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**CONTRA COSTA COUNTY  
DEPARTMENT OF CONSERVATION AND  
DEVELOPMENT  
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***MEMORANDUM***

**DATE:** November 4, 2019

**TO:** Finance Committee  
Supervisor Karen Mitchoff, Chair  
Supervisor John Gioia, Vice Chair

**FROM:** Gabriel Lemus, CDBG Program Manager   
By: Kristin Sherk, Senior Planner

**SUBJECT: Draft 2020-2025 Consolidated Plan Priorities**

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**RECOMMENDATIONS**

1. **APPROVE** recommendations for the 2020-2025 Consolidated Plan priorities as recommended by staff or amended by the Committee.
2. **DIRECT** the Department of Conservation and Development to prepare a staff report on the Committee's recommendations. The staff report will be submitted and considered by the Board of Supervisors on November 19, 2019 as a "Consent" item.

**BACKGROUND**

**2020-2025 Consolidated Plan Priorities:** The Contra Costa County Consortium, a partnership of four cities (Antioch, Concord, Pittsburg, and Walnut Creek) and Contra Costa County, receives funds each year from the federal government for housing and community development activities<sup>1</sup>. To receive federal funds, the Consortium must submit a strategic plan – the

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<sup>1</sup> The Federal Programs are the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships Act (HOME) Program, the Emergency Solutions Grant (ESG) Program; and the Housing Opportunities for Persons with AIDS (HOPWA) Program.

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

The preparation of the FY 2020-2025 Consolidated Plan began with holding three public community meetings and two service provider (housing and non-housing) group meetings during the months of March through June 2019. Individuals and representatives of various public agencies, community organizations, and service providers throughout the County were invited to attend these meetings. These meetings covered various topics, including but not limited to:

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

The Consortium also solicited input from community organizations, public agencies, and the general public through an on-line survey that was accessible beginning in the month of March through the end of July 2019. A hard copy of the survey is attached (Attachment A).

Consortium staff and a housing data consultant compiled and analyzed the survey data to come to the following observations:

1. Services to homeless populations or to those at imminent risk of homelessness ranked high as a priority for continued CDBG support.
2. Affordable Housing activities are also a high priority. Of the eligible activities for affordable housing, the following were the highest ranking; 1) housing for “Special Needs Populations” (especially seniors/elderly), 2) preservation of existing affordable housing, 3) rehabilitation assistance to existing housing, and 4) emergency repairs for low-income homeowners.
3. Job Development/Creation and Pollution/Property Cleanup ranked the highest of the Economic Development services.
4. General Infrastructure and Public Facilities Improvements are also a priority with the following rankings; 1) improvements and/or construction of streets and sidewalks, 2) senior centers, 3) youth/neighborhood centers, 4) park and recreational centers, and 5) childcare centers ranking the highest.

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

information, County CDBG staff proposes to continue the four main priorities for the next five-year period, as follows:

- 1) Affordable Housing (New unit Development and Rehabilitation of existing units);
- 2) Homelessness (Providing Housing and Services);
- 3) Non-Housing Community Development (Public Services, Infrastructure/Public Facilities, Economic Development); and
- 4) Administration (Administration of the various Federal Programs).

**Public Hearing and Transmittal of Recommendations:** The Committee's recommendations on the Consolidated Plan priorities will be forwarded to the full Board of Supervisors prior to the public hearing that is scheduled for November 19, 2019. The final Consolidated Plan will be brought to the Committee in April 2020 along with the CDBG funding recommendations for FY 2020/21.

Attachment: Community Needs Survey

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

# Survey of Needs for Development of the 2020-25 Contra Costa Consortium Consolidated Plan

## Help create the future of YOUR community!

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



These federal funds, administered by the Department of Housing and Urban Development (HUD) can be used to build new affordable rental housing, provide first-time homebuyer assistance, rehabilitate existing housing, rehabilitate homes for lower income and senior households, build new supportive housing for people with special needs, improve or construct public facilities including community centers and parks, improve infrastructure (streets, sidewalks, etc.) in lower income neighborhoods, provide employment training and training to small business owners, and provide a wide variety of services for lower income families and individuals, and homeless persons, and SO MUCH MORE!

Every five years, YOU, your friends, your neighbors, and your community have the opportunity to help identify your community's greatest needs, and determine how these funds are spent to help address those needs. This survey will take approximately 15 minutes, so please be prepared to give it your thoughtful consideration. THANK YOU for caring about your community by providing feedback to help direct the funding of federal programs over the next five years.

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

### Let's get started with some basic questions:

**1. How did you hear about this survey?** *Check all that apply*

☐ Newspaper   ☐ Website   ☐ Email   ☐ Word of mouth   ☐ Other \_\_\_\_\_

**2. Have you ever heard of CDBG, HOME, ESG or HOPWA before?** *Check one*   ☐ Yes   ☐ No

**3. Please tell us about yourself** *(check all that apply):*

- ☐ I'm a resident of a city, town or neighborhood in Contra Costa County
- ☐ I work for a nonprofit agency, including affordable housing developers
- ☐ I work in business
- ☐ I work for local government
- ☐ I am a current consumer or client of affordable housing or social services
- ☐ I am a former consumer or client of affordable housing or social services

**4. In which age group are you?**   ☐ Under 18   ☐ 18-24   ☐ 25-61   ☐ 62+

5. What city(s) or town(s) are you going to be making comments on today? *Select one only:*

☐ Antioch ☐ Concord ☐ Pittsburg ☐ Walnut Creek ☐ Urban County (all other communities)

6. If you selected Urban County above, PLEASE check the specific cities, towns, or communities that you will be commenting on. *Check as many as apply.*

<input type="checkbox"/> Alamo	<input type="checkbox"/> Danville	<input type="checkbox"/> Martinez	<input type="checkbox"/> Port Costa
<input type="checkbox"/> Bay Point	<input type="checkbox"/> Discovery Bay	<input type="checkbox"/> Moraga	<input type="checkbox"/> Pleasant Hill
<input type="checkbox"/> Bethel Island	<input type="checkbox"/> El Cerrito	<input type="checkbox"/> North Richmond	<input type="checkbox"/> Richmond
<input type="checkbox"/> Brentwood	<input type="checkbox"/> El Sobrante	<input type="checkbox"/> Oakley	<input type="checkbox"/> Rodeo
<input type="checkbox"/> Byron	<input type="checkbox"/> Hercules	<input type="checkbox"/> Orinda	<input type="checkbox"/> San Pablo
<input type="checkbox"/> Clayton	<input type="checkbox"/> Knightsen	<input type="checkbox"/> Pacheco	<input type="checkbox"/> San Ramon
<input type="checkbox"/> Crockett	<input type="checkbox"/> Lafayette	<input type="checkbox"/> Pinole	<input type="checkbox"/> Other_____

7. Please share what type of household you live in:

<input type="checkbox"/> Single person household	<input type="checkbox"/> Single parent household	<input type="checkbox"/> Couple
<input type="checkbox"/> Family with minor children	<input type="checkbox"/> Unaccompanied youth (14-24)	<input type="checkbox"/> Currently homeless
<input type="checkbox"/> Related adults living together	<input type="checkbox"/> Unrelated adults living together	<input type="checkbox"/> Formerly homeless
<input type="checkbox"/> Disabled household	<input type="checkbox"/> Senior (age 62+) household	<input type="checkbox"/> Other_____

**Thank you for that introduction – this information will help us ensure that the data you provide helps to improve YOUR city or area of concern.**

## Homelessness in Contra Costa

Let's begin the survey by getting your view of what people who are experiencing homelessness or those who are at risk of homelessness in your community may need.

8. What level of need is there for **HOUSING** and **SERVICES** for homeless individuals in your community? ☐ No Need ☐ Low ☐ Medium ☐ High

9. First we'll focus on the **HOUSING** options for persons who are homeless, and level of need you see in your community. Please rate the need for the following:

### **Emergency Shelters for:**

**Men:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Women:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Families:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Couples only:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Unaccompanied Youth under age 18**

☐ No Need ☐ Low ☐ Medium ☐ High

**Transitional age youth (age 18-24):**

☐ No Need ☐ Low ☐ Medium ☐ High

### **Permanent Rental Support Plus Services**

(that help them stay housed, live independently)

☐ No Need ☐ Low ☐ Medium ☐ High

### **Other Housing Options (without services):**

☐ No Need ☐ Low ☐ Medium ☐ High

### **Transitional Housing (up to 2 yrs) for:**

**Victims of domestic violence:**

☐ No Need ☐ Low ☐ Medium ☐ High

**Transition age youth (age 18-24):**

☐ No Need ☐ Low ☐ Medium ☐ High

**Persons re-entering community from institutions like prison, jail, hospitals, mental facilities**

☐ No Need ☐ Low ☐ Medium ☐ High

**Persons completing drug treatment programs**

☐ No Need ☐ Low ☐ Medium ☐ High

**Board & Care:** ☐ No Need ☐ Low ☐ Medium ☐ High

### **Other Housing Needs for Homeless**

**10. Now please rate the need for SERVICES to help people experiencing homelessness:**

**More outreach to streets & encampments**

☐ No Need ☐ Low ☐ Medium ☐ High

**More multi-service centers/programs**

☐ No Need ☐ Low ☐ Medium ☐ High

**Life skills training**

☐ No Need ☐ Low ☐ Medium ☐ High

**Job training**

☐ No Need ☐ Low ☐ Medium ☐ High

**Alcohol & drug addiction treatment**

☐ No Need ☐ Low ☐ Medium ☐ High

**Mental health services**

☐ No Need ☐ Low ☐ Medium ☐ High

**Physical health services**

☐ No Need ☐ Low ☐ Medium ☐ High

**Education services**

☐ No Need ☐ Low ☐ Medium ☐ High



**Childcare services**

☐ No Need ☐ Low ☐ Medium ☐ High

**Legal services**

☐ No Need ☐ Low ☐ Medium ☐ High

**Food services**

☐ No Need ☐ Low ☐ Medium ☐ High

**Money management**

☐ No Need ☐ Low ☐ Medium ☐ High

**Eviction prevention counseling**

☐ No Need ☐ Low ☐ Medium ☐ High

**Diversion services**

(financial & services assistance to help divert people from emergency shelter)

☐ No Need ☐ Low ☐ Medium ☐ High

**Prevention services** (financial & service assistance for people AT RISK of homelessness)

☐ No Need ☐ Low ☐ Medium ☐ High

**Other:** \_\_\_\_\_

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

**Transportation**

☐ No Need ☐ Low ☐ Medium ☐ High

**No telephone**

☐ No Need ☐ Low ☐ Medium ☐ High

**People don't know who to call**

☐ No Need ☐ Low ☐ Medium ☐ High

**Lack of housing in my community**

☐ No Need ☐ Low ☐ Medium ☐ High

**The eligibility criteria can be too narrow**

☐ No Need ☐ Low ☐ Medium ☐ High

**Agencies lack sufficient capacity/ resources**

☐ No Need ☐ Low ☐ Medium ☐ High

**Lack of services in my community**

☐ No Need ☐ Low ☐ Medium ☐ High

**Fear of arrest**

☐ No Need ☐ Low ☐ Medium ☐ High

**Fear of deportation**

☐ No Need ☐ Low ☐ Medium ☐ High

**Other barriers**

\_\_\_\_\_

*If you would like to know more about efforts in Contra Costa County to serve people experiencing homelessness, please visit the County Homeless Program's website at <http://cchealth.org/homeless>.*

## Services for Lower Income Persons

Now let's talk about *other* groups of people in your community and the services that they may need. In this question, we will **NOT** be talking about people experiencing homelessness, homeless housing, or homeless services, which were discussed in the previous section. We will also **NOT** discuss Economic Development efforts and Housing, which are coming up soon!

### 12. Please rate the need for **SERVICES** in your community in these categories:

#### **GENERAL**

**Crisis intervention/emergency services:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Information & referral** (connecting people with resources):

☐ No Need ☐ Low ☐ Medium ☐ High

**Food & Hunger** (like food banks and feeding programs): ☐ No Need ☐ Low ☐ Medium ☐ High

**Credit Counseling:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Foreclosure counseling:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Crime awareness/prevention:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Landlord and tenant counseling:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Fair Housing counseling, advocacy, legal representation** (to combat discrimination):

☐ No Need ☐ Low ☐ Medium ☐ High



#### **SENIORS**



**Legal services:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Senior grocery & food programs:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Senior Center-based programs/services:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Adult Day health care (disabled seniors):** ☐ No Need ☐ Low ☐ Medium ☐ High

**Care management and assessment:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Transportation:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Wellness calls and home visits:** ☐ No Need ☐ Low ☐ Medium ☐ High

#### **YOUTH FROM LOWER INCOME FAMILIES**

**Recreation, sports, classes, camps, arts:** ☐ No Need ☐ Low ☐ Medium ☐ High

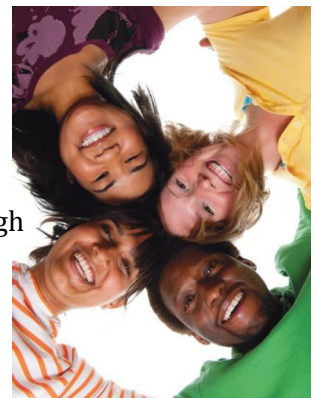
**After School Programs , Recreation:** ☐ No Need ☐ Low ☐ Medium ☐ High

**After School Programs, Educational** (like tutoring): ☐ No Need ☐ Low ☐ Medium ☐ High

**Child Care:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Transportation:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Mental health and support services:** ☐ No Need ☐ Low ☐ Medium ☐ High







## **ABUSED AND NEGLECTED YOUTH**

Services for sexually assaulted children: ☐No Need ☐Low ☐Medium ☐High

Services for child victims of domestic violence: ☐No Need ☐Low ☐Medium ☐High

Services for foster youth/wards of the court: ☐No Need ☐Low ☐Medium ☐High

Services for at-risk youth/gang prevention: ☐No Need ☐Low ☐Medium ☐High

## **PERSONS WITH DISABILITIES INCLUDING HIV/AIDS**



Independent living skills training/aids: ☐No Need ☐Low ☐Medium ☐High

Outreach/information & referral/socialization: ☐No Need ☐Low ☐Medium ☐High

Adult day health care for non-seniors with disabilities: ☐No Need ☐Low ☐Medium ☐High

Advocacy/investigation in nursing homes and care facilities: ☐No Need ☐Low ☐Medium ☐High



## **VICTIMS OF DOMESTIC VIOLENCE**

Emergency shelter: ☐No Need ☐Low ☐Medium ☐High

Transitional housing: ☐No Need ☐Low ☐Medium ☐High

Counseling & services: ☐No Need ☐Low ☐Medium ☐High

Other: \_\_\_\_\_

## **MIGRANT FARM WORKERS**

Job training and support services: ☐No Need ☐Low ☐Medium ☐High

English literacy training: ☐No Need ☐Low ☐Medium ☐High



## **ILLITERATE ADULTS**

(teaching adults to read)

☐No Need ☐Low ☐Medium ☐High

## **HEALTH-related services:**

Mental Health services: ☐No Need ☐Low ☐Medium ☐High

Alcohol addiction services: ☐No Need ☐Low ☐Medium ☐High

Drug abuse services: ☐No Need ☐Low ☐Medium ☐High

HIV/AIDS services: ☐No Need ☐Low ☐Medium ☐High

Healthy homes testing & remediation (lead-based paint, carbon monoxide, etc.)

☐No Need ☐Low ☐Medium ☐High





# Public Facilities & Infrastructure



13. Moving on to PUBLIC FACILITIES, tell us about the needs of your community for the following, either because you don't have one and need it, or because it needs renovation or improvements:

**Senior Center:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Youth Center:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Child Care Centers/Preschool Daycare:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Community Centers:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Parks and Recreation Facilities:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Library:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Nonprofit facilities:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Facilities for persons with Disabilities:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Improve the accessibility to public facilities for disabled:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Other Public Facility Improvements:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Other/Comments:** \_\_\_\_\_

14. Now let's talk briefly about the PUBLIC INFRASTRUCTURE, which is so often overlooked but is an important part of what makes a community feel safe, secure, and an attractive place to visit. Please rate the needs you have for the following:

**Street improvements:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Street Lighting:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Sidewalk improvements:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Flood control/drainage/water improvements, etc.:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Curb cuts for disabled, strollers, etc.:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Beautification/enhanced public space:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Historic preservation:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Attractive downtown business district:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Accessibility/Safety for disabled:** ☐ No Need ☐ Low ☐ Medium ☐ High

**Other:** \_\_\_\_\_



## Housing

In this section, let us know about needs for housing for persons with special needs, affordable rental housing, and the homeownership needs of lower income residents. *Please rate the need for:*

### 15. **Housing for Persons with Special Needs**

**Seniors/Elderly:** ☐No Need ☐Low ☐Medium ☐High

**Frail Elderly:** ☐No Need ☐Low ☐Medium ☐High

**Persons with HIV/AIDS:** ☐No Need ☐Low ☐Medium ☐High

**Victims of domestic violence:** ☐No Need ☐Low ☐Medium ☐High

**Large households (5 or more persons):** ☐No Need ☐Low ☐Medium ☐High

**Single parent households:** ☐No Need ☐Low ☐Medium ☐High

**Persons with alcohol or other drug addictions:** ☐No Need ☐Low ☐Medium ☐High

**Persons with mental illness:** ☐No Need ☐Low ☐Medium ☐High

**Persons with developmental disabilities:** ☐No Need ☐Low ☐Medium ☐High

**Persons with significant physical disabilities:** ☐No Need ☐Low ☐Medium ☐High

**Persons who are homeless:** ☐No Need ☐Low ☐Medium ☐High



### 16. **Affordable Rental Housing**

**Rehabilitation of existing housing developments:** ☐No Need ☐Low ☐Medium ☐High

**Preservation of existing affordable rental housing:** ☐No Need ☐Low ☐Medium ☐High

**Lead-based paint screening & abatement of rentals:** ☐No Need ☐Low ☐Medium ☐High

**Energy efficiency improvements:** ☐No Need ☐Low ☐Medium ☐High

**Construction of new affordable rental housing:** ☐No Need ☐Low ☐Medium ☐High

**New construction near mass transit:** ☐No Need ☐Low ☐Medium ☐High

**New construction of work-force housing:** ☐No Need ☐Low ☐Medium ☐High

**One-time rental assistance for struggling renters:** ☐No Need ☐Low ☐Medium ☐High

### 17. **Help for lower income homeowners.** *Please rate the need for:*

**Foreclosure counseling:** ☐No Need ☐Low ☐Medium ☐High

**Home purchase counseling:** ☐No Need ☐Low ☐Medium ☐High

**First time homebuyer financial assistance:** ☐No Need ☐Low ☐Medium ☐High

**Modifications for persons with disabilities:** ☐No Need ☐Low ☐Medium ☐High

**Emergency repairs for lower income homeowners:** ☐No Need ☐Low ☐Medium ☐High

**Rehabilitation assistance for lower income homeowners:** ☐No Need ☐Low ☐Medium ☐High

**Energy efficiency improvements:** ☐No Need ☐Low ☐Medium ☐High

**Lead-based paint screening and abatement:** ☐No Need ☐Low ☐Medium ☐High

**New construction of below market rate homes:** ☐No Need ☐Low ☐Medium ☐High

**Other housing needs:** \_\_\_\_\_



## Economic Development



Finally, let's discuss your thoughts on the needs of businesses and employees.

18. Here is a list of common types of Economic Development activities.

Please check all the needs that you see in your community.

Job training with placement services and follow-up: ☐ No Need ☐ Low ☐ Medium ☐ High

Technical assistance to small businesses: ☐ No Need ☐ Low ☐ Medium ☐ High

Training for small business owners/start-ups: ☐ No Need ☐ Low ☐ Medium ☐ High

Job development and creation: ☐ No Need ☐ Low ☐ Medium ☐ High

Banking/lending for commercial development: ☐ No Need ☐ Low ☐ Medium ☐ High

Retail development: ☐ No Need ☐ Low ☐ Medium ☐ High

Small business loans: ☐ No Need ☐ Low ☐ Medium ☐ High

Storefront improvements in low income areas: ☐ No Need ☐ Low ☐ Medium ☐ High

Pollution/property cleanup: ☐ No Need ☐ Low ☐ Medium ☐ High

Other economic development needs: \_\_\_\_\_

19. Any final thoughts or comments you would like to leave us with? \_\_\_\_\_

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**That's it – you are done! Thank you SO much for the time you have spent in completing this survey.**

If you would like to receive the results of survey, want to be included in future notices regarding the development of the 2020-25 Consolidated Plan, and/or want to receive a copy of the completed plan, include your email here:

\_\_\_\_\_

Email Address

**Please mail your survey to City of Antioch, below, or drop off at any of these locations:**

<b>City of Antioch</b> Community Development Dept. c/o <b>Teri House</b> 200 H St. Antioch, CA 94509	<b>City of Concord</b> Community & Economic Development Dept. c/o <b>Brenda Kain</b> 1950 Parkside Dr. Concord, CA 94519	<b>City of Pittsburg</b> Community Access Dept. c/o <b>Melaine Venenciano</b> 65 Civic Ave. Pittsburg, CA 94565
<b>City of Walnut Creek</b> Community & Economic Development Dept. c/o <b>Cara Bautista-Rao</b> 1666 N. Main St., Flr 2 Walnut Creek, CA 94596	<b>Contra Costa County</b> Dept. of Conservation & Development c/o <b>Kristin Sherk</b> 30 Muir Rd. Martinez, CA 94553	<b>Contra Costa Health, Housing &amp; Homeless Services</b> c/o <b>Jaime Jenett</b> 2400 Bisso Lane, Suite D, 2nd Floor Concord, CA 94520