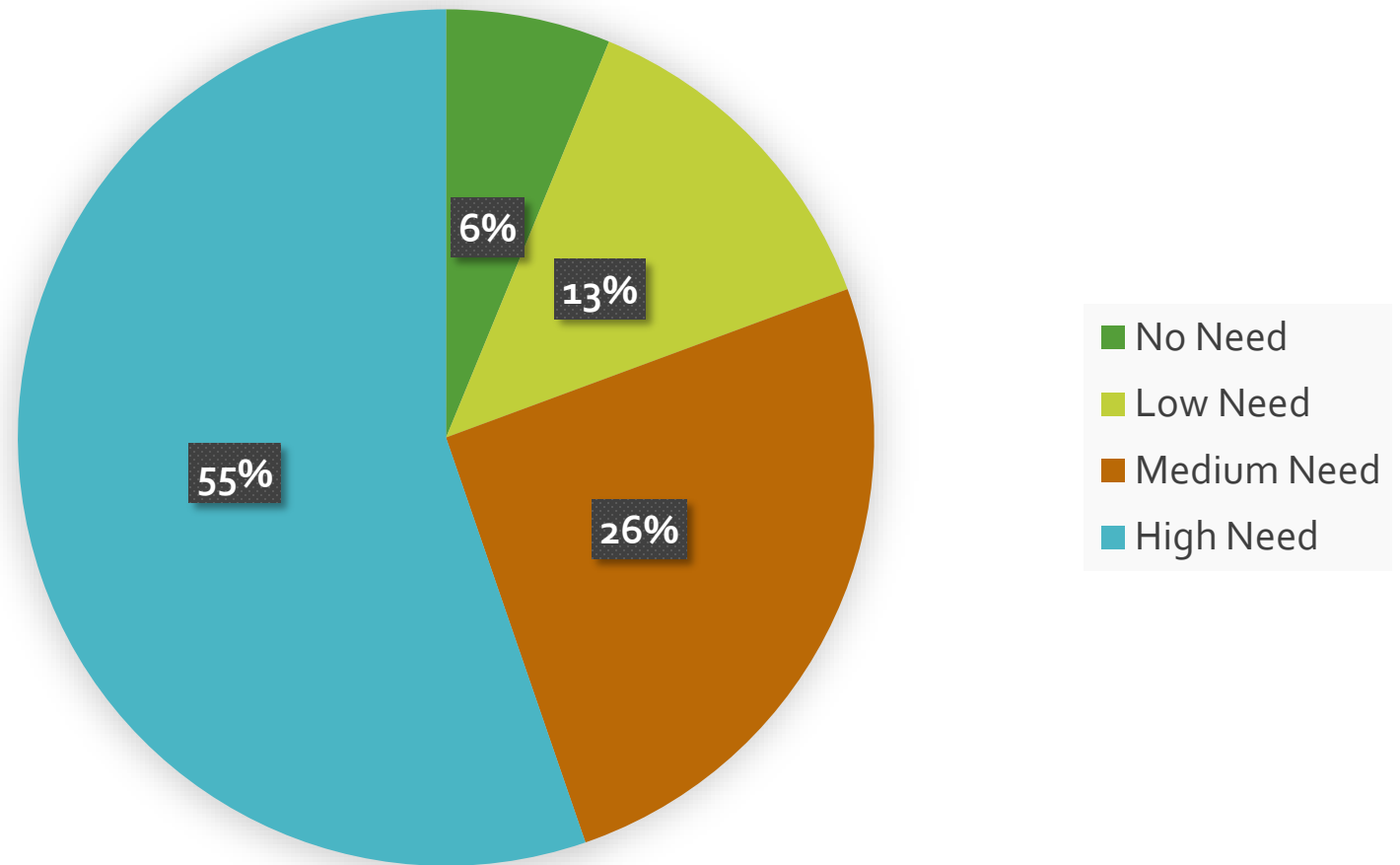


Please rank the options or click the arrows next to the categories below to rank who in your community might most benefit from Emergency Housing or Transitional Housing with the top options being the most needed in your community.

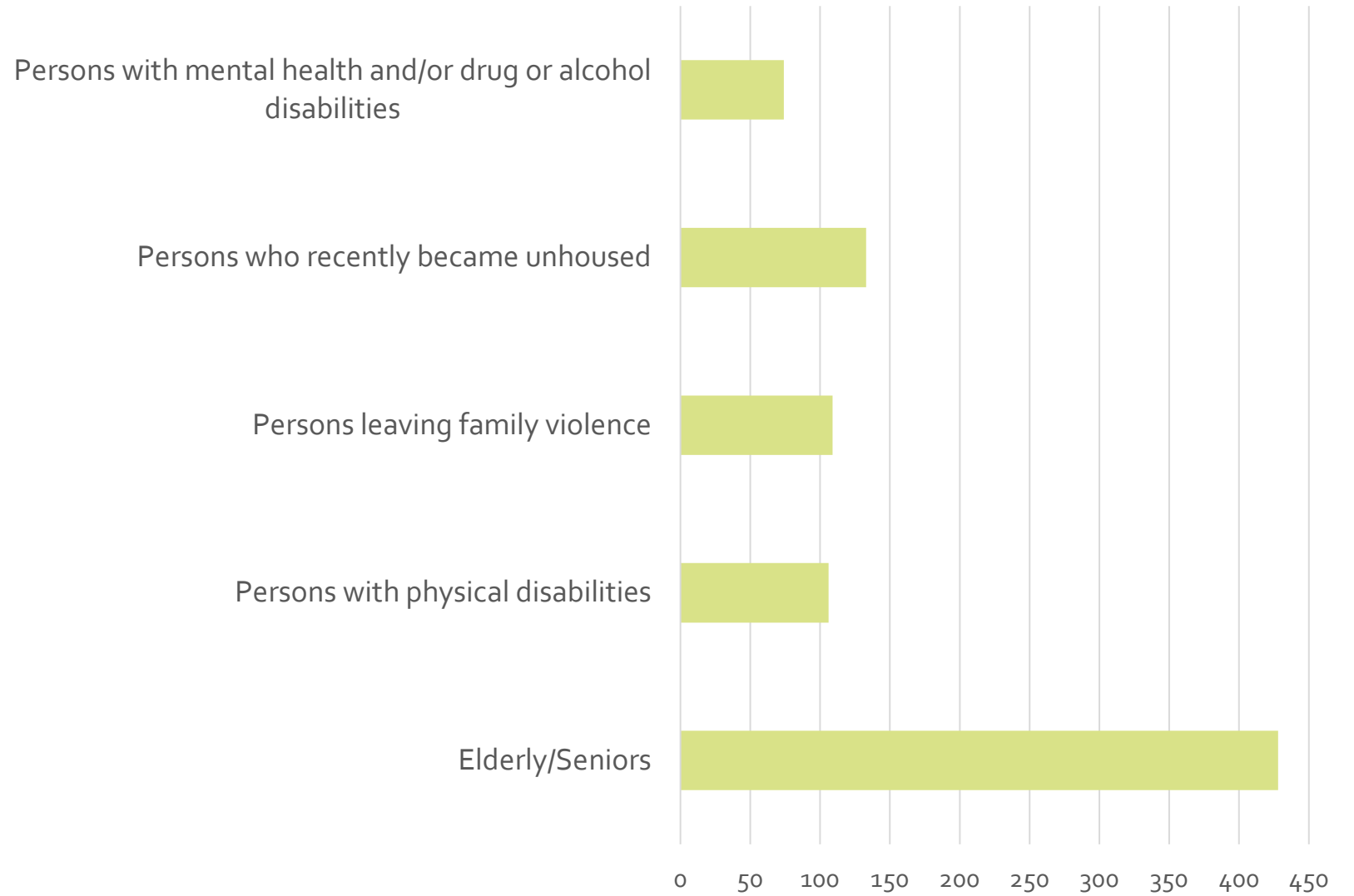


Permanent Supportive Housing is affordable housing that is linked with housing assistance (long-term lease and rental assistance) and voluntary support services, like transportation or case management assistance, designed to help the resident stay housed and meet other needs.

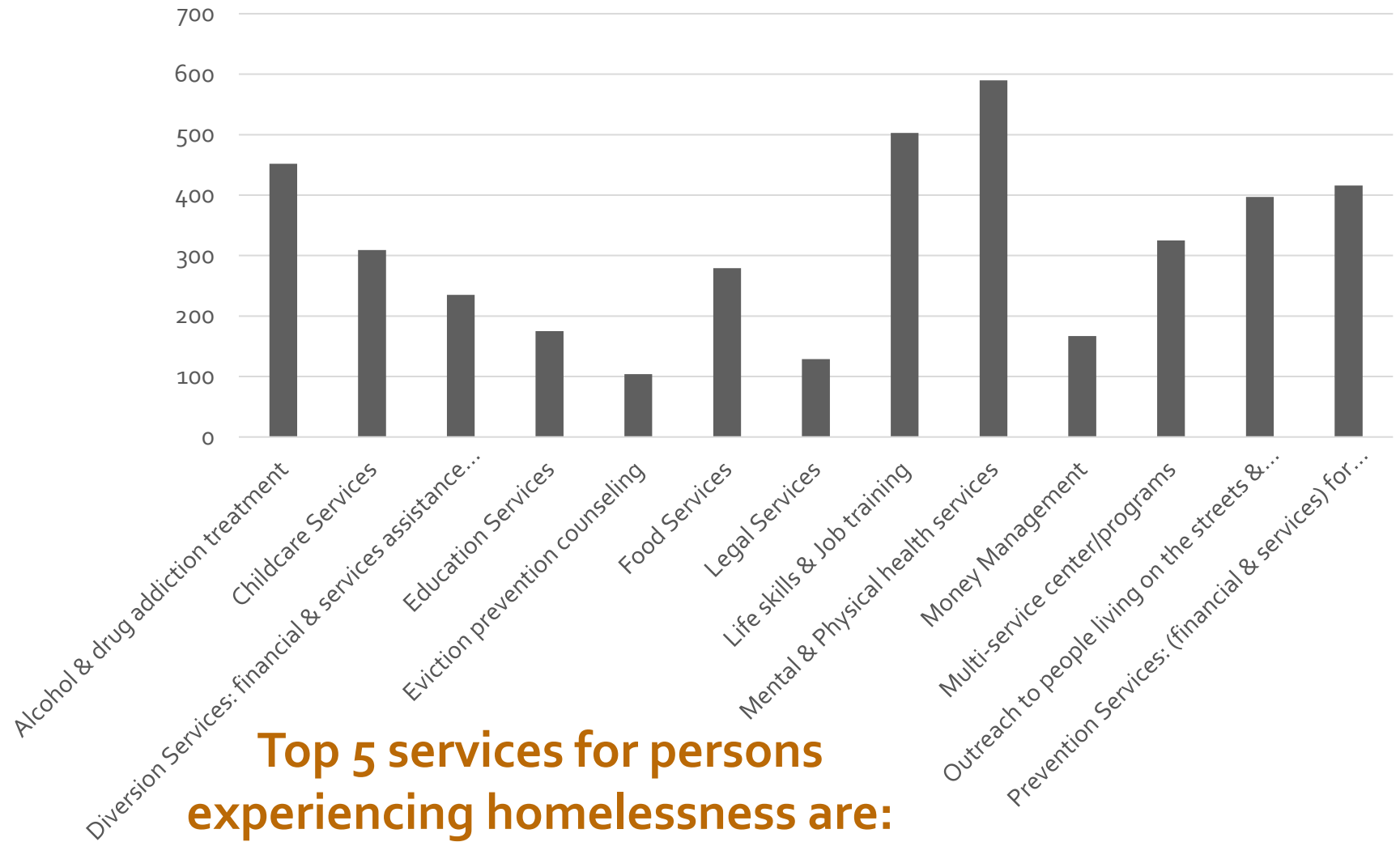
Do you think your community needs more permanent supportive housing with services?



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



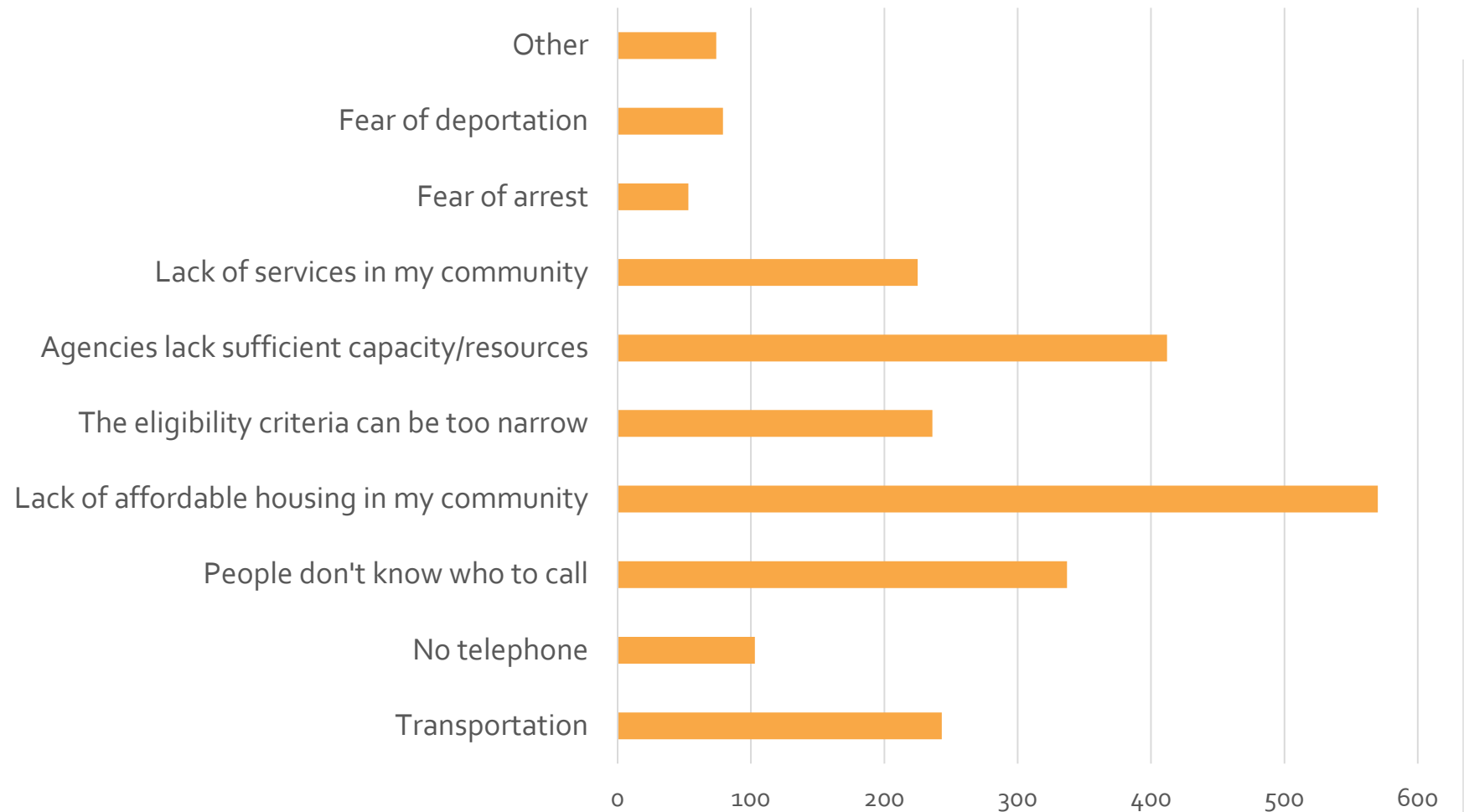
In addition to providing shelters or transitional housing, services are also important helping people experiencing homelessness. Below are some of the services offered to people experiencing homelessness. Please choose the top 5 services you think are most important.



Top 5 services for persons experiencing homelessness are:

1. Mental & Physical health services
2. Life skills & job training
3. Alcohol & drug addictions treatment
4. Prevention Services: People AT RISK of homelessness
5. Outreach to people living on the streets

What do you see as barriers for people experiencing homelessness who are trying to access housing and services?
Please choose the top 3 you see as barriers.



Top 3 Barriers for People Experiencing Homelessness:

1. Lack of affordable housing in my community
2. Agencies lack sufficient capacity/resources
3. People don't know who to call

FAIR HOUSING ACT



DISABILITY



RACE



SEX



COLOR



NATIONAL
ORIGIN

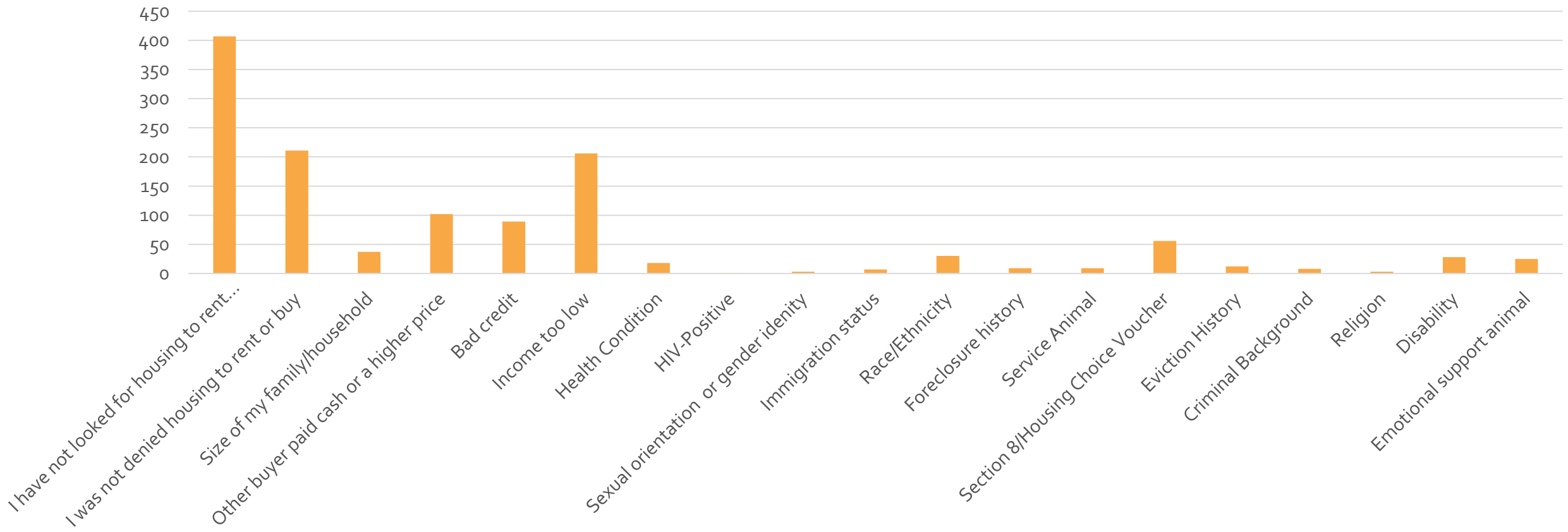


RELIGION



FAMILY
STATUS

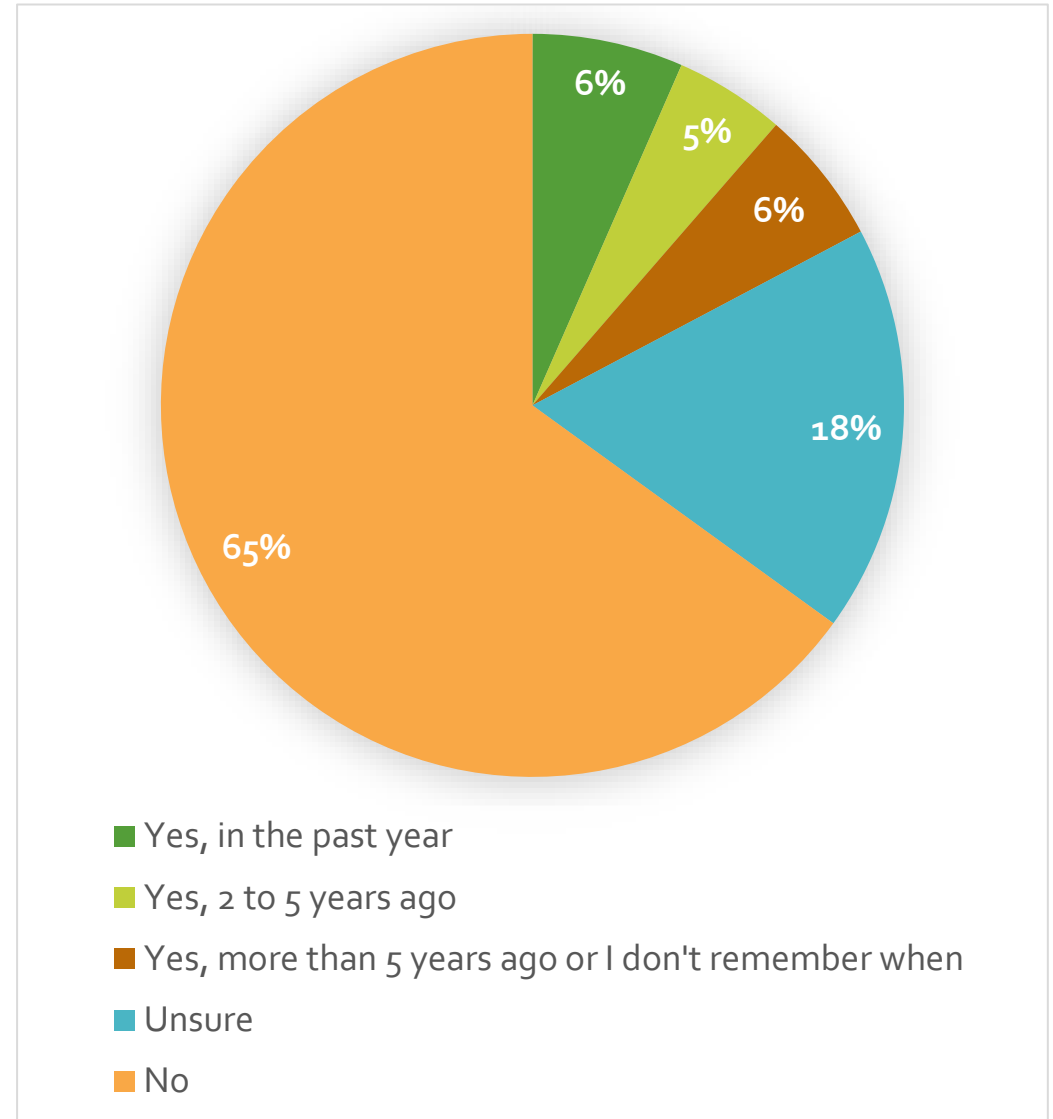
Fair Housing Discrimination in Contra Costa County



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

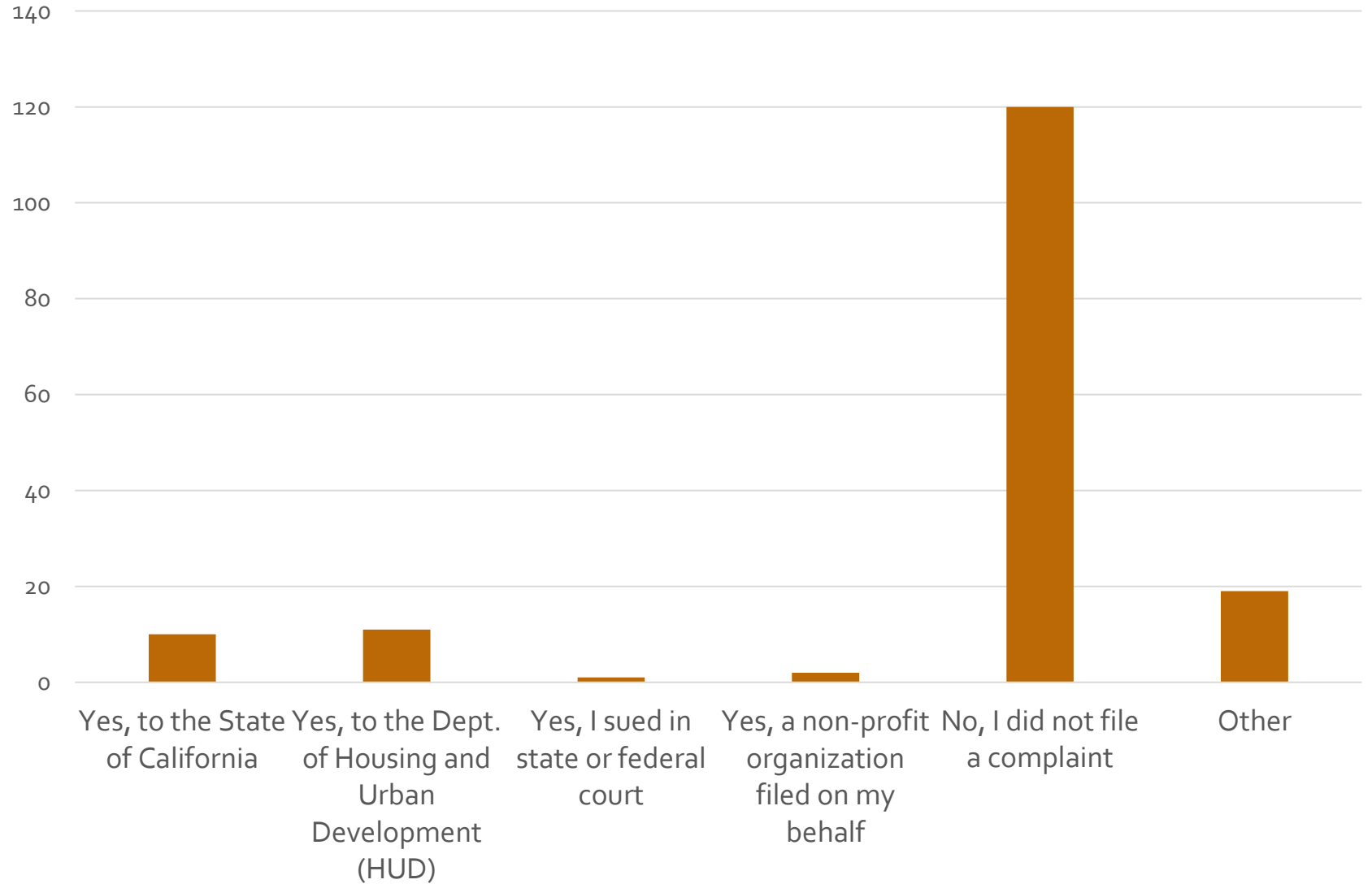
Check all that apply.

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



Did you file a complaint after you were discriminated against?

(Out of the 852 surveys submitted, only 163 responders answered about filing a discrimination complaint)

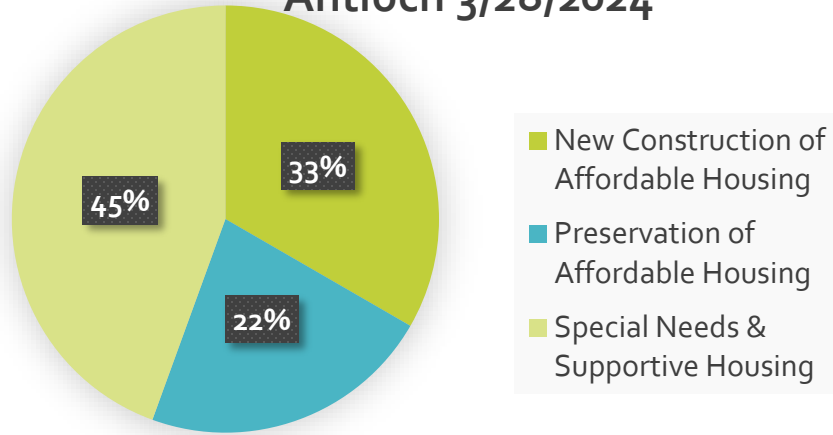




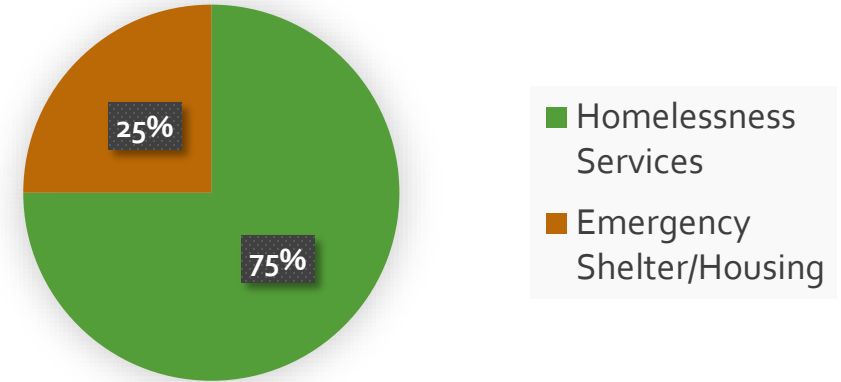
Con Plan Community Meetings – Investment Activity Results

Participants at each Con Plan community meeting were asked to invest “their” program funds into various eligible housing development and homelessness services categories.

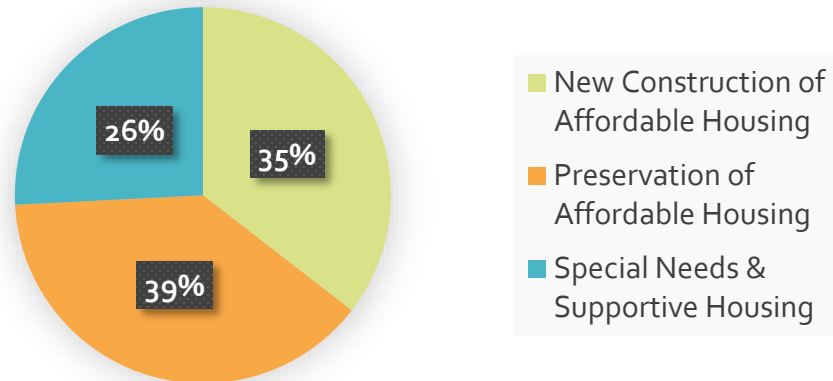
Housing Development- Antioch 3/28/2024



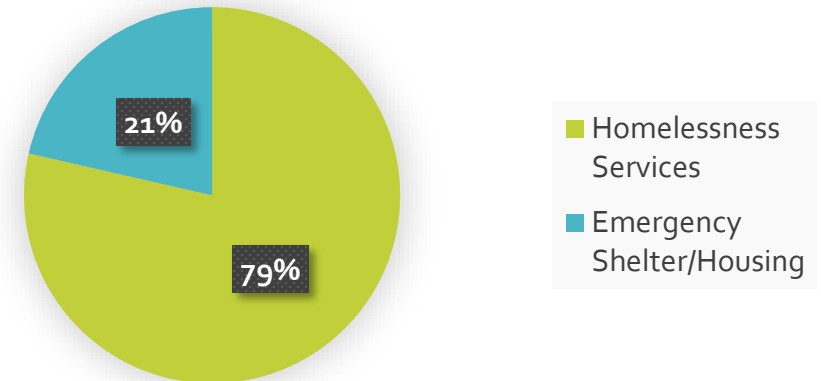
Homeless Services – Antioch 3/28/2024



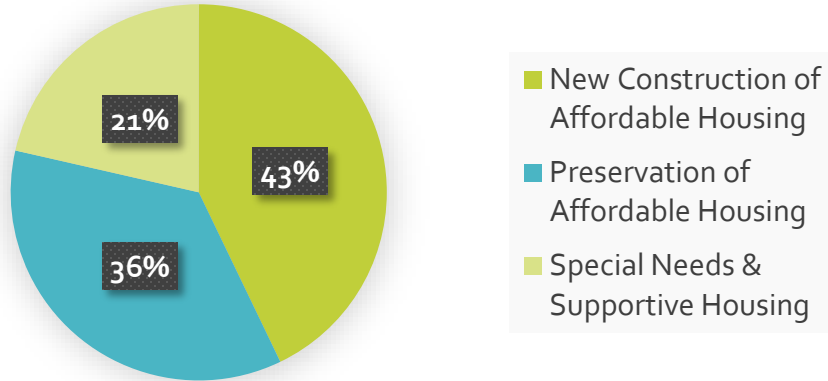
Housing Development – Brentwood 4/4/2024



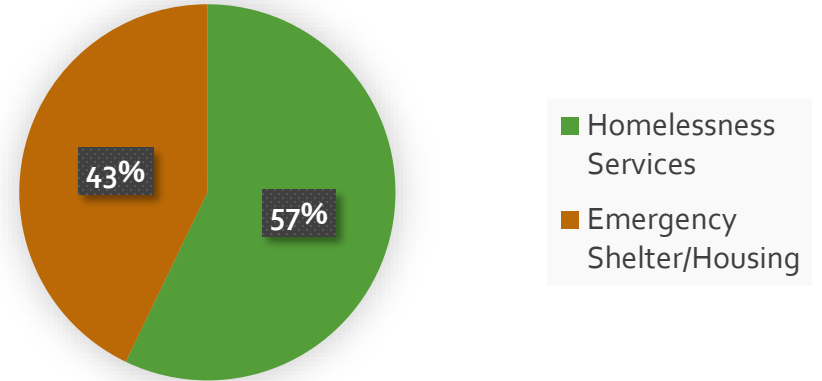
Homeless Services – Brentwood 4/4/2024



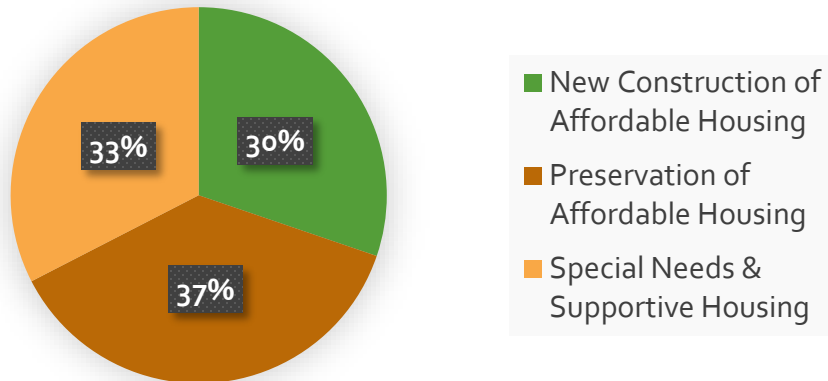
Housing Development - Concord 3/21/2024



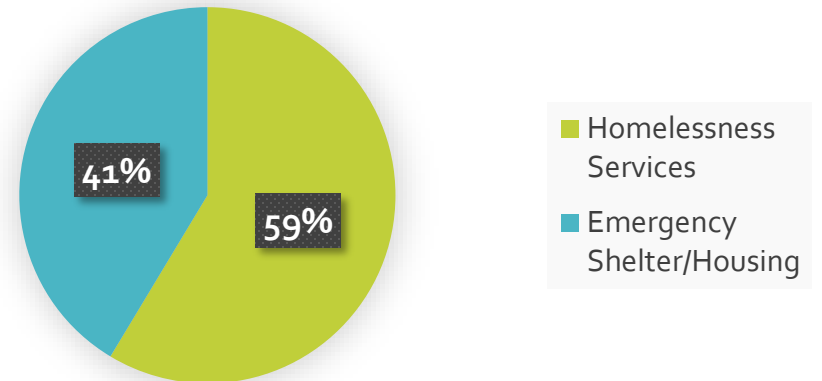
Homeless Services – Concord 3/21/2024



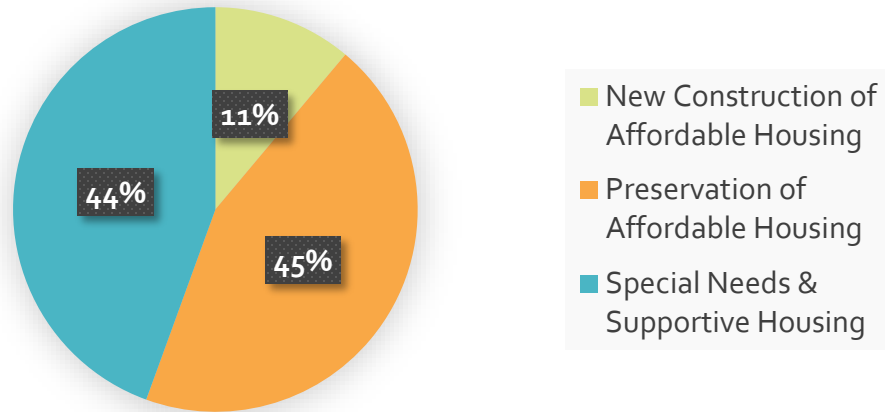
Housing Development - Richmond 3/18/2024



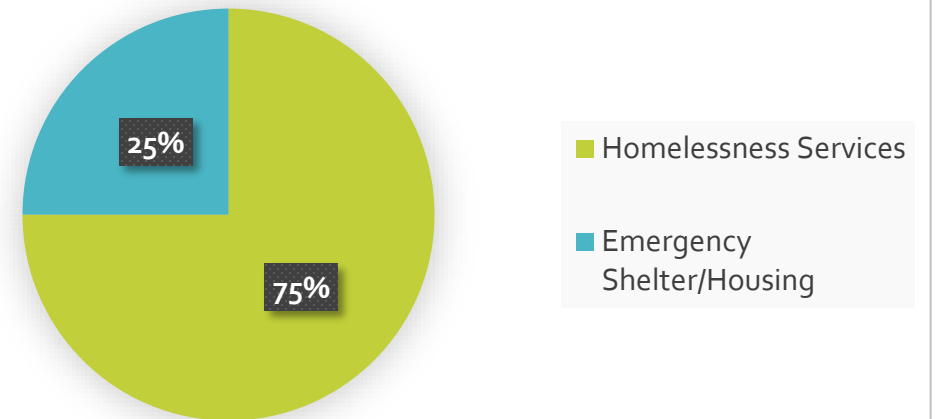
Homeless Services – Richmond 3/18/2024



Housing Development - San Ramon 4/22/2024



Homeless Services - San Ramon 4/22/2024





Affordable Housing Stakeholder Focus Group Meeting

Virtual Meeting | Monday June 10, 2024



What are Contra Costa's Housing Needs?

Is there a housing type especially in short supply?
Such as 1st-time homebuyer, housing for homeless population, or for large families.

The County would benefit from SFH repair grants for low income homeowners. The loan program is intimidating for many applicants.

Extremely/acutely low income

More Transit Oriented Developments

Large Family and Workforce Housing

Reoccurring loan program for homeowners to construct ADUs

Transition Aged Youth

Construction costs; delays in release of funding

Funding for large family projects; PBVs for ELI and special needs populations

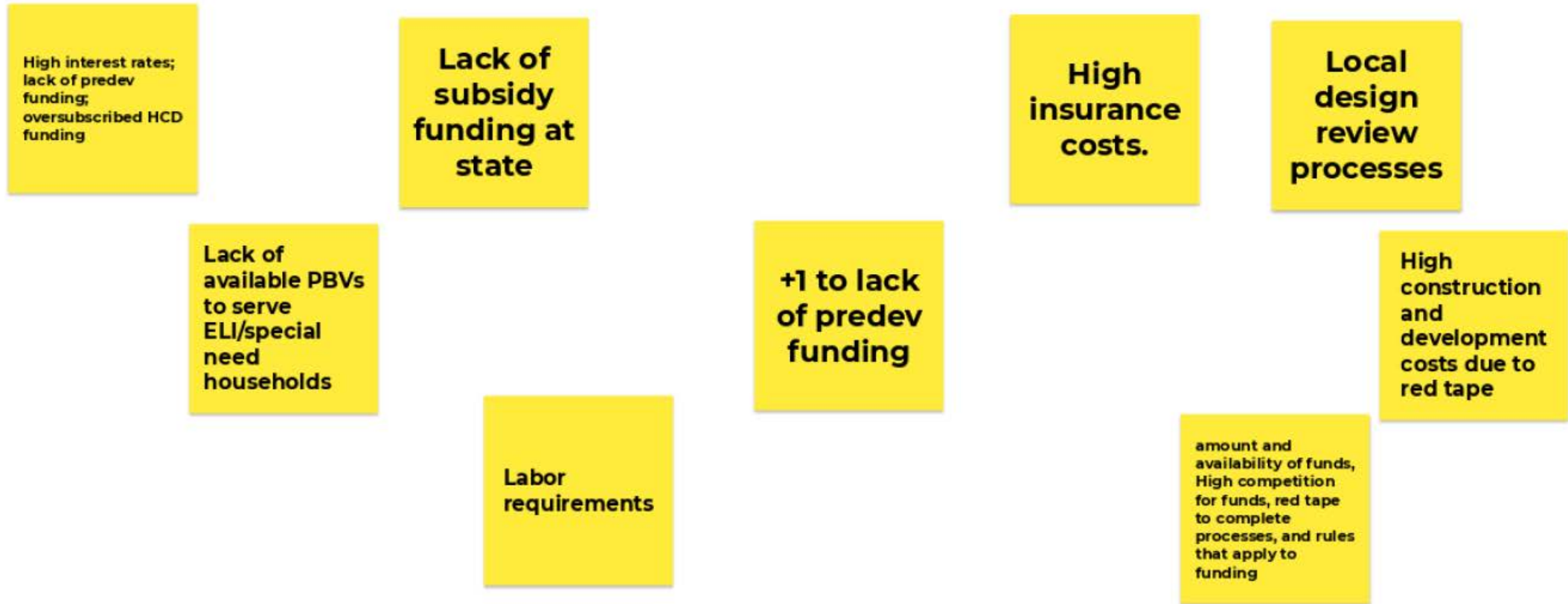
Continued funding for rehabs for existing County funded affordable housing projects

Senior Housing

transitional housing for homeless

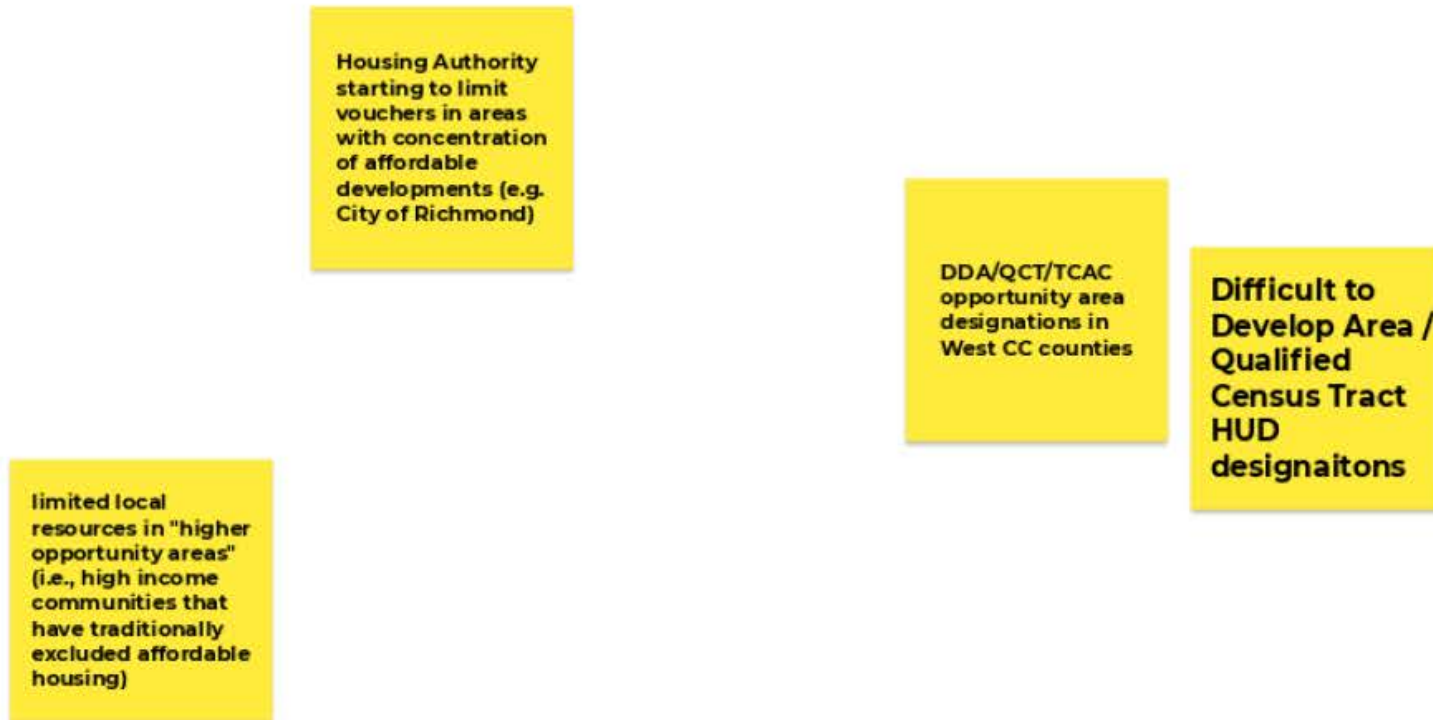
Barriers to Affordable Housing Development

Examples could include market conditions, construction costs/delays.



Are there barriers to affordable housing development specific to a region of the County?

An example could be lack of transit options close to housing in East Contra Costa.



Solutions to Affordable Housing Development

How can we reduce the barriers?

flexible funding to help projects move forward without HCD funds, you know, a new construction tax credit project but without the added delay of competing for state funds

operating subsidies (e.g. capitalized reserves) - section 8 is hard to come by

Seek HCD prohousing designation status

County can offer their surplus land to developers with significantly discounted to zero land value payments to maximize scoring for HCD funding apps

More County funding, support for state/regional efforts to expand funding

Encourage cities to embrace ministerial approval processes via county funding

<----- THIS - encouragement of ministerial approvals yes!!!!

providing supportive services to PSH units - either funding or working with county health dept

Adjust county funding award timelines (i.e. 2 rounds per year) to commit funds before HCD AHSC and/or Super NOFA app deadlines to maximize 'fund leveraging' scores

Shortening the timeline for the County NOFA process would also be helpful for reasons mentioned (even if still one round per year)

something i've seen other local areas do is lump cdbg and home and local funds into one NOFA and then match projects with the most compatible funding sources - maybe you already do

it sounds like you're doing the best you can but we just need tons more funding like a big regional bond

Identifying Priorities

projects that are ready to move forward to keep the pipeline moving

Preserve existing affordable housing with rehab funds

Prioritize funding affordable housing projects located on government owned surplus land

Promote funding affordable TODs within 1/4 mile of high quality transit to help achieve GHG reduction goals

target populations - i think state funding availability tends to dictate which target pops are most fundable

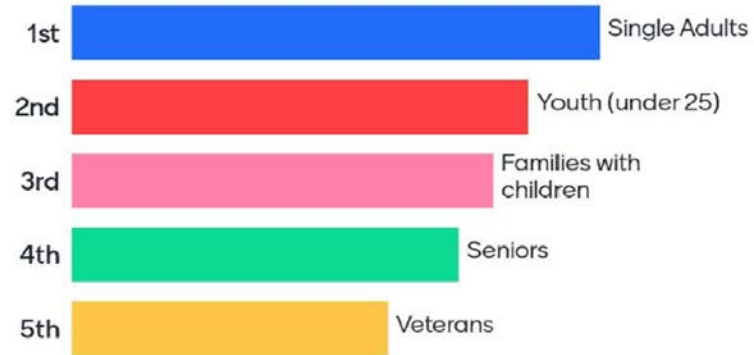
some years it's farmworkers, some years it's veterans, some years it's PSH. it really depends. i think county funds should understand that whatever goes first goes

Homeless Providers Focus Group Meeting

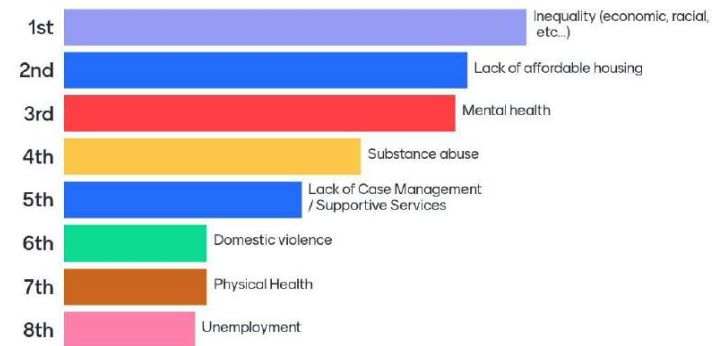
Hybrid meeting (in person and virtual) held on July 11, 2024



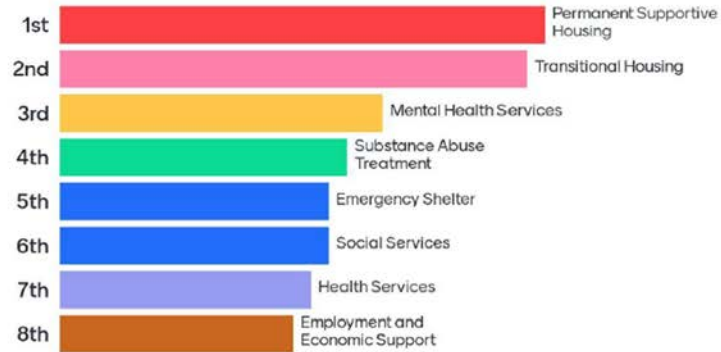
Which demographic is most affected by homelessness in our community?



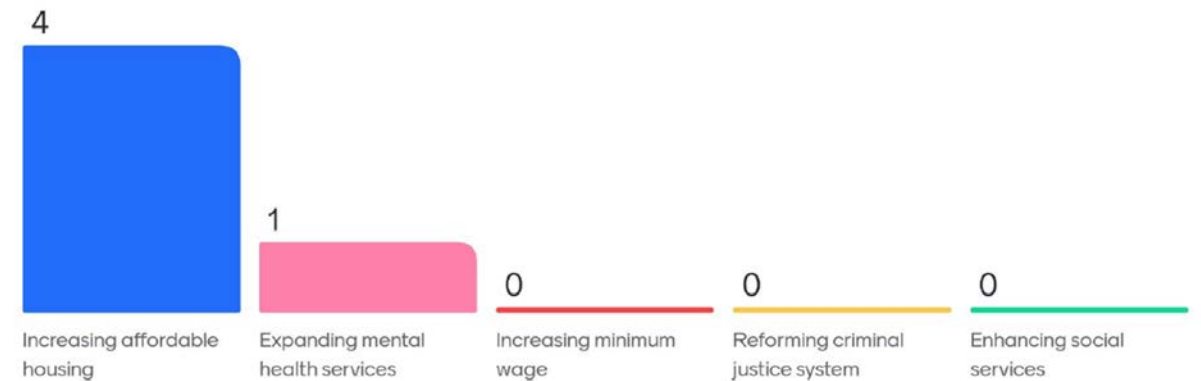
What do you believe is the prevalent cause of homelessness in our community?



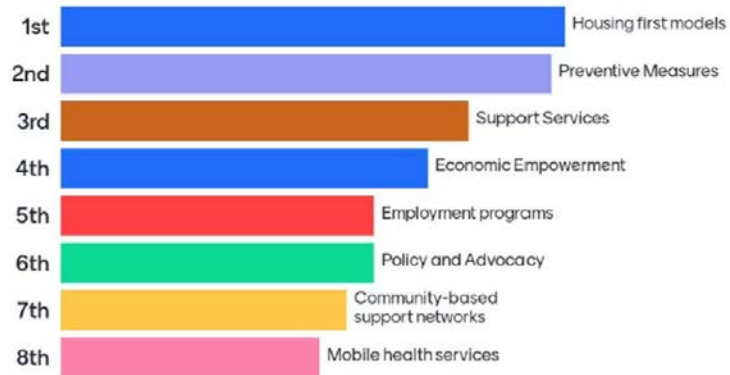
Which service do you believe is most lacking for people experiencing homelessness?



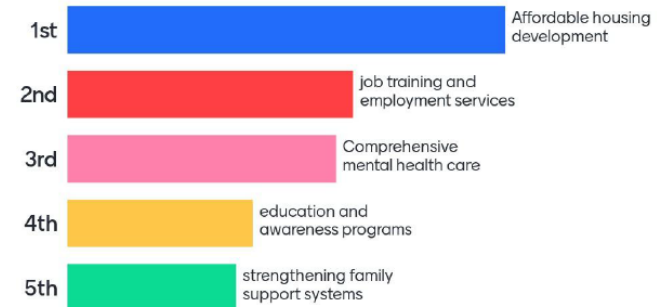
Which policy change would have the greatest impact on reducing homelessness?



Which approach should we prioritize to address homelessness?



What long-term strategy should be our main focus to help prevent homelessness?



What trends have you observed in homelessness rates over the past few years?

Seniors experiencing homelessness at increasing rates

More seniors with fixed incomes, more families, and more transitional aged youth experiencing homelessness.

Families, especially families of a larger size (requiring 3-4 bedroom housing) unable to locate affordable housing

Increase in youth 18-25 experiencing homelessness, increase in youth with children

Homeless has been increasing impacting families with children. These children are in desperate need of education support to increase access and ensure academic success.

More older adults.

seniors/ older adults

Increased rate of substance use in the unhoused population.

The end of Covid relief and renter protections = increased homelessness

as the rates of homelessness increase, so does the stigma against those experiencing homelessness

Many providers report not enough mental health/AODS services

Housing- affordable housing - especially for extremely low income people under 30% Ami

Where do you see gaps in services (e.g. mental health, housing, etc.)? How can we address these gaps?

Resources for undocumented families

Providers need more support for undocumented people experiencing homelessness

Dedicated funding for prevention programs as that is very limited and much of it is a piece meal of funding and small org or religious community support - not sustainable or enough

Curious to know the number of unoccupied units in the County (used for Airbnb, or corporations)- are there any policies we could look at to free those up?

Stronger homelessness prevention programs, housing first models to quickly rehouse folks, stronger case management to ensure all unstably housed community members are aware of resources

There are gaps for immediate, no or low cost mental health services.

Not enough affordable units.

TRANSPORTATION

Affordable housing- specifically for low income people below 30% of the AMI and permanent supportive housing for chronically homeless people

Need more shelter beds, with intensive housing case management staff.

Prevention (guaranteed income, direct cash transfer), affordable housing for extremely low income

safety nets - lessons on how to avoid getting to homelessness before it happens

Gaps in the availability of housing at all levels from Shelter to permanent affordable housing

What potential solutions or changes would you recommend to better address the needs of your clients?

Mental health programs that are readily available during the timeframes needed

Affordable housing. Without that piece of the puzzle- the actual housing people can afford- we're fighting a losing battle in homeless services. Services are nothing without physical places to house

More mobile mental health services

Educational support for students living in shelters and transitional homes.

I'd be curious to know how many unoccupied units there are in the County (Airbnb, corporations). Policies to free those up?

Dedicated funding to increase permanent supportive housing capacity. We need funding beyond hud to meet the need

transitional housing, a step between homelessness and permanent affordable housing

CARE Center in East County!

Create more permanent affordable housing so that there are enough places for individuals to move out of shelters and transitional housing

Supported health and mental health services

More outreach in East County

Increase affordable housing (education/outreach on BAHFA bond), Increase transitional housing for youth/young adults.

Warming Center in East County

Expand Health and Mental health services



Thank you to all who participated in the various 2025-2030 Con Plan community meetings, surveys and/or stakeholder and focus group meetings.