

FY 2026/27 Action Plan

Contra Costa County



May 19, 2026



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If you have a disability and require information or materials in an appropriate alternative format or any other accommodation or language assistance, please contact Contra Costa County Department of Conservation and Development at [\(925\) 655-2708](tel:9256552708). Hard-of-hearing individuals may call the California Relay Service at [\(800\) 735-2929](tel:8007352929) or TDD [\(925\) 779-7081](tel:9257797081) for assistance.

EXECUTIVE SUMMARY

AP-05 EXECUTIVE SUMMARY - 91.200(C), 91.220(B)

1. INTRODUCTION

Established in 1850, the County of Contra Costa is one of nine counties in the San Francisco Bay Area. The County covers 733 square miles and extends from the northeastern shore of the San Francisco Bay easterly to San Joaquin County. The County is bordered on the south and west by Alameda County and on the north by Suisun Bay and San Pablo Bay. The western and northern communities are highly industrialized, while the inland areas contain a variety of urban, suburban/residential, commercial, light industrial, and agricultural uses.

The Contra Costa FY 2026/27 Action Plan describes funding allocations of specific projects and programs to address housing, economic development, infrastructure/public facility improvements, and public service needs, utilizing Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG) program funds.

These funds are allocated annually to entitlement communities through the U.S. Department of Housing and Urban Development (HUD) to carry out a wide range of community development activities that benefit lower-income persons and households. To receive an annual allocation, jurisdictions must submit a plan describing how these funds will be expended over a five-year period (the Consolidated Plan) and an annual Action Plan. We are currently in the first year (FY 2025-26) of the 2025-2030 Consolidated Plan which started on July 1, 2025, and will go through June 30, 2030. FY 2026-27, which will start on July 1, 2026, is the second year of the five-year plan.

The cities of Antioch, Concord, Pittsburg, and Walnut Creek, along with the County of Contra Costa, have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of the County. The County administers HOME funds on behalf of all the Consortia cities and the Urban County. The Urban County includes all the unincorporated areas of the County, listed in Table 2, and the 15 cities/towns listed below in Table 1. The County administers Urban County CDBG funds, Consortium HOME funds, and County ESG funds. The cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer their own allocation of CDBG funds.

Cities & Towns in Contra Costa
Brentwood
El Cerrito
Martinez
Orinda
Richmond
Clayton
Hercules
Moraga
Pinole
San Pablo
Danville
Lafayette
Oakley
Pleasant Hill
San Ramon

TABLE 1 - URBAN COUNTY CITIES & TOWNS IN CONTRA COSTA

Alamo	Byron	Contra Costa Centre	El Sobrante	North Richmond
Port Costa	Bay Point	Canyon	Diablo	Kensington
Rodeo	Saranap	Bethel Island	Crockett	Knightsen
Rollingwood	Tara Hills	Blackhawk	Clyde	East Richmond Heights
Montalvin Manor	Pacheco	Vine Hill		

TABLE 2 - URBAN COUNTY UNINCORPORATED AREAS OF CONTRA COSTA

2. SUMMARIZE THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

The Consolidated Plan establishes the following priorities for all projects and programs funded with CDBG, HOME, and ESG funds. Objectives and Strategies are explained below each priority listed:

Priority Need: Affordable Housing

Objectives/Strategies for Affordable Housing:

AH-1: Promote the production of new affordable rental units by investing in the acquisition, construction, and/or conversion (of non-residential structures) for the benefit of income-eligible households.

AH-2: Increase homeownership opportunities via acquisition, construction, rehabilitation, and/or direct financial assistance for low-to moderate-income homebuyers of affordable housing units.

AH-3: Maintain and preserve the existing affordable housing stock with the goal of preventing the displacement of low-income households and stabilizing communities.

AH-4: Increase the supply of appropriate and supportive housing, supporting the acquisition and new construction of housing.

OBJECTIVES AND STRATEGIES FOR AFFORDABLE HOUSING (ADA ACCESSIBLE)

- **AH-1:** Promote the development of new affordable rental units by investing in acquisition, construction, and/or conversion of non-residential structures for income-eligible households. All new projects should ensure compliance with ADA standards, providing accessible entrances, amenities, and units for people with disabilities.
- **AH-2:** Expand homeownership opportunities through acquisition, construction, rehabilitation, and/or direct financial assistance for low- to moderate-income homebuyers of affordable housing units. Rehabilitation and new construction efforts must include ADA-compliant features, such as accessible bathrooms, kitchens, and pathways.
- **AH-3:** Maintain and preserve existing affordable housing stock to prevent displacement of low-income households and stabilize communities. Preservation projects should retrofit units to meet ADA accessibility standards where feasible, ensuring that residents with disabilities can live independently and safely.
- **AH-4:** Increase the supply of appropriate and supportive housing, supporting acquisition and new construction of housing. All supportive housing initiatives should be designed and built to be ADA accessible, including features such as ramps, elevators, and accessible community spaces.

PRIORITY NEED: REDUCE/ALLEVIATE HOMELESSNESS

Objectives/Strategies for Homelessness:

H-1: Support homelessness services by encouraging homelessness outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons, including transitional age youth, achieve housing stability.

H-2: Support rapid rehousing and/or prevention services including emergency rental assistance, security deposit/financial assistance, case management, housing search assistance, for those who are homeless or at-risk of homelessness.

In addition to these objectives, the affordable housing and non-housing community development objectives of the Consolidated Plan also address the needs of people without homes and the problem of homelessness.

PRIORITY NEED: NON-HOUSING COMMUNITY DEVELOPMENT

Objectives/Strategies for Public Services:

CD-1 General “Safety Net” Public Services: Ensure that opportunities and services are provided to improve the quality of life and independence for low-income persons (below 80% of the Area Median Income) and ensure access to programs that promote “safety net” services to individuals and families such as meal/food services, emergency care for children, transportation, health care, counseling, tenant legal or mediation services.

CD-2 Special Needs Population: Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly/frail elderly, persons with disabilities, battered spouses, abused children, persons with HIV/AIDS, illiterate adults, and migrant farmworkers.

CD-3 Youth: Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood, with priority/emphasis in areas/neighborhoods that are identified as low/moderate-income per Census Tract information.

CD-4 Fair Housing: Promote fair housing activities and affirmatively further fair housing.

Objectives/Strategies for Economic Development:

CD-5 Economic Development: Expand economic opportunities for extremely low-, very low, and low-income residents, and increase the viability of neighborhood commercial areas by providing job training/job placement services and technical assistance to microenterprises and small businesses.

Objectives/Strategies for Infrastructure/Public Facilities:

CD-6 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.

PRIORITY NEED: ADMINISTRATION

Objectives/Strategies for Administration:

CD-7 Administration: Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector and administer federal grant programs in a fiscally prudent manner.

3. EVALUATION OF PAST PERFORMANCE

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Contra Costa County is currently in the first year of the 2025-2030 Consolidated Plan Period, with FY 2026-27 being the second year. The 2025-2030 Consolidated Plan started on July 1, 2025, and will go through June 30, 2030. The County has continued to focus on outcome-based performance measurements to ensure that needed services are delivered, and the results can be easily quantified.

4. SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

Summary from citizen participation section of the plan.

Contra Costa County, and the other HOME Consortium cities, work together to conduct comprehensive outreach to obtain a broad perspective of the County's housing and community development needs. Residents and organizations involved in affordable housing, fair housing, homeless programs, and other community development activities were consulted. The outreach process ensures opportunities for the involvement of impacted persons, including lower-income persons and families, persons living in lower-income areas, minorities and non-English speaking persons, and persons with disabilities.

The Consortium also seeks input from other public and private agencies that provide emergency housing for those who are homeless, assisted housing for special needs populations, transitional housing, health services, mental health services, social services, and infrastructure support, as well as those agencies who provide fair housing and tenant/landlord services and ensure compliance with Civil Rights laws and regulations.

See the AP-10 Consultation section below for a more detailed summary of the Citizen Participation process.

5. SUMMARY OF PUBLIC COMMENTS

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

6. SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM

Not Applicable.

7. SUMMARY

The outreach process aided in developing this document but yielded no public comments.

PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B)

1. AGENCY/ENTITY RESPONSIBLE FOR PREPARING/ADMINISTERING THE CONSOLIDATED PLAN

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

Agency Role	Name	Department/Agency
CDBG Administrator	CONTA COSTA COUNTY	Department of Conservation and Development
HOME Administrator	CONTA COSTA COUNTY	Department of Conservation and Development
ESG Administrator	CONTA COSTA COUNTY	Department of Conservation and Development

Table 3 – Responsible Agencies

Narrative

The Contra Costa HOME Consortium consists of the Contra Costa Urban County and four CDBG entitlement jurisdictions: Antioch, Concord, Pittsburg, and Walnut Creek.

The CDBG Urban County consists of the unincorporated County and 15 smaller cities and towns.

The ESG area is the same as the CDBG Urban County area.

Consolidated Plan Public Contact Information

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1. INTRODUCTION

As part of this Action Plan development, County CDBG staff undertook an outreach program to consult and coordinate nonprofit agencies, affordable housing providers, and government agencies. On September 22, 2025, County staff sent a notice to the County's CDBG "Interested Parties" list of over 600 individuals representing various non-profit organizations and public agencies throughout Contra Costa County. This list consists of various persons representing non-profit service providers that cater to the needs of low- and moderate-income households and persons with special needs, including persons with disabilities; affordable housing providers, housing professionals, and housing advocates public agencies (other County departments or participating cities departments; improvement districts, school districts, etc.) economic development organizations, community groups, and elected officials.

All these agencies were notified, via e-mail, about participating in the FY 2026/27 CDBG, and HOME, "Kickoff" Meetings that took place virtually on October 14, 2025, (non-housing) and October 22, 2025, (housing) in which interested agencies were informed about applying for CDBG, and HOME, funds, and about participating in the overall Action Plan process.

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

Consortium members worked closely with the three Public Housing Authorities of Contra Costa, Pittsburg, and Richmond in the co-development of the 2020-25 Analysis of Impediments and the 2025-30 Consolidated Plan. The County HOME and CDBG staff have ongoing conversations with the County Housing Authority staff and work to coordinate the allocation of project-based Section 8 vouchers to HOME and CDBG-funded developments. This increases the number of households with extremely low incomes which can be served.

The Contra Costa County Department of Conservation and Development (DCD) coordinates the allocation of Emergency Solutions Grant funds with the County's Homeless Program office and the Continuum of Care (CoC) Board. CDBG funds are frequently used to assist in housing development for persons with special needs, including those with physical and mental health issues. DCD staff consults the appropriate Health Services Department (HSD) staff to confirm that the developments will have access to adequate funding for operations.

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

DCD staff works very closely with the CoC Council on Homelessness (COH), sitting on the Board, attending monthly meetings, serving on subcommittees such as the Review and Ranking of all CoC applications, and working collaboratively with CoC County staff to coordinate efforts to address homelessness throughout the County.

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

The County works closely with the Contra Costa CoC to allocate ESG funds, develop performance standards, evaluate outcomes, and administrate HMIS. County staff consults with CoC and the Council on Homelessness Executive Board, which provides advice and input on the operations of homeless services, program operation, and program development efforts in Contra Costa County. Members of the CoC Board sit on the Review and Ranking Committee to determine the allocation of funding for ESG projects.

2. AGENCIES, GROUPS, ORGANIZATIONS, AND OTHERS THAT PARTICIPATED IN THE PROCESS AND CONSULTATIONS

No.	Agency/Organization	Organization Type	Plan Section(s) Addressed	Consultation Summary
1	Contra Costa Health Services Homeless Program	Services – Persons with HIV/AIDS; Services – Homeless; Services – Health; County government	Housing Needs; Homeless Needs (chronically homeless; families with children; veterans; unaccompanied youth); Homelessness Strategy; Non-Homeless Special Needs	Provided data on special-needs and homeless populations and services; information used to coordinate plan components.
2	Contra Costa Housing Authority	Housing; Public Housing Agency (PHA); County government; Regional organization	Public Housing Needs	Ongoing quarterly coordination on Consolidated Plan, HACC five-year/annual plans; alignment of HOME, CDBG, and project-based vouchers.

No.	Agency/Organization	Organization Type	Plan Section(s) Addressed	Consultation Summary
3	Bay Area Legal Aid	Services – Housing; Service – Fair Housing	Housing Needs; Homeless Needs (families with children); Anti-Poverty Strategy	Consulted on fair-housing and tenant/landlord issues; identified trends; eviction prevention highlighted as homeless-prevention for families.
4	Hope Solutions	Services – Housing; Services – Homeless	Housing Needs; Homeless Needs (families with children); Homelessness Strategy	Consulted on homeless housing and family stabilization; operates Garden Park Apartments and scattered-site housing with supportive services.
5	Echo Housing	Services – Housing; Service – Fair Housing	Housing Needs; Public Housing Needs	Consortium-wide fair-housing provider; consulted on tenant needs and fair-housing issues arising in public-housing cases.

No.	Agency/Organization	Organization Type	Plan Section(s) Addressed	Consultation Summary
6	Contra Costa Senior Legal Service	Services – Elderly Persons; Services – Persons with Disabilities	Non-Homeless Special Needs	Consulted to identify and prioritize needs of seniors and people with disabilities.
7	Lamorinda Spirit Van	Services – Elderly Persons; Services – Persons with Disabilities	Non-Homeless Special Needs	Consulted to identify and prioritize transportation and service needs of seniors and people with disabilities.
8	Monument Crisis Center	Services – Children; Elderly; Persons with Disabilities; Homeless	Homeless Needs (chronically homeless; families with children)	Consulted on homelessness and food demand; operates Central County Homeless CARE Center.
9	Meals on Wheels Diablo Region	Services – Elderly Persons; Services – Persons with Disabilities	Non-Homeless Special Needs	Consulted leadership to identify and prioritize client needs in nutrition and care management.
10	Empowered Aging (formerly	Services – Elderly Persons;	Non-Homeless Special Needs	Consulted to assess needs of seniors and

No.	Agency/Organization	Organization Type	Plan Section(s) Addressed	Consultation Summary
	Ombudsman Services of Contra Costa)	Services – Persons with Disabilities		disabled persons, including institutionalized populations.
11	A Place of Learning	Services – Children; Services – Education	Non-Homeless Special Needs	Consulted on youth needs; serves primarily Hispanic youth with free after-school tutoring (grades 1–6).
12	CoCo Kids (Contra Costa Childcare Council)	Services – Children; Services – Education	Economic Development; Anti-Poverty Strategy	Consulted on microenterprise support for childcare providers and early childhood education; focus on economic development.
13	Loaves and Fishes of Contra Costa	Services – Elderly Persons; Persons with Disabilities; Homeless	Non-Homeless Special Needs	Consulted on homelessness and food scarcity; provides hot meals across Consortium areas to very-low-income,

No.	Agency/Organization	Organization Type	Plan Section(s) Addressed	Consultation Summary
				older, disabled, and homeless residents.
14	Food Bank of Contra Costa and Solano	Services – Elderly Persons; Persons with Disabilities; Persons with HIV/AIDS; Homeless	Homeless Needs (chronically homeless; families with children); Homelessness Strategy; Non-Homeless Special Needs	Consulted on food distribution; supplies groceries and fresh food to pantries serving homeless, older, disabled, and very-low-income populations.
15	Saint Vincent de Paul of Contra Costa County	Services – Housing; Children; Elderly; Persons with Disabilities; People without Housing; Health	Homeless Needs (chronically homeless; families with children)	Consulted on homelessness and food scarcity; provides medical care (Rotocare), dining sites, housing retention, day program, and employment training.
16	Shelter Inc., of Contra Costa	Housing; Services – Housing	Housing Needs; Homeless Needs (chronically homeless;	Consulted on homeless prevention, retention subsidies,

No.	Agency/Organization	Organization Type	Plan Section(s) Addressed	Consultation Summary
			families; veterans; unaccompanied youth); Homelessness Strategy; Market Analysis	supportive housing, and placement; key county provider serving individuals and families.
17	Contra Costa Crisis Center	Services – Housing; Children; Elderly; Persons with Disabilities; Persons with HIV/AIDS; Victims of Domestic Violence; Homeless; Health; Victim services	Homeless Needs (chronically homeless; families; veterans; unaccompanied youth); Homelessness Strategy; Non-Homeless Special Needs	Consulted leadership; 2-1-1 provider connected to Coordinated Entry and CORE outreach teams.
18	RYSE Center	Services – Children; Services – Homeless	Homeless Needs (families with children); Homelessness Needs –	Consulted to understand needs of foster, abused, and neglected youth; focus on prevention

No.	Agency/Organization	Organization Type	Plan Section(s) Addressed	Consultation Summary
			Unaccompanied Youth	and homelessness among youth.
19	Court Appointed Special Advocates	Services – Children	Homelessness Needs – Unaccompanied Youth; Non-Homeless Special Needs	Consulted to assess foster-youth needs and homelessness prevention for abused/neglected youth.
20	East Bay Center for Performing Arts	Services – Children	Non-Homeless Special Needs	Consulted on lower-income youth needs in West County.
21	STAND! Against Domestic Violence	Services – Victims of Domestic Violence	Homeless Needs (families with children); Homelessness Strategy	Consulted program leadership on needs of survivors and children, including those made homeless when fleeing violence.

TABLE 4 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

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

No agency types were intentionally excluded. Organizations were consulted on an individual and group basis, as well as part of public meetings. The Consortium distributed a survey through workshops, public service agencies, and the websites of all Consortium members. An extended and exhaustive effort was made to reach as many individuals and organizations as possible.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Contra Costa County Health, Housing, and Homeless Services Department (H3)	Strategic Plan goals are identical to the adopted Continuum of Care Plan goals and objectives described in the 2015 Ten-Year Plan (See H-1 Permanent Housing for Homeless and H-2 Prevention of Homelessness).
Contra Costa 2020-25 Analysis of Impediments	Contra Costa County Department of Conservation & Development	The Consortium and PHAs in CCC developed an Analysis of Impediments (AI) and Assessment of Fair Housing Choice performed in the Analysis of Fair Housing format to best inform and coordinate fair housing activities throughout the County. The AI data and analysis are thoroughly integrated into the 2025-30 Consolidated Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Northern Waterfront Strategic Action Plan	Contra Costa County Department of Conservation & Development	The Northern Waterfront Economic Development Initiative is a regional cluster-based economic development strategy with a goal of creating 18,000 new jobs by 2035. The Initiative leverages existing competitive advantages and assets by focusing on advanced manufacturing sub-sectors in five targeted clusters (advanced transportation fuels, bio-tech/bio-medical, diverse manufacturing, food processing, and clean tech). There is also a related component focusing on the human capital framework to benefit the residents of the Northern Waterfront. The initiative is a collaboration between the County and seven partner cities, who work together on diverse actions to enhance the region’s economic vitality.
Ensuring Opportunity Contra Costa	Richmond Community Foundation	The Ensuring Opportunity Campaign to End Poverty in Contra Costa is a cross-sector initiative that engages local elected officials, social sector organizations, businesses, labor, local government, faith-based, academia, and the philanthropic sector in a collective effort to eliminate poverty in our community. The Campaign is currently focusing on affordable housing. The Executive Director is an active participant in Consortium activities, focus groups, and homelessness efforts.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Plan Bay Area 2040: Regional Transportation Plan	Metropolitan Transportation Commission	This regional transportation plan and sustainable communities strategy for the San Francisco Bay Area (2017-2040) helps to inform long-term planning strategies and links to regional planning.
Plan Bay Area, People, Places, and Prosperity	Association of Bay Area Governments (ABAG)	ABAG is the comprehensive regional planning agency and council of governments for the nine counties and 101 cities and towns of the San Francisco Bay region. ABAG works to address common issues from a regional perspective and formed California’s first council of governments. From this perspective, ABAG continues to work in regional land use, environmental stewardship, energy efficiency, and water resource protection. This past year, ABAG and MTC combined to share joint responsibility for Plan Bay Area, now with a single staff, serving both the ABAG Executive Board and the MTC Commission. ABAG publications and planning activities influence local plans for housing production and transportation.

Table 5 – Other local / regional / federal planning efforts

Narrative

DCD staff and Consortium member consultations, with other County departments and local agencies, enhance DCD staff's understanding of critical issues facing low-income residents of Contra Costa, especially understanding the needs of extremely low-income and homeless individuals and families. This specialized knowledge complements the feedback provided through public participation.

AP-12 PARTICIPATION - 91.401, 91.105, 91.200(C)

1. SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION

Summarize the citizen participation process and how it impacted goal setting.

On **September 22, 2025**, a Notice of Funding Availability/Request for Proposals (NOFA/RFP), for CDBG-IPF, CDBG-Housing, and HOME funds, was sent to the County's CDBG and HOME "Interested Parties" list, a list of over 600 individuals representing various non-profit organizations and public agencies throughout Contra Costa County. The NOFA/RFP notice was also posted/published in all editions of the Contra Costa Times and posted on the County's Department of Conservation and Development (DCD) website the same day.

On **October 14, 2025**, the CDBG (non-housing) for Infrastructure and Public Facilities public meeting was held virtually via Zoom. Approximately **38 people** representing various non-profit and public agencies attended the meeting.

On **October 22, 2025**, the CDBG, HOME, Inclusionary In-Lieu, Measure X Housing, and Permanent Local Housing Allocation (PLHA) Technical Assistance meeting was held virtually via zoom. Approximately 62 people, representing various developers and public agencies attended the meeting.

Housing staff offered office hours on each of November 4 & 20, 2025 and December 2 & 9, 2025, allowing interested applicants to discuss individual projects and application questions.

On **April 17, 2026**, public notices were posted/published in all newspaper editions of the Contra Costa Times announcing **May 19, 2026, County's** Board of Supervisors public hearing to recommend CDBG, HOME, ESG, and HOPWA funds to public services, economic development, infrastructure/public facilities, affordable housing, and ESG projects/programs/activities. The County's Draft Action Plan was made available to the public from **April 17, 2026 through May 19, 2026**, on the County's DCD website, and a hard copy was available upon request to the public at the County's DCD physical location at 30 Muir Road, Martinez, CA.

On **April 29, 2026**, the County's Affordable Housing Finance Committee held a public meeting to consider staff's affordable housing recommendations for the CDBG, and HOME programs.

On **May 4, 2026**, the County's Finance Committee held a public meeting to hear staff's recommendations for Infrastructure/Public Facilities category of the County's CDBG Program.

On **May 11, 2026**, the County's Family and Human Services Committee held a public meeting to hear the staff's recommendations for the Public Service category of the County's CDBG Program and staff's recommendations under the County's ESG Program.

On **May 19, 2026**, the Board of Supervisors public hearing meeting was held. At the meeting, the County's FY 2026/27 CDBG/HOME/ESG Action Plan, including the recommendations for all public services, economic development, infrastructure/public facilities, affordable housing, and ESG projects, was considered and approved by the County's Board of Supervisors.

#	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Content	Summary of Comments Not Accepted	URL (if applicable)
1	Internet	Non-targeted Broad community	On September 22, 2025 , Contra Costa County emailed a NOFA/RFP for CDBG, HOME, and HOPWA funds to the County's interested parties list, a list of over 600 individuals representing various nonprofit organizations and public agencies throughout the County.	NA	NA	Department of Conservation and Development CDBG webpage
2	Newspaper Ad	Non-targeted Broad community	The County published a newspaper notice on September 12, 2025 , announcing its CDBG and HOME, Kick-Off Meeting for interested persons, nonprofits, and public agencies to attend.	NA	NA	NA
3	Newspaper Ad	Non-targeted Broad community	The County published a newspaper notice on September 12, 2025 , announcing its CDBG-IPF Kick-Off Meeting for interested persons, nonprofits, and public agencies to attend.	NA	NA	NA
4	Public Meeting	Non-targeted Broad community	The County held its Non-Housing Kick-off Meeting virtually via Zoom on October 14, 2025, Approximately 38	No Comments	NA	NA

#	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Content	Summary of Comments Not Accepted	URL (if applicable)
			individuals representing various nonprofit organizations and public agencies attended, interested in learning more about the application process.			
5	Public Meeting	Non-targeted Broad community	The County held its CDBG, HOME, and HOME-ARP Kick-Off Meeting virtually via Zoom on October 22, 2025 . Approximately 89 individuals representing various nonprofit organizations and public agencies attended, interested in learning more about the application process.	No Comments	NA	NA
6	Public Meeting	Non-targeted Broad community	On May 11, 2026 , the County's Family and Human Services Committee held a public meeting to hear staff's recommendations for the Public Service category of the County's CDBG Program and ESG Program.	No Comments	NA	NA
7	Newspaper Ad	Non-English speaking: Spanish, Chinese, and Tagalog;	A Public Notice was posted/published on April 17, 2026 to announce that the FY 2026/27 Action Plan, including	No Comments	NA	NA

#	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Content	Summary of Comments Not Accepted	URL (if applicable)
		Non-targeted and Broad community	recommendations for CDBG, HOME, and ESG projects, programs, and activities, would be considered at the May 19, 2026 , Board of Supervisors public hearing.			
8	Public Meeting	Non-targeted Broad community; Affordable Housing Developers	The County's Affordable Housing Finance Committee was scheduled to consider staff's affordable housing recommendations On April 29, 2026 . Staff's recommendations were then forwarded to the May 19, 2026 Board of Supervisor's public hearing.	N/A	NA	NA
9	Public Meeting	Non-targeted Broad community	On May 4, 2026 , the County's Finance Committee held a public meeting to hear staff recommendations for the Infrastructure/Public Facilities categories of the County's CDBG Program.		NA	NA
10	Public Meeting	Non-targeted Broad community	On May 19, 2026 the County's Board of Supervisors met and adopted the FY 2026/27 Annual Action Plan.			

Table 6 – Citizen Participation Outreach

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES - 91.420(B), 91.220(C)(1,2)

Introduction

Contra Costa anticipates that over the Strategic Plan's five-year course, CDBG, HOME, and ESG funds will be available. These federal funds will be used to leverage public and private resources in all program areas. The Annual Action Plan budgets reflect one-fifth of

the anticipated resources over the 5-year Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year ____				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,614,953	1,000,000	1,800,000	7,414,953	0	Expected amount available based on recent allocation and anticipated estimated Program Income during the FY 2026/27 program year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year ____				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,700,000	400,000	500,000	3,600,000	0	Expected amount available based on recent allocation and anticipated estimated Program Income during the FY 2026/27 program year.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	415,467	0	0	415,467	0	Expected amount available based on recent allocation.

Table 7 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.

County policy requires projects funded with CDBG funds to provide a minimum match as follows: 10 percent is required from nonprofit organizations, 25 percent from local government agencies, and 100 percent from for-profit entities. Public service and economic development projects (sponsored by nonprofit organizations and public agencies) receiving multiple-year funds are further required to increase the match level for each funding year up to 50 percent match after year five. In accordance with federal regulations, all projects funded with Consortium HOME funds are required to provide a minimum 25 percent permanent match to the project from non-federal sources. In accordance with federal regulations, all projects funded with ESG funds are required to provide a minimum 100 percent match from non-federal sources.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

As the Housing Successor Agency to the former redevelopment agency, the County owns land that will be used for affordable housing development in Bay Point, North Richmond, and Rodeo. The Housing Successor (to the former Redevelopment Agency) will issue requests for proposals to develop the Rodeo and Bay Point parcels during the Consolidated Plan period. The Housing Successor is considering using the proceeds of that sale to support the Rodeo and Bay Point developments. However, no CDBG, HOME, or ESG funds are currently allocated to this prospective project.

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES - 91.420, 91.220(C)(3)&(E)

GOALS SUMMARY INFORMATION

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CD-1: General "Safety Net" Public Services	2025	2030	Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$346,500	Public service activities other than Low/Moderate Income Housing Benefit: 7,776 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	CD-2: Special Needs Population	2025	2030	Non-Homeless Special Needs Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$170,000	Public service activities other than Low/Moderate Income Housing Benefit: 10,795 Persons Assisted
3	CD-3: Youth	2025	2030	Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$88,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,039 Persons Assisted
4	CD-4: Fair Housing	2025	2030	Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	CD-5: Economic Development	2025	2030	Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$491,500	Public service activities other than Low/Moderate Income Housing Benefit: 839 Persons Assisted Jobs created/retained: 3 Jobs Businesses assisted: 225 Businesses Assisted
6	CD-6: Infrastructure/Public Facilities	2025	2030	Non-Housing Community Development	Contra Costa County	Non-Housing Community Development	CDBG: \$862,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	CD-7: Administration	2025	2030	Administration	Contra Costa County	Administration	CDBG: \$944,818 HOME: \$40,000 ESG: \$31,160	Other: 1 Other
8	H-1: Housing & Supportive Services for Homeless	2025	2030	Homeless	Contra Costa County	Homelessness Prevention	CDBG: \$112,000 ESG: \$243,050	Public service activities other than Low/Moderate Income Housing Benefit: 428 Persons Assisted Homeless Person Overnight Shelter: 949 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	H-2: Rapid Rehousing & Homelessness Prevention	2025	2030	Homeless	Contra Costa County	Homelessness Prevention	CDBG: \$30,000 ESG: \$162,127	Tenant-based rental assistance / Rapid Rehousing: 115 Households Assisted Homelessness Prevention: 100 Persons Assisted
10	AH-1: New Construction of Affordable Rental Housing	2025	2030	Affordable Housing		Affordable Housing	CDBG: \$0 HOME: \$1,496,343	Rental units constructed: 15 Household Housing Units
10	AH-2: Increase Homeownership Opportunities	2025	2030	Affordable Housing		Affordable Housing	CDBG: \$800,000	Direct Financial Assistance to Homebuyers: 8 Households

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	AH-3: Preservation of Existing Affordable Housing	2025	2030	Affordable Housing		Affordable Housing	CDBG: \$7,485,714 HOME: \$2,994,286	Rental units rehabilitated: 208 Household Housing Units Homeowner Housing Rehabilitated: 52 Household Housing Units
10	AH-4: Permanent Supportive & Special Needs Housing	2025	2030	Affordable Housing		Affordable Housing	CDBG: \$2,426,000	Rental units rehabilitated: 58 Household Housing Units Housing for Homeless Added: 58 Household Housing Units

Table 8 – Goals Summary

GOAL DESCRIPTIONS

Goal Number	Goal Name	Goal Description
1	CD-1: General 'Safety Net' Public Services	Ensure that opportunities and services are provided to improve the quality of life and independence for low-income persons (below 80 percent of Area Median Income) and ensure access to programs that promote 'safety net' services to individuals and families such as meal/food services, emergency care for children, transportation, health care, counseling, tenant or legal mediation services.
2	CD-2: Special Needs Population	Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly/frail elderly, persons with disabilities, battered spouses, abused children, persons with HIV/AIDS, illiterate adults, and migrant farmworkers.
3	CD-3: Youth	Increase opportunities for children/youth to be healthy, succeed in school, and prepare for a productive adulthood, with priority/emphasis in areas/neighborhoods that are identified as low/moderate-income per Census Tract information.

Goal Number	Goal Name	Goal Description
4	CD-4: Fair Housing	Promote fair housing activities and affirmatively further fair housing.
5	CD-5: Economic Development	Expand economic opportunities for extremely low-, very low-, and low-income residents and increase the viability of neighborhood commercial areas by providing job training/job placement services and technical assistance to microenterprises and small businesses. Strategies include: Support job training, retraining, and employment search services for low-income persons. 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.
6	CD-6: Infrastructure/Public Facilities	Maintain quality public facilities and adequate infrastructure and ensure access for the mobility-impaired by addressing physical access barriers to public facilities. Priority includes: constructing or improving public facilities and infrastructure (including accessibility improvements), assisting nonprofits serving low-income populations, and improving public right-of-way to enhance public safety, public health, and support 'complete streets' standards.
7	CD-7: Administration	Support the development of viable urban communities by strengthening partnerships among government and the private sector and administering

Goal Number	Goal Name	Goal Description
		federal grant programs responsibly. Strategies include: continuing collaborative administration across Consortia jurisdictions; maintaining shared policies and procedures; supporting local housing authorities; and furthering the efforts of the Continuum of Care (CoC).
8	H-1: Housing & Supportive Services for Homeless	Support homelessness services by encouraging outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons, including transitional-age youth, achieve housing stability.
9	H-2: Rapid Rehousing & Homelessness Prevention	Support rapid rehousing and/or prevention services including emergency rental assistance, security deposit/financial assistance, case management, and housing search assistance for those who are homeless or at risk of homelessness.
11	AH-3: Maintain and Preserve Affordable Housing	Maintain and preserve existing housing stock to prevent displacement of low-income households and stabilize communities. This includes: conversion of market-rate rental housing to long-term affordable housing; preservation of existing affordable rental housing; and emergency repairs/rehabilitation assistance for low-income owner-occupied households.

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AP-35 PROJECTS - 91.420, 91.220(D)

INTRODUCTION

The projects below meet specific Consolidated Plan priorities and goals. The 2025-2030 Consolidated Plan establishes the priorities for affordable housing and non-housing community development (Public Service, Infrastructure/Public Facilities, and Economic Development) programs and projects funded with CDBG, HOME, and ESG funds. In addition to the Consolidated Plan priorities, the Board has established a priority for housing projects, including units affordable to extremely low-income households. The project summary below provides information on specific housing projects and non-housing projects funded with CDBG, HOME, and ESG funds.

Table 9 – Project Information

#	Project Name
1	A Place of Learning: After School Tutoring Support
2	Bay Area Crisis Nursery: Bay Area Crisis Nursery
3	Choice in Aging: Adult Day Health Care at Mt. Diablo Center
4	Community Housing Development Corporation of North Richmond: Corrine Sain Senior & Family Community
5	Community Housing Development Corporation: Housing Instability Counseling Program
6	Community Violence Solutions: CIC Child Sexual Assault Intervention
7	Dentist on Wheels: Dentists on Wheels Service Consistency Plan: 2 Year Staff Dentist (Week-day)
8	ECHO Housing: Tenant/Landlord Counseling and Dispute Resolution Services
9	Food Bank of Contra Costa and Solano: Collaborative Food Distribution
10	Housing and Economic Rights Advocates: Financially Stability Legal Services
11	Loaves and Fishes of Contra Costa: Nourishing Lives
12	Monument Crisis Center: Critical Safety Net Resources for Families and Individuals
13	Richmond Community Foundation: Sparkpoint Contra Costa
14	St. Vincent de Paul of Contra Costa: RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul
15	City of Lafayette: Lamorinda Spirit Van Senior Transportation Program

#	Project Name
16	Contra Costa Crisis Service: Crisis/ 211 Contra Costa
17	Contra Costa Family Justice Alliance: Family Justice Navigation Program
18	Contra Costa Senior Legal Services: Legal Services for Seniors
19	Court Appointed Special Advocates: Serving All Foster Children
20	Empowered Aging: Ombudsman Services for Contra Costa
21	Lions Center for the Visually Impaired: Independent Living Skills for Blind and Visually Impaired
22	Meals on Wheels Diablo Region: Care Management
23	Meals on Wheels Diablo Region: Meals on Wheels
24	Pleasant Hill Recreation & Park District: Senior Service Network
25	East Bay Center for the Performing Arts: Deep Roots, Wide World Program
26	James Morehouse Project / Bay Area Community Resources: James Morehouse Project
27	Mount Diablo Unified School District: CARES After School Enrichment Program
28	RYSE Inc.: RYSE Career Pathway Program
29	Village Community Resource Center: Village Community Resource Center Program Support
30	ECHO Housing: Fair Housing Services
31	CoCoKids, Inc.: Road to Success
32	Loaves and Fishes of Contra Costa: Culinary Arts Training
33	Monument Impact: Emerging Business Support Program
34	Multicultural Institute: Lifeskills / Day Labor Program
35	New Horizons Career Development Center: Education, Job Training, Life Skills, and Job Placement Serv
36	Opportunity Junction: Administrative Careers Training Program
37	Opportunity Junction: Bay Point Career Counseling and Placement Assistance
38	Renaissance Entrepreneurship Center: Using the Power of Entrepreneurship to Build Economically
39	West Contra Costa Business Dev. Center Inc.: Emerging Entrepreneurs Program
40	Ambrose Recreation and Park District -Ambrose Community Center Roof Replacement
41	City of El Cerrito: El Cerrito Swim Center ADA Upgrades
42	City of Richmond: Senior Center ADA Improvements
43	Community Housing Development Corporation of North Richmond: Corrine Sain Senior & Family Community
44	East Bay Center for the Performing Arts: Community Theater Lighting System Replacement
45	Food Bank of Contra Costa and Solano: Rehab of Food Bank Contra Costa Headquarters
46	STAND! For Families Free of Violence: Shelter Roof Replacement
47	Siesta Valley Foundation: Siesta Valley Foundation ADA Access
48	Resources for Community Development: Lakeside Rehab Apartments
49	Eden Housing & CHDC: Trinity Plaza Senior Apts
50	Rebuilding Together East Bay Network: Healthy Homes Contra Costa
51	Richmond Neighborhood Housing Services: Scattered Site Rehab 6

#	Project Name
52	DCD: FTHB & Shared Equity Loan Program
53	CDBG Program Administration
54	HOME Program Administration
55	CDBG and HOME Unallocated Funds

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AP-38 PROJECT SUMMARY

PROJECT SUMMARY INFORMATION

1. **A Place of Learning: After School Tutoring Support**
 - a. **Goals Supported:** CD-1 General “Safety Net” Public Services
 - b. **Location:** 315 Orchard Dr. Brentwood, CA 94513
 - c. **Description:** Provide free after-school/Summer mentoring/tutoring services to 60 low-income Urban County students resulting in improved academic performance and decision-making skills and increased self-esteem, as measured by pre- and post-participation evaluations and feedback from school staff and parents.
 - d. **Funding:** CDBG \$10,000

2. **Bay Area Crisis Nursery: Bay Area Crisis Nursery**
 - a. **Goals Supported:** CD-1 General “Safety Net” Public Services
 - b. **Location:** 1506 Mendocino Dr., Concord, CA 94521
 - c. **Description:** Provide short-term residential/shelter services to 40 families experiencing crisis for up to 30 days, daily emergency childcare services from 7 am - 9 pm for up to 60 days in a year, and monthly respite/stress breaks for 1-3 days per month for families at-risk of child abuse.
 - d. **Funding:** CDBG \$17,000

3. **Choice in Aging: Adult Day Health Care at Mt. Diablo Center**
 - a. **Goals Supported:** CD-1 General “Safety Net” Public Services
 - b. **Location:** 490 Golf Club Road, Pleasant Hill, CA 94523
 - c. **Description:** The Adult Day Health Care (ADHC) program at Mt. Diablo Center serves the senior community and adults with disabilities. The program focuses on serving low-income individuals within these two populations, who live with multiple chronic conditions, such as Alzheimer's and other forms of dementia, survivors of strokes, those with traumatic brain injuries, and other debilitating and isolating issues. The Mt. Diablo Center also serves the families and caregivers of clients through caregiver support groups, one-on-one counseling, and connections to other critical community resources.
 - d. **Funding:** CDBG \$10,000

4. **Community Housing Development Corporation of North Richmond: Corrine Sain Senior & Family Community**
 - a. **Goals Supported:** CD-1 General “Safety Net” Public Services
 - b. **Location:** 515 Silver Avenue, Richmond, CA 94801
 - c. **Description:** Operate, maintain, and provide services at the Corrine Sain Senior & Family Community Center for 700 local residents of Richmond. Activities include providing educational, recreational, and nutritional programs to the North Richmond community. The center will work with partner agencies to provide food and referrals to families and seniors.
 - d. **Funding:** CDBG \$40,000

5. **Community Housing Development Corporation: Housing Instability Counseling Program**
 - a. **Goals Supported:** CD-1 General “Safety Net” Public Services
 - b. **Location:** 1535 Fred Jackson Way, Ste. A, Richmond, CA 94801
 - c. **Description:** The project will deliver housing counseling services to 75 households facing housing instability such as eviction, default, foreclosure, or loss of income that causes or could cause eviction, default, foreclosure, or homelessness.
 - d. **Funding:** CDBG \$25,000

6. **Community Violence Solutions: CIC Child Sexual Assault Intervention**
 - a. **Goals Supported:** CD-1 General “Safety Net” Public Services
 - b. **Location:** Martinez-specific addresses are confidential due to the nature of the program. There are also sites in San Pablo, Pleasant Hill, and Antioch. Staff is also located at the Family Justice Centers in Richmond and Concord.
 - c. **Description:** Provide 160 child sexual assault and physical abuse victims, aged 2-17, and their non-offending family members, with services including forensic interviews, advocacy, case management, and mental health services, to help clients show positive changes in behavior and psychological well-being.
 - d. **Funding:** CDBG \$15,000

7. **Dentist on Wheels: Dentists on Wheels Service Consistency Plan: 2 Year Staff Dentist (Week-day)**
 - a. **Goals Supported:** CD-1 General “Safety Net” Public Services
 - b. **Location:** 2210 Gladstone Dr., Pittsburg, CA 94565
 - c. **Description:** Provide free urgent and dental care to 19 uninsured clients in the Urban County.
 - d. **Funding:** CDBG \$10,000

8. **ECHO Housing: Tenant/Landlord Counseling and Dispute Resolution Services**
 - a. **Goals Supported:** CD-1 General “Safety Net” Public Services
 - b. **Location:** 310 West 10th Street Antioch, CA 94509

- c. **Description:** ECHO will provide tenant/landlord counseling and dispute resolution to 455 tenants and landlords in the Urban County which include low-income persons with an AMI of 80% or less, racial and ethnic minorities, female-headed households, disabled households, and elderly/senior households.
- d. **Funding: CDBG \$80,000**

9. Food Bank of Contra Costa and Solano: Collaborative Food Distribution

- a. **Goals Supported:** CD-1 General “Safety Net” Public Services
- b. **Location:** Multiple food distribution sites across Contra Costa County
- c. **Description:** Provide bags of nutritionally appropriate food (a mix of shelf-stable foods, bread, meat, dairy, and produce) twice a month to 2,020 low-income seniors. Partners such as churches, parks, recreation departments, and senior housing facilities host distribution sites, most of which are located in low-income neighborhoods.
- d. **Funding: CDBG \$46,500**

10. Housing and Economic Rights Advocates: Financially Stability Legal Services

- a. **Goals Supported:** CD-1 General “Safety Net” Public Services
- b. **Location:** 3950 Broadway, Suite 200, Oakland CA 94611
- c. **Description:** Serve 80 lower-income Urban County residents by assisting homeowners and tenants in maintaining a suitable living environment through their debt/credit, home preservation, and tenant rights work, reducing discriminatory barriers to access affordable housing through their one-stop service.
- d. **Funding: CDBG \$25,000**

11. Loaves and Fishes of Contra Costa: Nourishing Lives

- a. **Goals Supported:** CD-1 General “Safety Net” Public Services
- b. **Location:** 835 Ferry Street, Martinez CA 94553
- c. **Description:** Provide a hot meal and access to a healthy and nutritious meal for 1,600 homeless and very-low to low-income persons who come to the Loaves and Fishes Martinez location.
- d. **Funding: CDBG \$18,000**

12. Monument Crisis Center: Critical Safety Net Resources for Families and Individuals

- a. **Goals Supported:** CD-1 General “Safety Net” Public Services
- b. **Location:** 1990 Market Street, Concord, CA 94520
- c. **Description:** Provide wrap-around safety net services through on-site food distribution, direct referrals to shelter, workshops for financial assistance and employment, referrals to healthcare, and on-site legal and crisis support services. Services will be provided to at least 2,000 lower-income Urban County residents will be provided services.
- d. **Funding: CDBG \$17,000**

13. Richmond Community Foundation: Sparkpoint Contra Costa

- a. **Goals Supported:** CD-1 General “Safety Net” Public Services
- b. **Location:** 3105 Willow Pass Road, Bay Point, CA 94565
- c. **Description:** The Bay Point Community Career Center is part of SparkPoint Contra Costa and also part of Eastbay WORKS Americas Job Center of California. SparkPoint Contra Costa is made up of many nonprofit and local government partners and works with low-income Bay Point residents to assist them with meaningful opportunities and resources so they may improve their economic well-being. The program will provide services to 250 Urban County residents to assist them in obtaining and maintaining employment and improving their careers.
- d. **Funding:** CDBG \$15,000

14. St. Vincent de Paul of Contra Costa: RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul

- a. **Goals Supported:** CD-1 General “Safety Net” Public Services
- b. **Location:** 2110 Gladstone Drive, Pittsburg, CA 94565
- c. **Description:** Provide low-cost transportation to seniors living in Lafayette, Moraga, and Orinda. Transportation services will be provided to 160 seniors, allowing them to attend medical and other personal appointments, grocery and sundry shopping, exercise, and other classes.
- d. **Funding:** CDBG \$18,000

15. City of Lafayette: Lamorinda Spirit Van Senior Transportation Program

- a. **Goals Supported:** CD-2 Special Needs Population
- b. **Location:** 500 St. Mary’s Road, Lafayette, CA 94549
- c. **Description:** Provide low-cost transportation to seniors living in Lafayette, Moraga, and Orinda. Transportation services will be provided to 160 seniors, allowing them to attend medical and other personal appointments, grocery and sundry shopping, exercise, and other classes.
- d. **Funding:** CDBG \$10,000

16. Contra Costa Crisis Service: Crisis/211 Contra Costa

- a. **Goals Supported:** CD-2 Special Needs Population
- b. **Location:** P.O. Box 3364, 307 Lennon Lane, Walnut Creek, CA 94598, Walnut Creek, CA 94598 is the physical location of Crisis Center; however, clients can access the 211 information line and the 988 crisis and suicide hotline 24 hours a day, seven days a week. There are live, professional call specialists available at all times, 365 days a year.
- c. **Description:** Provide immediate crisis services, information, and referrals to 8,200 Urban County residents, including homeless persons, abused children, seniors, battered spouses, persons with HIV/AIDs, and people with disabilities, 24 hours per day, 7 days a week.

d. **Funding: CDBG \$18,000**

17. Contra Costa Family Justice Alliance: Family Justice Navigation Program

- a. **Goals Supported:** CD-2 Special Needs Population
- b. **Location:** Confidential due to the nature of the program
- c. **Description:** Provide navigation services to 800 victims of domestic violence, sexual assault, child abuse, elder abuse and human trafficking. At the center of our service delivery system are our Navigators who provide the “glue” to the various services offered by partner agencies. Navigators are a single trusted point of contact helping clients walk through their journey to safety, self-sufficiency and empowerment.
- d. **Funding: CDBG \$35,000**

18. Contra Costa Senior Legal Services: Legal Services for Seniors

- a. **Goals Supported:** CD-2 Special Needs Population
- b. **Location:** 2702 Clayton Road, Suite 202, Concord, CA 94519
- c. **Description:** Provide free legal advice to 24 Urban County seniors, resulting in the retention of housing, protection from physical and financial abuse, and the provision of consumer and individual rights.
- d. **Funding: CDBG \$20,000**

19. Court Appointed Special Advocates: Serving All Foster Children

- a. **Goals Supported:** CD-2 Special Needs Population
- b. **Location:** 2151 Salvio Street, Suite 295, Concord, CA 94520
- c. **Description:** Provide advocacy, mentoring, and representation services to 50 Urban County abused and neglected children who are wards of the County's Juvenile Dependency Court as a way to improve access to health and social services and a safe and permanent living situation.
- d. **Funding: CDBG \$18,000**

20. Empowered Aging: Ombudsman Services for Contra Costa

- a. **Goals Supported:** CD-2 Special Needs Population
- b. **Location:** 4415 Cowell Road, Suite 100, Concord, CA 94518
- c. **Description:** Provide advocacy services to 300 Urban County elders residing in long-term care facilities, ensuring that these elderly residents receive proper health care and necessary daily living support.
- d. **Funding: CDBG \$10,000**

21. Lions Center for the Visually Impaired: Independent Living Skills for Blind and Visually Impaired

- a. **Goals Supported:** CD-2 Special Needs Population
- b. **Location:** 175 Alvarado Avenue, Pittsburg, CA 94565

- c. **Description:** Provide in-home independent living skills instruction and training to 85 visually impaired adults throughout the Urban County so they will maintain their independence and avoid institutionalization.
- d. **Funding: CDBG \$13,000**

22. Meals on Wheels Diablo Region: Care Management

- a. **Goals Supported:** CD-2 Special Needs Population
- b. **Location:** 1300 Civic Drive, Walnut Creek, CA 94596
- c. **Description:** Provide care management services to 400 Urban County seniors, resolving health and wellness issues, quality of life, and ability to live independently.
- d. **Funding: CDBG \$17,000**

23. Meals on Wheels Diablo Region: Meals on Wheels

- a. **Goals Supported:** CD-2 Special Needs Population
- b. **Location:** 1300 Civic Drive, Walnut Creek, CA 94596
- c. **Description:** Deliver hot and nutritious meals to 600 frail, homebound, Urban County seniors, resulting in maintained and/or improved health and welfare and aging in place.
- d. **Funding: CDBG \$17,000**

24. Pleasant Hill Recreation & Park District: Senior Service Network

- a. **Goals Supported:** CD-2 Special Needs Population
- b. **Location:** 233 Gregory Lane, Pleasant Hill, CA 94523
- c. **Description:** Provide on-site care management services and crisis intervention to 150 Urban County seniors, preventing displacement and/or premature institutionalization.
- d. **Funding: CDBG \$12,000**

25. East Bay Center for the Performing Arts: Deep Roots, Wide World Program

- a. **Goals Supported:** CD-3 Youth
- b. **Location:** Stege Elementary - 4949 Cypress Avenue, Richmond, CA 94804 & Nystrom Elementary - 230 Harbour Way South, Richmond, CA 94804
- c. **Description:** Provide performing arts instruction to over 600 students at two City of Richmond elementary schools, resulting in improved academic performance, community building, and exposure to diverse global art traditions.
- d. **Funding: CDBG \$15,000**

26. James Morehouse Project / Bay Area Community Resources: James Morehouse Project

- a. **Goals Supported:** CD-3 Youth
- b. **Location:** 540 Ashbury Avenue, El Cerrito, CA 94530
- c. **Description:** Provide comprehensive mental health and student support services to 110 students attending El Cerrito High School resulting in improved well-being and increased school readiness measured by student pre- and post-evaluations.

- d. **Funding: CDBG \$10,000**

27. Mount Diablo Unified School District: CARES After School Enrichment Program

- a. **Goals Supported:** CD-3 Youth
- b. **Location:** 1266 San Carlos Avenue, Room A6, Concord, CA 94518
- c. **Description:** Provide after-school enrichment classes for 1,008 K-8 students in Bay Point, resulting in a greater understanding of the content of the enrichment services, connection to and engagement in school, and academic improvement.
- d. **Funding: CDBG \$10,000**

28. RYSE Inc.: RYSE Career Pathway Program

- a. **Goals Supported:** CD-3 Youth
- b. **Location:** 205 41st Street, Richmond, CA 94805
- c. **Description:** Operate the Career Pathway Program by providing support for career development and soft skills, media arts skill development, paid work experience opportunities, and academic enrichment and interventions. 230 West County youth will be provided services during the year.
- d. **Funding: CDBG \$40,000**

29. Village Community Resource Center: Village Community Resource Center Program Support

- a. **Goals Supported:** CD-3 Youth
- b. **Location:** 633 Village Drive, Brentwood, CA
- c. **Description:** VCR Program Support will aid 100 children with after-school tutoring services.
- d. **Funding: CDBG \$13,000**

30. ECHO Housing: Fair Housing Services

- a. **Goals Supported:** CD-4 Fair Housing & CD-7 Administration
- b. **Location:** 301 West 10th Street, Antioch, CA 94509
- c. **Description:** ECHO's Fair Housing Services will assist approximately 75 Urban County tenants and landlords who require information regarding fair housing and discrimination, or complainants alleging discrimination based on federal, state, and local protected classes. Protected classes are the following: race, color, ancestry, national origin, religion, disability, gender, sexual orientation, gender identity, marital status, familial status, source of income, or any other arbitrary class.
- d. **Funding: HOME \$40,000**

31. CoCoKids, Inc.: Road to Success

- a. **Goals Supported:** CD-5 Economic Development
- b. **Location:** 1035 Detroit Ave. #200 Concord, CA 94518

- c. **Description:** Provide recruitment, training, and ongoing support services to 88 low and moderate-income persons so they can sustain their licensed family daycare business or receive a childcare license to open and operate a new licensed family daycare business (microenterprise).
- d. **Funding: CDBG \$105,000**

32. Loaves and Fishes of Contra Costa: Culinary Arts Training

- a. **Goals Supported:** CD-5 Economic Development
- b. **Location:** 855 Ferry Street, Martinez, CA 94553
- c. **Description:** Provide a free 12-week introductory culinary program for 24 individuals interested in the culinary industry and experiencing barriers to employment.
- d. **Funding: CDBG \$10,000**

33. Monument Impact: Emerging Business Support Program

- a. **Goals Supported:** CD-5 Economic Development
- b. **Location:** 1760 Clayton Rd., Conocrd, CA 94520
- c. **Description:** The Emerging Business Support Program provides individualized microenterprise technical assistance; miniature grants for start-ups and expansion costs or licensing fees; and case management and referrals for low-income community members who are residents, to formalize their own small businesses. The program will help 10 small, family-owned microenterprises.
- d. **Funding: CDBG \$55,000**

34. Multicultural Institute: Lifeskills / Day Labor Program

- a. **Goals Supported:** CD- 5 Economic Development
- b. **Location:** 3600 MacDonald Avenue, Richmond, CA 94801
- c. **Description:** Provide job-matching, individualized health, legal, and educational assistance to 500 poverty-level and extremely low-income day laborers.
- d. **Funding: CDBG \$30,000**

35. New Horizons Career Development Center: Education, Job Training, Life Skills, and Job Placement Services

- a. **Goals Supported:** CD-5 Economic Development
- b. **Location:** 199 Parker Avenue, Rodeo, CA 94572
- c. **Description:** Provide ongoing job training, job placement, life skills, GED prep as well as other job search related services to our community. Program will provide services to 300 Persons.
- d. **Funding: CDBG \$10,000**

36. Opportunity Junction: Administrative Careers Training Program

- a. **Goals Supported:** CD-5 Economic Development

- b. **Location:** 3102 Delta Fair Blvd., Antioch, CA 94509
- c. **Description:** Three job seekers will be placed in contracted employment roles after completing 12 weeks of intensive training in the required technical skills to succeed in administrative roles and the life skills needed to thrive in a contemporary workplace. This will include a post-training internship and lifetime alumni services.
- d. **Funding:** CDBG \$100,000

37. Opportunity Junction: Bay Point Counseling and Placement Assistance

- a. **Goals Supported:** CD-5 Economic Development
- b. **Location:** 3105 Willow Pass Road, Bay Point, CA 94565
- c. **Description:** Provides intensive, individualized vocational services to 15 persons, including assessment and development of employment plans, case management, service referrals, connections to in-demand vocational training, group and one-on-one career skills development, placement assistance, and retention services.
- d. **Funding:** CDBG \$20,000

38. Renaissance Entrepreneurship Center: Using the Power of Entrepreneurship to Build Economically Vibrant Families and Communities

- a. **Goals Supported:** CD-5 Economic Development
- b. **Location:** 1500 MacDonald Avenue, Richmond, CA 94801
- c. **Description:** Intensive small business/microenterprise training and technical assistance to 60 unduplicated individuals who own a small business/microenterprise or wish to start a small business/microenterprise.
- d. **Funding:** CDBG \$60,000

39. West Contra Costa Business Dev. Center Inc.: Emerging Entrepreneurs Program

- a. **Goals Supported:** CD-5 Economic Development
- b. **Location:** 812 San Pablo Ave., Ste. 2, Pinole, CA 94564
- c. **Description:** To provide technical assistance and support to 60 existing microenterprises/small businesses or persons wishing to open a microenterprise/small business to create/retain jobs.
- d. **Funding:** CDBG \$101,500

40. Ambrose Recreation and Park District: Ambrose Community Center Roof Replacement

- a. **Goals Supported:** CD-6 Infrastructure/Public Facilities
- b. **Location:** Ambrose Community Center – 3105 Willow Pass Road, Bay Point, CA
- c. **Description:** Replace 24,500 square feet of roofing at the Ambrose Community Center in Bay Point. Project will include the demolition and disposal of 246 roofing squares, the installation of 60 mil Thermoplastic Polyolefin membrane, the installation of pipe jack and vent flashing, permits and warranty. The community center serves around 4,000 persons.

- d. **Funding: CDBG \$230,000**

41. City of El Cerrito: El Cerrito Swim Center ADA Upgrades

- a. **Goals Supported:** CD-6 Infrastructure/Public Facilities
- b. **Location:** 1089 San Pablo Avenue, El Cerrito, CA
- c. **Description:** Improvements will include upgrades to exists, egress, and path-of-travel elements to meet accessibility standards. Additionally, ADA-compliant route will be engineered from accessible parking to restrooms, drinking fountains, showers, ramps, and walkways, along with accessibility upgrades to these amenities. The project will also replace the accessible pool chair lift and adjacent deck area to ensure safe, independent access for users with disabilities. The swim center serves 2,784 persons.
- d. **Funding: CDBG \$200,000**

42. City of Richmond: Senior Center ADA Improvements

- a. **Goals Supported:** CD-6 Infrastructure/Public Facilities
- b. **Location:** 3230 MacDonald Avenue, Richmond, CA Senior Center
- c. **Description:** ADA upgrades at the City of Richmond Senior Center, including new accessible plumbing fixtures, countertops, and shelving in the restroom facilities. Additionally, a new electric automated door will be installed at the rear entrance to ensure barrier-free access from the primary parking lot. These improvements modernize the facility and create safer, more accessible environment for seniors and the community. The center serves 18000 persons.
- d. **Funding: CDBG \$40,000**

43. Community Housing Development Corporation of North Richmond: Corrine Sain Senior & Family Community Center

- a. **Goals Supported:** CD-6 Infrastructure/Public Facilities
- b. **Location:** 1535-A Fred Jackson Way, Richmond, CA
- c. **Description:** Upgrades will be made to the Heating, Ventilation, and Air Conditioning (HVAC) system at the Corrine Sain Senior & Family Community Center in North Richmond. This will include the installation of a new central heating and air-conditioning system to ensure a safe, climate-controlled, and accessible spaces for lower-income seniors, youth, and families. Upgrades will protect the facility, prevent program interruptions, and enhance delivery of essential community services. Site serves 1000 persons.
- d. **Funding: CDBG \$72,000**

44. East Bay Center for the Performing Arts: Community Theater Lighting System Replacement

- a. **Goals Supported:** CD-6 Infrastructure/Public Facilities
- b. **Location:** 339 – 11th Street, Richmond, CA

- c. **Description:** East Bay Center for the Performing Arts will conduct a phase 2 facility upgrade, consisting of replacing critically outdated lighting and electrical systems in two performance spaces: the Community Theater and the Iron Triangle Theater. The theater serves 4500 persons.
- d. **Funding: CDBG \$95,000**

45. Food Bank of Contra Costa and Solano: Rehab of Food Bank Contra Costa Headquarters

- a. **Goals Supported:** CD-6 Infrastructure/Public Facilities
- b. **Location:** 4010 Nelson Avenue, Concord, CA
- c. **Description:** Rehabilitation of the Food Bank’s Concord warehouse, which serves as an operations hub countywide, with client-facing referral and information services. Proposed upgrades will protect perishable inventory, reduce spoilage, and keep operations running during demand surges, outages, and heat waves. Specifically, this project will consist of the replacement of a Heating, Ventilation, Air Conditioning (HVAC) system, as well as electrical wiring in the facility for use of an emergency generator. This project will ensure the facility remains welcoming and professional for students, artists, and community members. Site serves 127,367 persons.
- d. **Funding: CDBG \$100,000**

46. STAND! For Families Free of Violence: Shelter Roof Replacement

- a. **Goals Supported:**
- b. **Location:** Confidential
- c. **Description:** Replacement of the roof, rain gutters, and downspouts at the emergency shelter for survivors of Intimate Partner Violence. This project comprises the initial phase of a project to replace all 11 rooflines at the residential campus. While other repairs have been completed as required, roofs have not been replaced since the 1980s. STAND!'s residential campus houses the only emergency shelter dedicated to this vulnerable population in Contra Costa County. Site serves 250 persons.
- d. **Funding: CDBG \$100,000**

47. Siesta Valley Foundation: Siesta Valley Foundation ADA Access

- a. **Goals Supported:** CD-6 Infrastructure/Public Facilities
- b. **Location:** 100 Gateway Boulevard, Orinda, CA (Siesta Valley Recreation Area)
- c. **Description:** The project will foster community participation, cultivate cultural engagement, and increase access to public events through ADA accessibility improvements at the Siesta Valley Bowl site. The project will directly reduce physical barriers through the creation of ADA-compliant paths of travel, entrances, and public-use facilities, ensuring that individuals with disabilities and seniors can safely and equitably access community serving public facilities. Site will serve 1,200,000 persons.

- d. **Funding: CDBG \$25,000**

48. Resources for Community Development: Lakeside Rehab Apartments

- a. **Goals Supported:** AH-3 Preservation of Existing Affordable Housing
- b. **Location:** 1897 Oakmead Drive, Concord, CA
- c. **Description:** Acquisition/resyndication and rehabilitation of 124 permanent rental housing units affordable to households earning between 20% to 60% AMI. The project has 30 Project-Based Vouchers that support extremely low-income households, including persons living with HIV/AIDS, homeless individuals, and other special needs populations.
- d. **Funding: HOME \$2,000,000**

49. Eden Housing & CHDC: Trinity Plaza Senior Apts.

- a. **Goals Supported:** AH-3 Preservation of Existing Affordable Housing
- b. **Location:** 350 and 419 MacDonald Avenue, Richmond, CA
- c. **Description:** Rehabilitation of an existing 66-unit senior multifamily affordable apartment building in Richmond. The project is affordable to seniors earning 30%-50% AMI. The scope of work includes preserving the affordability, improving building systems and accessibility, increasing energy efficiency, and preventing displacement.
- d. **Funding: CDBG \$2,000,000 & HOME \$2,000,000**

50. Rebuilding Together East Bay Network: Healthy Homes Contra Costa

- a. **Goals Supported:** AH-3 Preservation of Existing Affordable Housing
- b. **Location:** Throughout the Urban County, with an emphasis on low-mod neighborhoods
- c. **Description:** Identify, assess, and improve the conditions of 46 homes that are owned by low-income households (up to 80% Area Median Income) in Contra Costa County. Improvements will focus on health hazards, accessibility, and energy efficiency.
- d. **Funding: CDBG \$604,840**

51. Richmond Neighborhood Housing Services: Scattered Site Rehab 6

- a. **Goals Supported:** AH-3 Preservation of Existing Affordable Housing
- b. **Location:** Scattered sites in Richmond South Side neighborhood
- c. **Description:** Rehabilitation of 3 single-family rental homes in Richmond. All rehabilitation work will preserve existing affordable housing in the County by improving deteriorating buildings and providing health and safety improvements.
- d. **Funding: CDBG \$350,000**

52. DCD: FTHB & Shared Equity Loan Program

- a. **Goals Supported:** AH-2 Increase Homeownership Opportunities
- b. **Location:** Throughout the Urban County communities of Contra Costa County

- c. **Description:** Provision of up to 8 silent second loans for low-income first-time homebuyers living in the Urban County of Contra Costa.
- d. **Funding: CDBG \$800,000**

53. CDBG Program Administration

- a. **Goals Supported:** CD-7 Administration
- b. **Location:** 30 Muir Road, Martinez, CA 94553
- c. **Description:** General administration activities of administering the County's Urban County CDBG Program.
- d. **Funding: CDBG \$1,054,060**

54. HOME Program Administration

- a. **Goals Supported:** CD-7 Administration
- b. **Location:** 30 Muir Road, Martinez, CA 94553
- c. **Description:** Administration of the HOME Program
- d. **Funding: HOME \$386,785.03**

55. CDBG & HOME Unallocated Funds

- a. **Goals Supported:**
- b. **Location:** TBD
- c. **Description:** CDBG and/or HOME funds available for eligible affordable housing and/or infrastructure/public facilities projects that may be identified during the program year.
- d. **Funding: CDBG \$313,211 and HOME \$75,065**

AP-50 GEOGRAPHIC DISTRIBUTION - 91.420, 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The County's CDBG entitlement area is the entire area of the County except for the Cities of Antioch, Concord, Pittsburg, and Walnut Creek. The County administers the HOME Program for the Contra Costa HOME Consortium, which includes the Cities of Antioch, Concord, Pittsburg, and Walnut Creek. The Contra Costa HOME Consortium entitlement area is the entire County.

The County also administers the ESG Program. The County's ESG entitlement area is the entire area of the County, except for the Cities of Antioch, Concord, Pittsburg, and Walnut Creek.

Low-income census tracts can be found throughout the County; however, many communities in west and east Contra Costa County, such as Richmond, San Pablo, North Richmond, Tara Hills, Bay View, and Bay Point, all have a concentration of minority populations (more than 78.3% of the population) that are also in low/mod-income census tracts.

Geographic Distribution

Target Area	Percentage of Funds
Contra Costa County	100

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Though projects may serve the entire Urban County, as with many Public Service projects, the program intends to target services to areas with the highest need. This includes revitalization strategy areas or census tracts that meet area benefit criteria (an area, typically a census tract or a contiguous group of census tracts, where at least 51 percent of the population is low/mod-income). In all cases, Subrecipients must demonstrate that they can serve a minimum of 51 percent of very low- and low-income persons or households. However, it has been the County's practice to fund projects that serve a minimum of 75 percent extremely low, very low- and low-income persons or households. Furthermore, the established policy prioritizes housing projects that provide units affordable to and occupied by households with extremely low incomes. These policies and practices have ensured that projects/programs serve those areas with the highest need.

Housing activities to meet Consolidated Plan priorities include new construction, rehabilitation, and preservation of existing affordable housing. These housing projects have the potential to either assist in neighborhood revitalization or provide de-concentration of low-income and/or

minority populations by location in areas with little supply of affordable housing.

Discussion

Given the size of the entitlement areas of the CDBG, HOME, and ESG Programs for the County, Contra Costa County's CDBG, HOME, and ESG funds are awarded to projects and programs on a competitive allocation basis. The projects/programs, as in the case of many Public Service projects, typically serve more than just one specific area or neighborhood of the County; however, it is the intent of the programs to target services to areas with the highest need, such as a revitalization strategy area or a census tract that has a high percentage of low/mod-income households.

The highest numbers of low-income and minority households are in west Contra Costa County, followed by east Contra Costa County and central Contra Costa County. All projects funded with CDBG, HOME, and ESG funds are targeted at low-income households throughout the County.

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING - 91.420, 91.220(G)

INTRODUCTION

The tables below represent the affordable housing projects funded in FY 2026/27, the first year of the FY 2025-2030 Consolidated Plan to meet the affordable housing goals and strategies.

One Year Goals	Number of Households to Be Supported
Homeless	73
Non-Homeless	268
Special Needs	0
Total	341

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals	Number of Households To Be Supported
Rental Assistance	0
Production of New Units	82
Rehab of Existing Units	251
Acquisition of Existing Units	0
Total	333

Table 12 - One Year Goals for Affordable Housing by Support Type

AP-60 PUBLIC HOUSING - 91.420, 91.220(H)

INTRODUCTION

There are three Public Housing Authorities operating in the Consortium, the Housing Authority of Contra Costa (HACCC, which is the largest), the Richmond Housing Authority (RHA), and the Housing Authority of the City of Pittsburg (HACP).

ACTIONS PLANNED DURING THE NEXT YEAR TO ADDRESS THE NEEDS FOR PUBLIC HOUSING

HACCC has begun a long-term project to reposition and rehabilitate its public housing portfolio despite ever-decreasing federal, state, and local funding. The planning portion of this process is completed for one of our major developments, and implementation is underway. As part of this process, HACCC has moved forward with RAD conversion and Demolition/Disposition at the Las Deltas property in North Richmond. These units have been removed from the public housing portfolio and converted to project-based voucher assistance that will be used to help fund the construction or rehabilitation of more affordable housing units. In addition, a comprehensive Asset Repositioning Plan is currently in development and expected to be finalized in the next 3-4 months.

Over the long term, HACCC intends to convert all public housing to project-based units via RAD, Section 18 or RAD/Section 18 Blends, although the capacity to oversee is not currently available.

HACCC anticipates utilizing approximately \$3.7 million of HUD Capital Fund Program for modernization improvements at all its public housing developments. Specific improvements

include:

- \$1,,000 for Phase 2 modernization of Alhambra Terrace public housing development.
- \$128,000 Public Housing Repositioning Plan
- \$200,000 for window upgrades during unit turnovers.
- \$282,500 for unscheduled and emergency unit modernization and site improvements at various properties.
- \$275,000 for boiler replacement at the Kidd Manor development.
- \$152,900 for non-routine maintenance repairs (items such as flooring replacement or electrical repair where the scale of damage is beyond the scope of day-to-day maintenance) at various properties.
- \$171,250 for continuous repairs and replacement of concrete walks and driveways at various properties.
- \$100,000 Balcony repairs at Kidd Manor
- \$68,200 for new appliances at various properties.
- \$150,000 Tree trimming
- \$85,000 Management improvements to implement paperless resident files and enables online interim and annual reexaminations
- \$120,000 GFCI Replacement Project to meet NSPIRE standards for the remaining units
- \$8,000 Front Entry Access Control Panel upgrades at Casa de Serena
- \$200,000 for roofing at El Pueblo and Casa de Serena public Housing developments
- \$175,000 Plumbing systems upgrades
- \$117,000 Security Camera upgrades at Elder Winds, Kidd Manor, and Hacienda

ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP

HACCC actively encourages all Public Housing residents to get involved in the community in which they are living. Quarterly town hall meetings are organized at each property in an effort, among other goals, to develop resident leaders and solicit participation in resident service programs. HACCC believes it is important to provide residents with conduits to service providers in every community to provide families with the opportunity to pursue employment, job training, and other education that will lead them toward self-sufficiency. The ultimate goal is to transition households from welfare to work and achieve greater independence. HACCC has active resident services at four of the thirteen Public Housing Developments located in Contra Costa County, and currently, two residents serve on the Housing Authorities Board of Commissioner. The resident services program provides office and meeting facilities for work participants, childcare or after-school programs for children of working parents, equipment and materials as funding allows, and technical assistance from non-profit or governmental agencies as needed.

IF THE PHA IS DESIGNATED AS TROUBLED, DESCRIBE THE MANNER IN WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED OR OTHER ASSISTANCE.

Not applicable.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES - 91.420, 91.220(I)

INTRODUCTION

During FY 2026/27, the County will continue its efforts to maintain the availability of housing and services for people experiencing homelessness in Contra Costa.

Emergency Solutions Grant (ESG) funds may be used for five program components related to homelessness: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and data collection. The County is allocating ESG funds for FY 2026/27 to emergency shelter services, including youth and domestic violence providers, homeless street outreach services, homelessness prevention to assist low-income residents at risk of becoming homeless, and rapid rehousing of homeless residents in quickly regaining housing stability.

CDBG funds are also targeted to support public service activities that offer various services to people experiencing homelessness, those at risk of becoming homeless, and special needs populations. In FY 2026/27, funds will be allocated for the operating expenses of an emergency shelter for single adults and programs that provide a homeless hotline, housing counseling and legal services, and food distribution. Support services such as client advocacy, job skills training, independent living skills training, respite care, counseling and case management, and nutrition education will be provided to the frail elderly, disabled, and the visually impaired. ESG funds will be allocated for adult and youth homeless shelters, emergency shelters for victims of domestic violence, homeless street outreach services, homeless support services, and homeless prevention and rapid rehousing activities, including case management and direct financial assistance. These services are available throughout the County.

During FY 2026/27, the County will continue to work with the County's Council on Homelessness and the County's CoC to implement key strategies identified in the five-year CoC Plan and the Ten-Year Plan to End Homelessness. The County's Ten-Year Plan to End

Homelessness includes priorities to address three types of homeless populations: the chronically homeless, those discharged into homelessness, and the transitionally (or episodic) homeless people. This will include programs and projects to increase income and employment opportunities for homeless households, expand needed support services and programs to prevent homelessness and increase the availability of housing affordable to extremely low-income households and homeless persons.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness, including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Contra Costa County and many other Contra Costa Consortium jurisdictions provide CDBG funds for homeless outreach teams through the Contra Costa County Health Services Coordinated Outreach, Referral, and Engagement (CORE) Homeless Street Outreach Program. Contra Costa County provides \$90,000 in CDBG funds and \$33,300 in ESG funds to the CORE Street Outreach Program. The focus of the CORE Homeless Street Outreach Program is to target high-risk, hard-to-reach, chronically homeless individuals, transition-aged youth, and families living outside whom typically do not access services or do not know how to access services. CORE uses a client-centered, "whatever it takes" approach to build rapport and engage consumers in services that aim to get them off the streets and stabilized. CORE Outreach teams consist of two outreach workers, two outreach team leads, and an Outreach Coordinator. Outreach staff is trained in core principles and practices of trauma-informed care and motivational interviewing and espouses a "housing first" philosophy.

The various CORE teams operate over 18 hours during the day and evening. Two or three-person outreach teams go out systematically within an established service area (East, Central, and West County) to contact chronically homeless individuals living on the streets, provide face-to-face outreach and engagement, and provide information necessary to address behavior contributing to their homelessness. All CORE teams work closely with law enforcement and other local entities, providing intervention services to advise the homeless of available options

and to help them avoid incarceration.

Contra Costa 211: CDBG funds are also distributed to the Contra Costa Crisis Center for the 211 lines (see the County's Project summary in AP-38 for more information). The line provides a single point of contact for homeless individuals seeking services throughout the County. Phone counselors complete an intake assessment to determine each caller's needs and then provide referrals to various community programs, including shelters, food pantries, and mental health services. Contra Costa Crisis Center has participated in the Coordinated Intake and Assessment subcommittee and will be a key partner in piloting and implementing.

Health Care for the Homeless: In addition to providing direct medical care, testing, and immunization services, the County-funded Health Care for the Homeless Program uses its mobile healthcare van for outreach. The bilingual Healthcare for the Homeless Team assesses clients' needs, provides social support, and links clients to appropriate services and programs, including mental health and substance abuse programs, Medi-Cal, the County's Basic Adult Care program, and the Covered California healthcare insurance exchange.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter Funding: Of the funds received by the County for FY 2026/27, \$217,400, (ESG) and \$22,000 (CDBG) are allocated to local emergency shelters to provide shelter and case management services to homeless adults, families, youth, and victims of domestic violence and their children. Upon entry to one of the shelters, each resident or family is assigned a case manager to assist the individual in determining an appropriate service plan to help them regain housing as soon as possible. The shelters are part of the County's Continuum of Care and enable individuals and families to work on stabilizing their lives and moving toward a permanent housing solution. Antioch, Concord, Pittsburg, and Walnut Creek cities also provide CDBG funds to local emergency shelters.

Transitional Housing Development: The Village of Hope in Pittsburg represents a significant advancement in transitional housing development by providing safe, affordable, and service-

enriched cottage housing for unhoused Transition-Aged Youth (TAY). Developed by Hope Solutions on land leased from the Church of the Nazarene, the project addresses a critical housing gap for vulnerable young adults, offering 15 units affordable to those earning at or below 50% AMI, with some units at 30% AMI. Utilizing factory-built units to expedite construction, the development combines housing with onsite supportive services and access to CARE Centers, fostering stability, community integration, and long-term self-sufficiency for residents.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Transitional Housing Development: The Uilkema House facility opened in August 2013 and added 12 new beds to the homeless continuum of care and allows Contra Costa homeless, single men completing treatment programs such as Discovery House to transition back into the community with the skills and resources necessary to maintain their sobriety.

Veterans: In cooperation with the local Veterans Administration office, Contra Costa's CoC continues to work to increase its capacity to house and serve homeless veterans, including the distribution of HUD-VASH vouchers and rental assistance for permanent housing units provided to homeless veterans and their families under the Supportive Services for Veteran Families (SSVF) program.

Shortening Period of Time Homeless: The County will continue to pursue increasing the capacity of its Rapid Rehousing program. For FY 2026/27, \$163,607 (\$133,607 in ESG and \$30,000 in CDBG funds) is allocated to provide rapid rehousing and homeless prevention services to individuals and families experiencing homelessness or at risk of becoming homeless. Rapid

rehousing provides housing relocation/stabilization services and financial assistance in paying deposits, rent, and utility bills to help homeless individuals and families quickly regain and maintain housing and self-sufficiency. To reach those most in need, outreach includes healthcare and mental health facilities, foster care and other youth programs, veteran's services and social services agencies, churches, and other religious organizations.

Reducing Recidivism: The Contra Costa County's Health Services Department has integrated the County's Mental Health, Alcohol, and Other Drug Services and Homeless Programs into a single Behavioral Health Division to continue addressing the mental health and substance abuse issues that are common barriers to long-term housing success for homeless individuals and families.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care, and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Foster Care: When foster youth age out of the foster care system, the County links them to the Independent Living Skills Program (ILSP). ILSP includes workshops that prepare youth for emancipation (money management, education, computer skills, home management, and social skills), employment assistance, non-McKinney-Vento housing, retention services, and an individualized transition plan out of foster care. In addition, foster youth can elect to remain in foster care or return to care after emancipation (but before turning 21) to receive a two-year housing subsidy, which can be used in a market rate unit, student housing, or congregate living. This is a State program that all foster youth and former foster youth can access.

Mental Health: Clients treated by the County Behavioral Health Division are regularly reviewed for readiness and prepared for discharge into environments that provide stepped-down levels

of care. The Department holds a weekly Bed Committee where all institutionalized consumer discharge plans are prepared. Discharge planning responsibilities fall to the Clinic managers for those consumers currently receiving services and to the Mental Health Transition Team (consisting of managers, a psychiatrist, RNs, clinicians, and peer providers) for those patients not otherwise connected to the County system.

State hospitals discharge to Institutes for Mental Disease (IMD)/Skilled Nursing Facilities (SNF), not to HUD CoC-funded programs. Persons discharged from IMDs/SNFs are placed in Crisis Residential/Transitional Residential Services (CR/TRS). Those discharged from Acute Inpatient Facilities (AIFs) are released to appropriate settings, such as the Respite Center at the County's Adult Emergency Shelter. Those exiting CR/TRS are discharged to independent, shared, or supported (e.g., Board & Care) housing. State Mental Health Services Act (MHSA) funds also pay for 79 housing units for homeless discharged with severe mental illness.

Discussion

A major factor contributing to homelessness and special needs populations in the County is the lack of affordable housing for extremely low- and very low-income households and an inadequate supply of accessible housing. The County's strategies to maintain and increase the supply of affordable housing are equally relevant to strategies to alleviate the problems of these populations. As further recognition of the housing needs of homeless and at-risk populations, in FY 1998/99, the Contra Costa Board of Supervisors adopted a policy to encourage the inclusion of units that are affordable to extremely- low-income households in projects funded with CDBG and HOME funds. In addition, a minimum of five percent of all new housing built with County funds must be accessible to mobility-impaired households, and an additional two percent must be accessible to the hearing/vision impaired. Wherever feasible, the County also requires including accessible units in housing rehabilitation projects.

Strategies to improve housing affordability through direct payment assistance are also effective in preventing and alleviating homelessness among lower-income and special-needs households.

Therefore, the County will continue to pursue additional Section 8 vouchers, FEMA funds, Shelter Plus Care, and other resources to assist the currently homeless and at-risk population in obtaining and maintaining permanent housing.

In addition to strategies to increase the affordable housing supply using CDBG, and/or HOME resources, the County Health Services Department will apply for HEARTH Act funds to maintain and expand programs and projects to serve people experiencing homelessness, including families with children, youth leaving foster care, victims of domestic violence, and individuals with problems of substance abuse and mental illness. Potential projects include rental assistance for homeless individuals and families, continued operating support for permanent and transitional housing projects and multi-service centers, the potential development of additional permanent housing with support services for families, and a variety of support services (e.g., outreach, case management, education/job training, health services, counseling/parent education, substance abuse treatment, and money management).

AP-75 BARRIERS TO AFFORDABLE HOUSING -91.420, 91.220(J)

INTRODUCTION

There are several significant barriers to affordable housing within Contra Costa County, including a lack of adequate funds to preserve existing affordable housing and expand the supply of affordable housing. The following is a representative example of actions taken by local jurisdictions to mitigate the effects of public policy that may serve as barriers to affordable housing:

- Zoning and land use restrictions that prevent or otherwise limit the development of dense housing types that are more likely to be affordable than detached single-family homes;
- Zoning and land use approval processes that prolong the time it takes for development

to occur;

- Community opposition to the development of affordable housing;
- Local development standards for height limits, stories, lot coverage maximums, and parking requirements which reduce the number of units allowed on any given site;
- Contra Costa County has an urban limit line to concentrate development in urban areas and protect open space. This policy increases the cost of land, which increases the cost of development;
- High land costs;
- Inadequate inclusionary housing policies;
- Insufficient financial resources for affordable housing development; and
- Insufficient tenant protections.

Specific barriers in each jurisdiction are further explained in MA-40 of the FY 2025-2030 Consolidated Plan.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing, such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The County will continue its efforts to remove or ameliorate public policies which negatively impact affordable housing development in the County, including the following:

- Consistent with the General Plan, the County will initiate zoning changes for residential and designated agricultural sites from current zoning designations to Planned Unit Development.
- Through the Density Bonus Ordinance (unincorporated) and State Density Bonus law, the County is required to grant one density bonus with incentives or concessions when an applicant for a housing development seeks and agrees to construct a housing

development, excluding any units permitted by the density bonus that will contain at least one of the following: ten percent of the total units for lower-income households; five percent of the total units for very low-income households; senior citizen housing development or a mobile home park that limits residency based on age requirements for housing older persons, provided that all units in the development are offered to the public for purchase; ten percent of the total units sold to persons or families of moderate income; ten percent of the total units of a housing development for transitional foster youth, disabled veterans, or homeless persons; twenty percent of the total units for lower income students in a student housing development meeting certain requirements; one hundred percent of all units in the development, including total units and density bonus units for lower-income households.

- The Inclusionary Housing Ordinance (unincorporated) requires all developers of five or more units to provide 15 percent of the units at affordable costs to low, very low-, or moderate-income households depending on the type of project. Developers may pay a fee in lieu of providing affordable units, depending on the size of the project. The Farmworker Housing Ordinance (unincorporated) establishes requirements and development standards for housing accommodations for five or more farm workers. This ordinance includes ministerial and discretionary permits for developing different types of farmworker housing in agriculturally zoned districts.
- Every year since 2017, the California State legislature has been adopting a multitude of various housing legislation that promotes the construction of new housing units, including affordable housing units, fair housing, transit-oriented development, density bonus, accessory dwelling units, residential lot subdivisions, and the streamlining of housing development entitlement permits, among other housing laws.

AP-85 OTHER ACTIONS - 91.420, 91.220(K)

INTRODUCTION

This section discusses the Contra Costa County Department of Conservation and Development's effort to address underserved needs, develop the institutional structure for delivering housing and community development activities, and expand and preserve affordable housing opportunities within the Urban County and HOME Consortium areas.

Actions planned to address obstacles to meeting underserved needs

The following are obstacles to meeting the needs of the underserved:

- Accessibility of services
- Awareness of services
- Coordination of services
- Resource appropriate to the level of need

Accessibility of Services: Lack of accessibility to services can be the result of a lack of transportation for those in need, services that are not delivered in a culturally appropriate manner or 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, are elderly, and/or for persons with disabilities. Most of the public service programs/projects listed in AP-38 are located within the neighborhoods or communities of the target population to provide easy accessibility to their services. Some of the public service projects serving older people or persons with disabilities offer transportation to their services or provide "in-home" services.

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 providing services. All agencies receiving CDBG, HOME, or ESG funds from the County must provide significant outreach to those in need. County DCD staff will continue to monitor CDBG/HOME/ESG-funded agencies to verify if an agency's outreach is adequate and that outreach materials are available in various languages.

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 served by one agency may have needs not being addressed by the particular agency currently serving that person or family. County DCD staff advocates for CDBG/HOME/ESG-funded agencies to collaborate and coordinate with other agencies in the community to serve their target population. DCD staff will continue encouraging agencies to collaborate and coordinate to avoid service duplication and provide more efficient services to their clients or target populations.

Resources: Resources are generally less than required to meet the level of need. The available CDBG/HOME/ESG funds are prioritized to the high Priority Needs and Goals established in the 2025-2030 Consolidated Plan. Funding is also prioritized to those undertakings that represent the most efficient use of funds, are delivered by the most qualified persons, and serve the broadest geography.

Actions planned to foster and maintain affordable housing

The County uses 45 percent of its CDBG funding to support affordable housing preservation activities. For over 40 years, the Neighborhood Preservation Program has provided low-interest loans and grants to low-income homeowners for rehabilitation and accessibility/energy efficiency improvements. This program improves the recipients' living conditions and helps maintain viable neighborhoods. In addition to CDBG funds, HOME funds are available and utilized in coordination with the County's CDBG funds to support affordable housing development.

CDBG funds are also used to support the acquisition and rehabilitation of existing affordable

apartments and convert market-rate housing to affordable housing.

HOME funds are used for new construction, acquisition and rehabilitation, and preservation of existing affordable housing. These funds leverage State, local, and private funds.

Actions planned to reduce lead-based paint hazards

The County will continue to protect young children from lead-based paint hazards in housing funded with CDBG, HOME, and ESG resources through the implementation of 24 CFR Part 35. This regulation aims to reduce or eliminate lead-based paint hazards in federally owned housing and housing receiving federal funds. All developers enter into legal agreements that include requirements for compliance with the lead-based paint regulation. The Neighborhood Preservation Program has developed a program-specific lead-hazard reduction implementation plan. All other projects will develop plans appropriate to the project type and level of funding received.

Actions planned to reduce the number of poverty-level families

The County and cities employ various strategies to help alleviate poverty, including efforts to stimulate economic growth and job opportunities and provide County residents with the skills and abilities required to take advantage of those opportunities. This also includes implementing Section 3 strategies to ensure employment and contracting opportunities for low and very low-income persons or businesses residing within the community where a HUD-funded project is located. The County and most of its cities actively work to attract and retain businesses. Many are involved in revitalization efforts for their downtown areas utilizing various strategies such as infrastructure and facade improvement programs and the preparation of revitalization plans to guide future development. The County provides services and supports programs that promote personal responsibility, independence, and self-sufficiency through its various departments.

One of the County's Department of Conservation and Development (DCD) responsibilities is managing the CDBG, HOME, and ESG programs. Many CDBG and HOME-funded programs are

geared toward helping lower-income persons find and maintain stable housing, receive training for jobs that provide a livable wage, and access support services needed to attain self-sufficiency. Board guidelines state 10 percent of the annual grant amount is set aside for economic development activities. Programs funded under the Economic Development category are intended to assist businesses with expanding economic opportunities for lower-income persons and to increase the viability of neighborhood commercial areas. As recorded in the list of projects of this Action Plan, job training and placement projects have been approved for funding. In addition to economic development activities, the County works with other jurisdictions and local non-profits to provide emergency and transitional housing and support services necessary to assist people experiencing homelessness in achieving economic independence.

The County's Employment and Human Services Department (EHSD) provides services to adults, children, families, and older people. Bureaus within EHSD that directly relate to the reduction of poverty include the Workforce Services, Children and Family Services, and the Workforce Development bureaus. Other programs administered by EHSD that indirectly support economic self-sufficiency and are intended to assist families and persons in leading productive lives include, but are not limited to 1) the Family Preservation Program, which emphasizes keeping families together in a safe, nurturing environment and providing them with skills that will last when they leave the program; and 2) Service Integration Teams that provide services to increase the economic self-sufficiency of families, improve family functioning, and expand community capacity to support children and families.

Actions planned to develop institutional structure.

During FY 2026/27, the County will continue to work with the cities and other public and private agencies and organizations to implement strategies designed to accomplish the affordable housing and community development objectives identified in FY 2025-2030 Consolidated Plan. Specific actions to be undertaken by the County include providing resources and technical assistance to public agencies and the non-profit and for-profit community in developing,

financing, and implementing programs and projects consistent with the County's annual and five-year plans. In addition, the County will work with the cities and other agencies to establish an informal cooperative network to share resources and facilitate development in the Urban County and Consortium area.

Actions planned to enhance coordination between public and private housing and social service agencies

The County's efforts to coordinate activities and strategies for affordable housing development and providing emergency and transitional housing and supportive services include cooperative planning efforts and participation in several countywide housing and service provider organizations. Planning efforts to be undertaken during the current program year include the following:

Contra Costa Consortium members continue to work on strategies and actions designed to overcome identified impediments and eliminate housing discrimination problems in Contra Costa.

The Continuum of Care and the Council on Homelessness work with Contra Costa jurisdictions, public and private agencies, the interfaith community, homeless advocacy groups, and other community organizations to implement the Continuum of Care Plan, which includes strategies and programs designed to alleviate homelessness, and the Ten-Year Plan to End Homelessness.

In addition to the above, the County participates in a number of countywide housing and service provider organizations, which are intended to share resources and coordinate strategies and programs for affordable housing and community development activities. These organizations include the Association of Homeless and Housing Service Providers, the Tri-Valley Affordable Housing Committee, the Contra Costa HIV/AIDS Consortium, the Children and Families Policy Forum, the Non-Profit Housing Association, and the Workforce Development

Board.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS - 91.420, 91.220(L)(1,2,4)

INTRODUCTION

Program Income: The County estimates receiving \$1,000,000 in CDBG program income and estimates receiving \$400,000 in HOME program income during FY 2026/27.

Other: The County has no float-funded activities, Section 108 loan guarantees, or surplus urban renewal settlement funds. The County does not have any Urgent Needs activities.

The benefit to low- and moderate-income persons: All the County's FY 2026/27 CDBG funds that do not go towards Program Administration are allocated to activities that benefit persons of low- and moderate-income. The County anticipates utilizing 20 percent of all CDBG Program funds towards CDBG Program Administration.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

REFERENCE 24 CFR 91.220(L)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income available for use included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the following program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	1,000,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	1,000,000

OTHER CDBG REQUIREMENTS

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate-income. Specify the years covered that include this Annual Action Plan.

80.00%

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

REFERENCE 24 CFR 91.220(L)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Contra Costa HOME Consortium does not provide HOME funds in any form not identified in Section 92.205. HOME funds are typically provided as low-interest deferred residual receipt loans (multi-family housing), deferred shared appreciation loans (single-family housing), and small grants (specific project-related program delivery).

2. A description of the guidelines that will be used for the resale or recapture of HOME funds when used for homebuyer activities, as required in 92.254, is as follows:

The HOME Consortium uses recapture provisions to ensure that all or a portion of the HOME funds are repaid to the Consortium when the home is sold, transferred, or otherwise

not occupied by an eligible owner.

Recapture Provisions: The amount repaid to the HOME program is the original principal of the HOME loan plus a share of the appreciation. The appreciation is the difference between the original purchase price of the home and the current sales price. The current sales price will either be the fair market value or the restricted sales price if the home is subject to a resale restriction. The appreciation amount does not include any permanently fixed improvements but may be adjusted downward by the value of deferred maintenance, not including expected wear and tear. The HOME program share of the appreciation equals the share of the HOME loan of the original purchase price. For example, if the purchase price was \$400,000, the HOME loan was \$20,000 (five percent of the purchase price), and the future sales price was \$500,000. The amount repaid (not considering the adjustments for improvements or deferred maintenance) will be \$20,000 plus five percent of the \$100,000 appreciation (\$5,000) for a total repayment of \$25,000.

If the home has decreased in value because of market conditions, the HOME Consortium will share in the depreciation of the home. The amount of depreciation of the HOME loan is the percentage of the HOME loan to the original purchase price of the home. Using the same assumptions as in the preceding paragraph, if the future sales price of the home is \$350,000, the amount due would be \$20,000 minus five percent of the depreciation (\$2,500) for a total repayment of \$17,500.

If the depreciation of the home is so significant that the outstanding debt on the home exceeds the value of the home, the Consortium will negotiate with the other lenders to accept a lower repayment. This will enable all debt to be paid through the home sale proceeds.

The Home Consortium does not allow subsequent buyers to assume an existing loan but may make the repaid funds available to a subsequent buyer as a new loan.

Resale Restrictions: The HOME Consortium does not use resale restrictions. However,

HOME loans may be provided to buyers with resale restrictions. The resale restrictions may be required by a developer such as Habitat for Humanity or may be required by another program such as Inclusionary Housing or Density Bonus. The HOME loan will meet the recapture provisions described above in those cases. The HOME loan will be repaid and may a maximum resale value determined by the resale restriction if that value is below the fair market value. For example, if the original purchase price was \$400,000, the market value is \$500,000, and the resale restricted price is \$450,000, the HOME appreciation share would be \$450,000.

The resale restrictions will provide a fair return on investment by calculating the future price based on the change in area median income. This factor ensures that the future price will remain affordable to the original target purchaser (typically low-income). This price will be adjusted based on the value of capital improvements and deferred maintenance.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds, See 24 CFR 92.254(a)(4) are as follows:

HOME funds for homebuyer activities are provided to purchasers of newly constructed or rehabilitated homes. The HOME Consortium uses recapture provisions to ensure that all or a portion of the HOME funds are repaid to the HOME Consortium when the home is sold, transferred, or otherwise not occupied by an eligible owner.

Recapture Provisions: The amount repaid to the HOME program is the original principal of the HOME loan plus a share of the appreciation. The appreciation is the difference between the original purchase price of the home and the current sales price. The current sales price will either be the fair market value or the restricted sales price if the home is subject to a resale restriction. The appreciation amount does not include any permanently fixed improvements but may be adjusted downward by the value of deferred maintenance, not including expected wear and tear. The HOME program share of the appreciation equals the share of the HOME loan of the original purchase price. For example, if the purchase price

was \$400,000, the HOME loan was \$20,000 (five percent of the purchase price), and the future sales price was \$500,000. The amount repaid (not considering the adjustments for improvements or deferred maintenance) will be \$20,000 plus five percent of the \$100,000 appreciation (\$5,000) for a total repayment of \$25,000.

If the home has decreased in value because of market conditions, the HOME Consortium will share in the depreciation of the home. The amount of depreciation of the HOME loan is the percentage of the HOME loan to the original purchase price of the home. Using the same assumptions as in the preceding paragraph, if the future sales price of the home is \$350,000, the amount due would be \$20,000 minus five percent of the depreciation (\$2,500) for a total repayment of \$17,500.

If the depreciation of the home is so significant that the outstanding debt on the home exceeds the value of the home, the Consortium will negotiate with the other lenders to accept a lower repayment. This will enable all debt to be paid through the home sale proceeds.

The HOME Consortium does not allow subsequent buyers to assume an existing loan but may make the repaid funds available to a subsequent buyer as a new loan.

Resale Restrictions: The HOME Consortium does not use resale restrictions. However, HOME loans may be provided to buyers with resale restrictions. The resale restrictions may be required by a developer such as Habitat for Humanity or may be required by another program such as Inclusionary Housing or Density Bonus. The HOME loan will meet the recapture provisions described above in those cases. The HOME loan will be repaid and may be available to the next home purchaser. The appreciation amount will be based on the maximum resale value determined by the resale restriction if that value is below the fair market value. For example, if the original purchase price was \$400,000, the market value is \$500,000, and the resale restricted price is \$450,000, the HOME appreciation share would

be \$450,000.

The resale restrictions will provide a fair return on investment by calculating the future price based on the change in area median income. This factor ensures that the future price will remain affordable to the original target purchaser (typically low-income). This price will be adjusted based on the value of capital improvements and deferred maintenance.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The HOME Consortium is not currently using HOME funds to refinance existing debt.

EMERGENCY SOLUTIONS GRANT (ESG)

- 1. Include written standards for providing ESG assistance (may include as attachment)**

Written standards for providing ESG assistance can be found attached as Appendix B.

- 2. If the Continuum of Care has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

The Contra Costa Coordinated Entry system is a collaboration of multiple communities, government, and faith-based agencies that collectively provide services that range from homelessness prevention to permanent housing placements. Consumers are linked to the support needed to obtain and sustain housing.

A. Eligibility

Our Coordinated Entry system is designed to serve anyone in Contra Costa County experiencing a housing crisis. This includes those who are:

- Unsheltered (e.g., living outside, in a car, on the streets, or in an encampment),
- Sheltered (e.g., in an emergency shelter or transitional housing), or
- At imminent risk of homelessness (e.g., being evicted, unable to pay rent, doubled up, or in an unsafe living situation).

B. Access Consumers connect to services through one of three portals:

- CALL: The 2-1-1 information line, operated by the Contra Costa Crisis Center, provides a phone portal for individuals and families needing to connect to homeless services.
- CARE Centers: Coordinated Assessment and Resource (CARE) Centers provide a walk-in option for individuals and families who need to connect to homeless services. Services offered include help with basic needs, light case management, housing navigation services, and substance use disorder treatment and support.
- CORE Outreach: Coordinated Outreach Referral and Engagement (CORE) outreach teams engage homeless individuals living outside, help facilitate and/or deliver health and basic needs services and connect clients to CARE Centers and other homeless services.

C. Assess

Severity and type of needs are assessed through a variety of tools:

- Prevention/Diversion Pre-Screen: Identifies the need for financial assistance and/or case management services to prevent a person at risk of homelessness from becoming homeless or to divert a person experiencing homelessness from entering the crisis response system (including emergency shelter and transitional housing)
- Homeless Management Information System (HMIS) Intake: Collects basic information about a client, including information to determine eligibility and prioritization for emergency shelter

- Emergency Shelter Prioritization Tool: in combination with the HMIS Intake, prioritizes individuals and families for available emergency shelter beds
- VI-SPDAT: The Vulnerability Index – Service Prioritization Decision Assistance Tool, an evidence-based tool that prioritizes individuals, transition-age youth, and families for available permanent housing based on acuity and chronicity

D. Assign

Clients are matched with available resources based on need and vulnerability. The most vulnerable clients are prioritized for available housing navigation and location services. The full continuum of our homeless housing and services is available through the Contra Costa Coordinated Entry system, including:

- Prevention/Diversion: Financial assistance or case management to stay housed
- Basic Needs and Services: showers, food, laundry, benefits enrollment, referrals, etc.
- Emergency Shelter: Short-term, temporary place to stay
- Housing Navigation Services: Assistance with locating and obtaining housing
- Rapid Re-housing: Time-limited rental assistance with case management
- Permanent Supportive Housing: Long-term housing assistance with services

3. Identify the process for making sub-awards and describe how the ESG allocation is available to private nonprofit organizations (including community and faith-based organizations).

The County allocates ESG funds through a competitive application process. The RFP is posted on the Conservation and Development Department's website, and notice is mailed or emailed to the Interested Persons contact list. This list includes local social service agencies, homeless service providers, other interested individuals, and other County departments. Applications are reviewed by staff for completeness and compliance with program requirements. Technical assistance is provided to applicants as needed by County staff. Funds are allocated based on the requirements of ESG regulations and the need for

services within the County. ESG funding recommendations are presented to the CoC through the Contra Costa Council on Homelessness and then approved by the County's Board of Supervisors. ESG applicants are invited and encouraged to attend these meetings. Nonprofit organizations carry out three out of the six ESG-funded activities for FY 2026/27.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County meets the requirement for homeless participation in the provision of services by consulting and coordinating services with the CoC and Council on Homelessness. The CoC and the Council on Homelessness provide a forum for communication and coordination among agencies and, as a group, provide advice and input on the operations of homeless services. Consumer input is incorporated into the development of local services through the ongoing participation of consumers in local meetings, where they are given the opportunity to provide specific feedback on their needs and experiences with the existing system. In addition, each funded project must outline how homeless persons are involved in the operation of shelters and the provision of services. Furthermore, the County's Council on Homelessness has a Consumer/Consumer Advocate seat in which the person appointed to that seat typically is either a current or previous consumer of the County's homeless services. The Consumer/Consumer Advocate seat is currently filled.

5. Describe performance standards for evaluating ESG.

A performance measurement outcome statement is included in all ESG contracts between the County and sub-recipients. Projects are monitored and evaluated on meeting the requirements detailed in the statement. Subrecipients must also submit periodic progress reports detailing project progress toward objectives, problems, and/or resolution to meeting goals, quantitative participation data by ethnicity, income, and household status.

The projects are also subject to financial audit review by County staff. Additional requirements for performance goals and the evaluation of outcomes are determined in conjunction with the CoC and the Council on Homelessness.

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