



Contra Costa County Consortium HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) Allocation Plan

AS AN AMENDMENT TO THE FY 2021/22 ANNUAL ACTION PLAN



CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION AND DEVELOPMENT
30 MUIR ROAD
MARTINEZ, CA 94553

Draft Revised September 23, 2022



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In accordance with the Americans with Disabilities Act and California Law, it is the policy of the Consortium to offer documents in a manner that is readily accessible to everyone, including individuals with disabilities.

If you are a person with a disability and require information or materials in an appropriate alternative format or if you require any other accommodation or language assistance, please contact Contra Costa County Department of Conservation and Development at (925) 655-2708. Hearing impaired individuals may call the California Relay Service at (800) 735-2929 or TDD (925) 779-7081 for assistance.

Introduction

The American Rescue Plan Act of 2021 appropriated \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing rental housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability. The funds were allocated by formula to jurisdictions that qualified for funding through the HOME Investment Partnership Program (HOME Program) from the U.S Department of Housing and Urban Development (HUD). This special one-time round of funding is called the “HOME-ARP” program.

In September 2021, HUD awarded the Contra Costa County HOME Consortium (which consists of Contra Costa County and the Cities of Antioch, Concord, Pittsburg, and Walnut Creek) **\$12,090,215** in HOME-ARP funds.

Eligible activities that may be funded with HOME-ARP include:

- Preservation and Production of affordable rental housing
- Tenant Based Rental Assistance (TBRA)
- Housing Related Supportive Services, Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelters (NCS)
- Non-Profit Operating and Capacity Building
- Administration and Planning Costs

HUD issued guidance for the utilization of the HOME-ARP funds through CPD-Notice 21-10 on September 13, 2021 to ensure the funds are intended to benefit qualifying populations and be used for specific activities not necessarily normally permitted under the HOME Program. The following allocation plan follows the guidance provided by HUD in that notice.

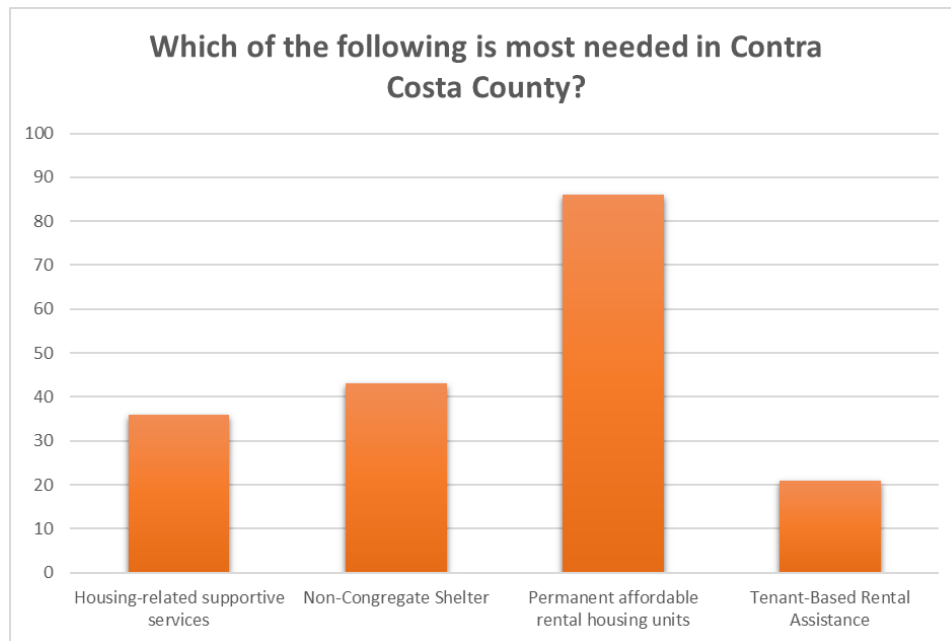
Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

DESCRIBE THE CONSULTATION PROCESS INCLUDING METHODS USED AND DATES OF CONSULTATIONS:

The County began the consultation process by utilizing a regularly scheduled Stakeholder meeting with the local Continuum of Care (CoC). Over 2,000 individuals from service providers, affordable housing developers, and local government staff were invited to the meeting held virtually on February 14, 2022. At the meeting feedback on the unmet and priority needs in the County were solicited. Full notes from the meeting are included as Appendix A.

The County followed up with publishing a general online survey from April 4, 2022 – June 1, 2022. The online survey requesting information from stakeholders, affordable housing developers, and community members about homelessness needs in the County and HOME-ARP eligible activities and projects planned. The survey was posted online in English and Spanish at <http://www.contracostaca.gov/HOME-ARP> posted on County department social media platforms and sent via email to the County’s Interested Parties List. 165 responses in English and 1 response in Spanish were received in total and are included as Appendix B. Summary responses identified the development of affordable housing as the top priority for HOME-ARP funding as shown below.



List of Agencies/Organizations Consulted

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Shelter Inc. of Contra Costa County	Homeless Service Provider	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Catholic Charities of the East Bay	Services Provider – Homeless & Domestic Violence	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
RCF Connects	Homeless Service Provider	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Contra Costa County – Health Housing Homeless	Other Government - Local	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Bay Area Rescue Mission	Homeless Service Provider	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Christian Church Homes	Affordable Housing Developer	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Trinity Center	Homeless Service Provider	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Hope Solutions	Homeless Service Provider	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.

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City of Antioch	Other Government - Local	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Contra Costa County – Employment Human Services Department	Other Government - Local	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
City of Brentwood	Other Government - Local	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Contra Costa County – Behavioral Health Mental Health	Other Government - Local	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
City of Martinez	Other Government - Local	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
City of Concord	Other Government - Local	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
City of Richmond	Other Government - Local	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Elder Focus Housing	Aff. Housing Consultant	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
St. Vincent De Paul	Homeless Service Provider	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Hume Center	Service Provider – Mental Health	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Home Base CCC	Homeless Service Provider/CoC	Virtual Stakeholder Meeting – 2/14/2022	Notes from the meeting are included in Appendix A.
Eden Council for Hope and Opportunity (ECHO)	Service Provider – Fair Housing	Invited to the Virtual Stakeholder Meeting – 2/14/2022 Emailed general survey for input	General Survey responses are included in Appendix B.
Bay Area Legal Aid	Service Provider – Tenant Landlord and Fair Housing	Invited to the Virtual Stakeholder Meeting – 2/14/2022 Emailed general survey for input	General Survey responses are included in Appendix B
Independent Living Resource Center	Service Provider – Serving Persons with Disabilities	Invited to the Virtual Stakeholder Meeting – 2/14/2022 Emailed general survey for input	General Survey responses are included in Appendix B
Ujima Family Recovery Services	Service Provider – Family Resource Center	Invited to the Virtual Stakeholder Meeting – 2/14/2022 Emailed general survey for input	General Survey responses are included in Appendix B
Contra Costa Crisis Center/211	Service Provider – Local 211	Invited to the Virtual Stakeholder Meeting – 2/14/2022 Emailed general survey for input	General Survey responses are included in Appendix B
Housing Authority of Contra Costa	Public Housing Authority	Invited to the Virtual Stakeholder Meeting – 2/14/2022 Emailed general survey for input	General Survey responses are included in Appendix B
City of Pittsburg Housing Authority	Public Housing Authority	Invited to the Virtual Stakeholder Meeting – 2/14/2022 Emailed general survey for input	General Survey responses are included in Appendix B
Monument Crisis Center	Service Provider – Family Resource Center	Invited to the Virtual Stakeholder Meeting – 2/14/2022 Emailed general survey for input	General Survey responses are included in Appendix B
Department of Veterans Affairs	Other Government - Local	Invited to the Virtual Stakeholder Meeting – 2/14/2022 Emailed general survey for input	General Survey responses are included in Appendix B
Contra Costa County Veteran Program	Other Government - Local	Invited to the Virtual Stakeholder Meeting – 2/14/2022	General Survey responses are included in Appendix B

		Emailed general survey for input	
Community Violence Solutions	Service Provider – Victims of Sexual Assault and Human Trafficking	Invited to the Virtual Stakeholder Meeting – 2/14/2022 Emailed general survey for input	General Survey responses are included in Appendix B
National Alliance on Mental Illness – Contra Costa County	Service Provider – Mental Health	Emailed general survey for input	General Survey responses are included in Appendix B
Alliance of Californians for Community Empowerment (ACCE) – Contra Costa	Civil Rights Organization	Emailed general survey for input	General Survey responses are included in Appendix B
STAND! For Families Free of Violence	Service Provider – Family Violence	Invited to the Virtual Stakeholder Meeting and Emailed general survey for input	General Survey responses are included in Appendix B
Family Justice Center	Service Provider – Family Violence	Invited to the Virtual Stakeholder Meeting – 2/14/2022	General Survey responses are included in Appendix B
Greater Richmond Interfaith Program: Homeless Services	Service Provider - Homeless	Emailed general survey for input	General Survey responses are included in Appendix B
East Bay Housing Organizations (EBHO)	Alameda and Contra Costa Aff. HSG Member Org.	Emailed general survey for input	General Survey responses are included in Appendix B

Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

DESCRIBE THE PUBLIC PARTICIPATION PROCESS, INCLUDING INFORMATION ABOUT AND THE DATES OF THE PUBLIC COMMENT PERIOD AND PUBLIC HEARING(S) HELD DURING THE DEVELOPMENT OF THE PLAN:

Public hearings and comment period dates are being held at the following dates:

- The HOME-ARP Allocation Plan was made available for public comment on September 23, 2022, for an 18-day public comment period. It was published on the County’s website.
- The County notified the public of the publication of the HOME-ARP Allocation Plan with a notice in the local newspaper, East Bay Times, and by emailing local providers a link to the County’s website where the HOME-ARP Allocation Plan is published. The County also notified the public by posting on the County Department social media platforms.
- The Board of Supervisors held a public hearing via Zoom on October 11, 2022 at 9:00 am.

DESCRIBE ANY EFFORTS TO BROADEN PUBLIC PARTICIPATION:

Public outreach related to the HOME-ARP Allocation Plan has involved broad engagement with community-based organizations, affordable housing developers, and local public agencies through the County’s Citizen Participation Plan process. The public notice was published in English in the East Bay Times, as well as being translated into:

- Spanish - La Opinión De La Bahía
- Chinese - Sing Tao USA Newspaper
- Tagalog – Asian Journal

Each public notice stated the accessibility and reasonable accommodations of the Board of Supervisors public meeting held on October 11, 2022.

In addition, the County emailed providers a link to the County’s website where the HOME-ARP Allocation Plan was published as well as posting on County social media platforms such as Facebook and Twitter. The email/posts informed the recipient of day/time the HOME-ARP Allocation Plan public hearing at the Board of Supervisors and encouraged providers to share and provide feedback on the HOME-ARP Allocation Plan.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

SUMMARIZE THE COMMENTS RECEIVED THROUGH THE PUBLIC PARTICIPATION PROCESS:

There were numerous comments received from both the CoC Stakeholders meeting and general online survey that was distributed during the consultation process and available on the County’s website. All comments collected from the Stakeholders meeting and the survey were compiled and are found in Appendix A and B.

SUMMARIZE ANY COMMENTS OR RECOMMENDATIONS NOT ACCEPTED AND THE REASONS WHY:

There were comments collected from the general online survey and consultation process that were not accepted as they were not within the purview of the HOME-ARP Allocation Plan. Although some comments were not accepted, all comments are included below different Appendices.

NEEDS ASSESSMENT AND GAPS ANALYSIS

PJs must evaluate the size and demographic composition of all four qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

HUD issued guidance for the utilization of the HOME-ARP funds through CPD-Notice 21-10 on September 13, 2021. The HOME-ARP funding is different from traditional HOME funding. Traditional HOME grants fund the construction or development of affordable housing, including the acquisition and rehabilitation of housing for renters or owners, for households that earn 80 percent or less of the Area Median Income (AMI), known as very-low to low-income households. HOME funds, in addition to paying for construction activities, can

fund down payment assistance to homebuyers or rental assistance for households who rent their home. HOME funds cannot be used for provision of services or for the development of shelters.

Key differences for the HOME-ARP funding are outlined in the HUD issued CPD-Notice 21-10. The notice outlines a range of activities that can be funded under this special allocation and the populations that can be served. HOME-ARP funds can be used for the following: 1) administration and planning activities, 2) acquisition, rehabilitation, and construction of rental housing, 3) provision of supportive services, 4) tenant based rental assistance, 5) acquisition and development of non-congregate shelter units, and 6) non-profit operating and capacity building. Non-congregate shelter units were utilized by many communities nationwide to house homeless individuals and families safely, minimizing exposure and spread of COVID-19.

The populations that can be served with HOME-ARP funds are different from traditional HOME funding requirements. HOME-ARP funds can only be used to serve specific populations, known as Qualifying Populations. Qualifying populations are defined as follows and additional information about the Qualifying Populations can be found in Section IV.A of CPD-Notice 21- 10.:

Homeless households, as defined by HUD. Homeless households are individuals and families who lack a fixed, regular, or adequate nighttime residence. These individuals have a primary nighttime residence in a public or private place not meant for human habitation or is living in a public or privately operated designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels or motels paid for by charitable organizations or by government programs. Data provided in Tables 5.1 and 5.3 include people who accessed programs for literally homeless households per the HUD definition.

Households at risk of homelessness. An individual or family who is extremely low income and has moved because of economic reasons two or more times during the previous 60 days, is living in the home of another because of economic hardship, has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days, lives in a hotel/motel and the cost of the hotel/motel is not paid by charitable organizations or other subsidy program, lives in a single-room occupancy or efficiency apartment in which there are more than two persons residing, is exiting a publicly funded institution or system of care, or otherwise lives in housing that has characteristics associated with instability.

Households fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking.

Households requiring services to prevent homelessness. These are households who have been previously qualified as homeless and are currently housed but receiving financial assistance to stay housed.

Households at greatest risk of housing instability. For HOME-ARP funds, this means a household that is either extremely-low income (earns less than 30% AMI) AND is experiencing severe cost burden (paying more than 50% of monthly income towards housing costs); or is low-income (earns between 31-50% AMI) AND meets one of the conditions of "at risk of homelessness".

Veterans or families with a veteran who also meet one or more of the above definitions.

Since these are the only populations the County may serve under this funding resource, the County will only evaluate data regarding the housing gaps for this data population. The Area Median Income is updated

annually by HUD for purposes of the HOME Program and vary by household size. For Contra Costa County, the 2022 median income for a household of 4 persons is \$142,800.

Contra Costa Consortium HOME Investment Partnerships Act Program Income Limits by Household Size - Effective June 15, 2022							
Persons per Household	Percent of Area Median Income						
	Extremely Low Income 20%	Extremely Low Income 30%	Very Low Income 40%	Very Low Income 50%	Low Income 60%	Low Income 80%	Median Income
1	\$ 20,000	\$30,000	\$ 40,000	\$ 50,000	\$ 60,000	\$ 74,200	\$ 100,000
2	22,860	34,300	45,720	57,150	68,580	84,800	114,300
3	25,720	38,600	51,440	64,300	77,160	95,400	128,600
4	28,560	42,850	57,120	71,400	85,680	106,000	142,800
5	30,860	46,300	61,720	77,150	92,580	114,500	154,300
6	33,140	49,750	66,280	82,850	99,420	123,000	165,700
7	35,420	53,150	70,840	88,550	106,260	131,450	177,100
8	37,700	56,600	75,400	94,250	113,100	139,950	188,500

Extremely low-income households are defined as households earning 30 percent or less of area median income (AMI); very-low income households earn 50 percent or less of AMI; low-income households earn 80 percent or less of AMI; and median income households earn 100 percent of AMI.

Source: U.S. Department of Housing and Urban Development.

The data analysis in this Allocation Plan will focus on extremely-low income households, with annual incomes of up to 30% AMI.

Homeless Needs Inventory and Gaps Analysis

Homeless											
	Current Inventory				Homeless Population				Gap Analysis		
	Family		Adults Only	Vets	Family (at least 1 child)	Adult (w/out child)	Vets	Victims of DV	Family		Adults Only
	# of beds	# of units	# of beds	# of beds					# of beds	# of units	# of beds
Emergency Shelter	160	66	584	0							
Transitional Housing	93	37	88	20							
Permanent Supportive Housing	649	239	593	383							
Other Permanent Housing	3	1	13	0							
Sheltered Homeless					57	573	35	70			
Unsheltered Homeless					17	2,095	95	148			
Current Gap									- 888*	- 326*	817

Data Sources: 2022 PIT Report and 2021 HIC Report

*While it may appear from the table that there are enough beds and/or units for unsheltered families experiencing homelessness, the number of persons requiring a ‘bed’ within a unit per family may not equate to the number of beds in an available unit, therefore leaving ‘beds’ unfilled even as the units themselves are occupied. There is in fact a long waiting list for family units.

Housing Needs Inventory and Gap Analysis Table			
Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	132,061		
Rental Units Affordable to HH at 30% AMI (At risk)	13,284		
Rental Units Affordable to HH at 50% AMI (Other Pop)	16,562		
0% - 30% AMI Renter HH w/ 1 or more severe housing problems ¹ (At Risk)		25,850	
30% - 50% AMI Renter HH w/ 1 or more severe housing problems (Other Pop)		17,950	
<i>Current Gaps</i>			13,954
Data Sources: 2014-2018 CHAS and 2014-2018 ACS data			

DESCRIBE THE SIZE AND DEMOGRAPHIC COMPOSITION OF QUALIFYING POPULATIONS WITHIN THE PJ'S BOUNDARIES:

People Experiencing Homelessness

Over 3,000 people were identified through the Point in Time count for 2022 as literally homeless, a significant increase from the previously completed PIT count in 2020 (2,277 people). PIT data collection captures about 1/2 of the number of people served in programs for literally homeless during the calendar year. This highlights one reason the PIT count may not be best indicator of need in the community.

- The 9,119 people who engaged in homeless services (in prevention and diversion, crisis response, and in permanent supportive housing) in the county represent a wide variety of demographic groups. 79% of enrollments were in programs for people experiencing literal homelessness. In an effort to better understand the demographic makeup of those experiencing literal homelessness, details about household type, age, race, ethnicity, Veteran status, chronicity, disability status, and exposure are discussed below.
- Household types – 85% of households experiencing literal homelessness (per the HUD definition) are single adults.
- Age – Adults between the ages of 25 and 54 made up just over half (51%) of the people who accessed homeless for people experiencing literal homelessness during calendar year 2021.
- Race and Ethnicity – Those accessing programs for people experiencing literal homelessness in Contra Costa were 43% White, 38% African American, 8% Native American, 5% multiple races, 2% Asian, and 2% Native Hawaiian/Pacific Islander. Regardless of race, 18% were Hispanic/Latin(a)(o)(e)(x).
- Veterans – Service data for calendar year 2021 identified 353 Veterans in programs for people experiencing literal homelessness (47%); 42% of Veterans served in the CoC are chronically homeless.

¹ The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%. Cost burden is the ratio to housing costs to household income. For renters, housing costs is gross rent (contract rent plus utilities).

- Chronically Homeless – During 2021, half of all households in programs for literal homelessness (50%) were chronically homeless. Chronic consumers are those experiencing homelessness for at least a year, or repeatedly over the last three years, while also struggling with a disabling condition such as serious mental illness, substance use disorder, or a physical or cognitive disability. Chronically homeless consumers are generally the most difficult to move from the streets and back into housing.
- People with Disabilities – More than ¾ (76%) of households accessing programs for literal homelessness had at least one family member with a disabling condition.
- Interpersonal Violence – 20% of people served in crisis response had experienced interpersonal violence sometime during their lifetime; 77% of these reported fleeing domestic violence at the time they enrolled into a homeless service.

DRAFT

The 2022 PIT County was a community-wide effort to identify sheltered and unsheltered people in Contra Costa County on the night of February 23, 2022. In the weeks following the street count, a survey was administered to 326 people experiencing homelessness; the majority of which were unsheltered the night of the count. The data captures the experiences and characteristics of the unsheltered population and supplements the full count data.

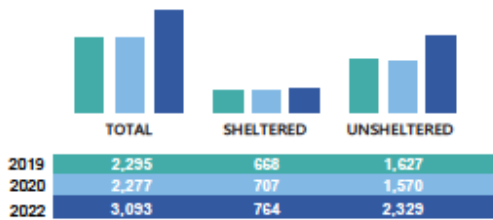
CONTRA COSTA

2022 HOMELESS POINT-IN-TIME COUNT & SURVEY

Every year, Contra Costa County conducts a comprehensive count of people experiencing homelessness to measure the prevalence of homelessness across the county. This data is important to help identify local needs, determine the best practices for our community, and compare our experiences with other communities in the bay area.

The 2022 Point-in-Time Count was a community-wide effort to identify sheltered and unsheltered people in the county on the night of February 23rd, 2022. In the weeks following the street count, a survey was administered to 326 people experiencing homelessness; the majority of which were unsheltered the night of the count. This data captures the experiences and characteristics of the unsheltered population and supplements the full count data.

2019-2022 HOMELESS COUNT POPULATION*

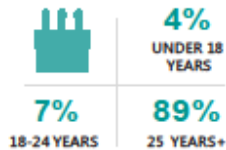


*PIT was not conducted in 2021 due to the COVID-19 shelter in place order.

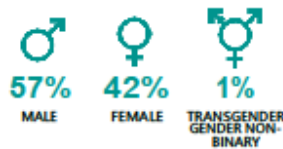
LENGTH OF TIME IN CONTRA COSTA COUNTY*



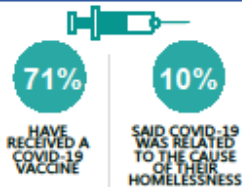
AGE



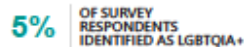
GENDER



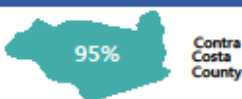
COVID-19*



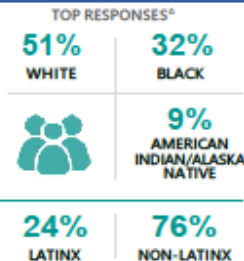
LGBTQIA+ STATUS*



RESIDENCE AT TIME OF HOMELESSNESS*

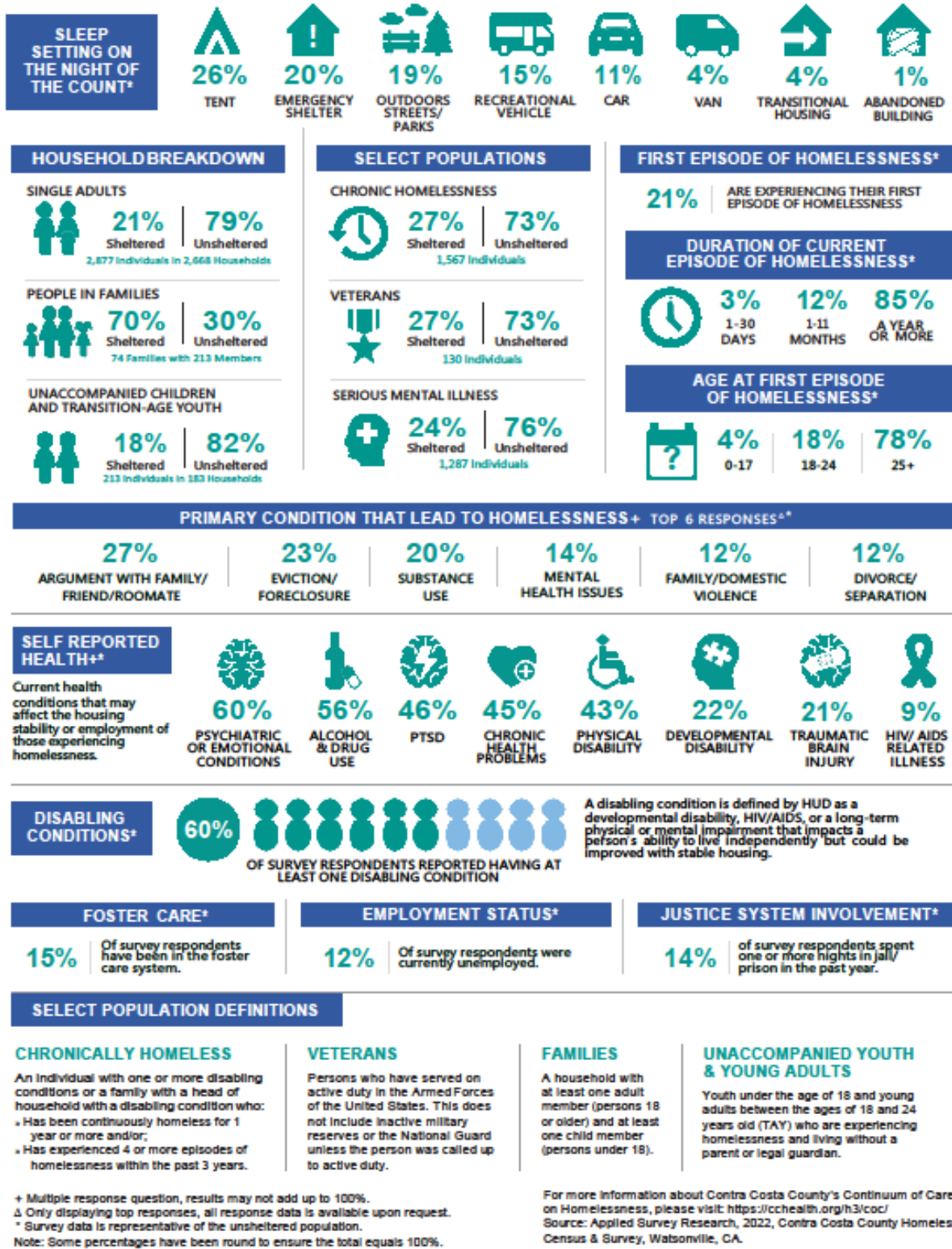


RACE/ETHNICITY



2019 & 2022 TOTAL UNSHELTERED POPULATION BY CITY & REGION

City	2019	2022
WEST COUNTY		
Crockett	12	6
El Cerrito	8	31
El Sobrante	16	13
Hercules	1	0
North Richmond	38	31
Pittole	3	53
Richmond	333	632
Rodeo	41	27
San Pablo	58	84
Total	510	877
CENTRAL COUNTY		
Alamo	N/A	3
Clayton	N/A	0
Concord	350	436
Danville	N/A	8
Lafayette	3	6
Martinez	156	106
Moraga	N/A	4
Orinda	N/A	2
Pacheco	10	30
Pleasant Hill	59	58
San Ramon	1	27
Walnut Creek	99	74
Total	678	754
EAST COUNTY		
Antioch	226	342
Bay Point	57	23
Bethel Island	1	0
Brentwood	14	69
Discovery Bay	N/A	0
Oakley	13	43
Pittsburg	128	221
Total	439	698



Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # of persons experiencing homelessness each year	Estimate the # of persons exiting homelessness each year	Estimate the # of months persons experience homelessness
	Sheltered	Unsheltered			
Persons in Households with Adult(s) and Child(ren)	149	64	1,896	719	75
Persons in Households with Only Children	1	2	0	0	N/A
Persons in Households with Only Adults	614	2,877	4,954	731	178
Chronically Homeless Individuals	428	1,139	2,607	318	281
Chronic Homeless Families	54	3	509	155	40
Veterans	35	95	353	139	44
Unaccompanied Child	0	0	11	4	0.9

At Risk of Homelessness

There is insufficient data to thoroughly or accurately describe the households who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. This is because the conditions and reasons vary and there is no centralized data source or methodology for collecting this information. However, there are indicators for the characteristics and needs of low-income persons at risk of homelessness or who have recently fallen into homelessness, which can be described in part based on self-report during the PIT counts, and the needs and characteristics of target populations of state and federal funding priorities and existing programs for individuals and households who are currently homeless, which includes rapid rehousing services, including:

- A compilation of Bay Area regional data from 2022 PIT indicates that persons experiencing homelessness identify several primary contributors to their homelessness: lack of income or job loss compromises, eviction, and substance use.
- Contra Costa EHSD and CCHS partner to serve low-income individuals and families with children who are homeless or at imminent risk of homelessness due to a court judgement for eviction through the California Work Opportunity and Responsibility to Kids (CalWORKS) public assistance program. That population is defined as a family with children in the home with little or no cash and are in need of housing, food, utilities, clothing, or medical care.
- EHSD and CCHS also partner on an Adult Protective Services’ Home Safe program to prevent homelessness and stabilize elderly adults who are victims of crime and neglect, which have placed them at risk of homelessness.

As reported in the 2014-2018 Comprehensive Housing Affordability Strategy (CHAS), 34% of Contra Costa County renters have a household income less than or equal to 30% AMI. Of the 34% Extremely-Low Income (ELI) renter households are experiencing the highest rent burden. Over 81% of ELI renter households pay more than 30% of their income towards rent.

High rent burden on ELI renter households coupled along with severe housing problems is essentially a measure of proxy of a non-income household living in inhabitable conditions and considered at risk of homelessness.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: County Created on: August 4, 2022
 Data for: Contra Costa County, California Year Selected: 2014-2018 ACS

Income Distribution Overview	Owner	Renter	Total
Household Income less-than or= 30% HAMFI	16,810	31,625	48,435
Household Income >30% to less-than or= 50% HAMFI	21,115	20,335	41,450
Household Income >50% to less-than or= 80% HAMFI	26,450	18,655	45,105
Household Income >80% to less-than or= 100% HAMFI	21,355	14,480	35,835
Household Income >100% HAMFI	171,795	49,655	221,450
Total	257,530	134,750	392,275

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	25,495	21,515	31,625
Household Income >30% to less-than or= 50% HAMFI	17,070	8,545	20,335
Household Income >50% to less-than or= 80% HAMFI	11,610	2,415	18,655
Household Income >80% to less-than or= 100% HAMFI	5,680	460	14,480
Household Income >100% HAMFI	5,200	105	49,655
Total	65,055	33,040	134,750

Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking

Domestic violence is one of the most underreported crimes in the County and in the nation. One organization providing domestic violence related services, STAND! For Families Free of Violence (STAND) based in Concord, receives over 12,000 calls annually directly to their crisis line and fields additional referrals from law enforcement and local medical providers. Between July 2021 and June 2022, STAND provided shelter or other supportive services to over 2,000 women and their children who were victims of domestic violence.

Community Violence Solutions provides sexual assault, human trafficking, and family violence support through prevention, crisis services, and treatment. Nearly all – 97% - of the cases seen involve allegations of abuse by someone the child knows and 60% involve abuse by a family member. In FY 2020/21 387 forensic interviews were conducted as follows: 323 sexual abuse, 29 physical abuse, 13 neglect, 16 witness to allegation, 26 children at risk, 6 witness to violence, and 16 witness to domestic violence.

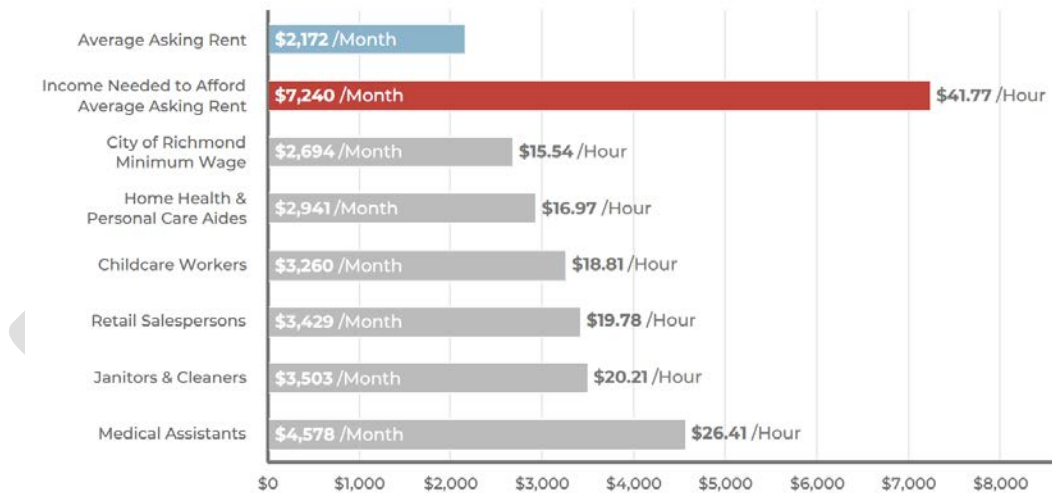
Contra Costa Family Justice Alliance provides navigation services to victims of domestic violence, sexual assault, child abuse, elder abuse, and human trafficking. Between July 2021 and June 2022, the Family Justice Alliance supported approximately 1,700 individuals in Contra Costa County. Of the 1,700 reported, 66% report domestic violence, 11% sexual assault, 5% stalking, and 2% human trafficking. 70% of those supported have children and the vast majority are low-income with 65% earning less than \$2,000 per month.

Other Populations Requiring Services or Housing Assistance to Prevent Homelessness and Other Populations at Greatest Risk of Housing Instability

Other populations where providing supportive services or assistance would prevent the family’s homelessness or would serve those with the greatest risk of housing instability. Households who have previously been qualified as “homeless”, are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance, or some other type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness. Renters in Contra Costa County need to earn \$41.77 per hour – 2.7 times the minimum wage or work approximately three full time jobs to afford the average asking rent.

WHO CAN AFFORD TO RENT

Renters need to earn **2.7 times** minimum wage to afford the average asking rent in Contra Costa County.



Source: Contra Costa County 2022 Affordable Housing Needs Report – California Housing Partnership

The Contra Costa County Consortium is served by local Public Housing Authorities (PHA) which prepare an Annual Agency Plan. The three PHAs within the County are the County of Contra Costa, Pittsburg, and Richmond. The number of units of public housing and Housing Choice Vouchers (HCV) for the three PHAs serving the HOME Consortium are listed below.

Public Housing Agency Information

HUD Housing Auth. Code	Housing Authority Name	Program Type	Public Housing/Low Rent Units	Low Rent Developments	Housing Choice Vouchers
CA011	Contra Costa County	Combined	963	11	9,368

CA060	Pittsburg	Section 8	0	0	1,133
CA010	Richmond	Low-Rent	409	7	0
Total			1,372	18	10,501

Source: HUD Housing Authority Profiles <https://pic.hud.gov/pic/haprofiles/haprofiledetails.asp>

For renters, an example of a particular housing characteristic that have been linked to instability and increased risk of homelessness is a sudden, significant rent increase. People already living with financial insecurity are ill-equipped to handle a sudden increase in such a significant proportion of their expenses, and in a tight housing market such as Contra Costa County and the Bay Area as a whole, an inability to find replacement housing could lead to homelessness. An unexpected health crisis is also a common link to housing instability and homelessness.

IDENTIFY AND CONSIDER THE CURRENT RESOURCES AVAILABLE TO ASSIST QUALIFYING POPULATIONS, INCLUDING CONGREGATE AND NON-CONGREGATE SHELTER UNITS, SUPPORTIVE SERVICES, TBRA, AND AFFORDABLE AND PERMANENT SUPPORTIVE RENTAL HOUSING:

In fiscal year 2021-2022, Contra Costa County received \$16.3 million in Continuum of Care funding and the Health, Housing, and Homeless Services (H3) division of Contra Costa Health Services received an additional \$29 million in state and local funds to support housing resources for households at imminent risk of homelessness or currently experiencing homelessness.

In June 2022, Contra Costa County and Contra Costa CoC applied to the California Interagency Council on Homelessness (Cal ICH) Homeless Housing, Assistance and Prevention (HHAP) round 3 funding. Included in that application was a summary of current resources dedicated to addressing homelessness.

In response to the COVID-19 pandemic, Contra Costa County homeless service agencies reduced bed capacity to create social distancing, to reduce the potential exposure for staff and its clients. Where possible non-congregate shelter in place was encouraged. CARES Act allocations under the Emergency Shelter Solutions Grant (ESG-CV) were allocated to the County to provide rapid rehousing, shelter services, homeless prevention, and portable hygiene stations benefiting the homeless.

Other sources are allocated to provide services to those who are at imminent risk homelessness through one-time CARES Act allocations under Community Development Block Grant (CDBG-CV) providing housing stability, housing related legal services among others. CARES Act allocations under the Housing Opportunities for Persons with AIDS (HOPWA-CV) to provide short-term rental and utility assistance to persons in the County living with HIV/AIDS. Lastly, one time allocations under the U.S. Treasury Emergency Rental Assistance Program (ERAP) enabling current renters to stay housed providing rent relief for up to 18 months.

For affordable housing production and/or preservation, sources available to Contra County is approx. \$25 million for FY 2023/24. Sources include CDBG-Housing, HOME, HOME-ARP, HOPWA, Local Housing Trust, and Local Inclusionary In-Lieu funds. Strategies for these funds include the production of new affordable housing (rental and homeownership), acquisition and rehabilitation (rental and homeownership), and permanent supportive special needs housing units.

DESCRIBE THE UNMET HOUSING AND SERVICE NEEDS OF QUALIFYING POPULATIONS, INCLUDING BUT NOT LIMITED TO:

Sheltered and unsheltered homeless populations

Contra Costa’s County Continuum of Care (CoC) has multiple family and adult-only shelters and transitional housing across the county. In the 2022 Housing Inventory Count (HIC) submitted to HUD, the CoC reported

780 emergency shelter beds and 245 transitional housing beds. The 2022 Point In Time (PIT) Count revealed 2,329 unsheltered individuals and 764 sheltered individuals across Contra Costa. These two reports demonstrate the high utilization of emergency shelter resources and the high need for additional emergency shelter beds to serve the unsheltered community.

Service needs vary based on various barriers and length of time homeless. Based on 2021 HMIS data, 76% of people accessing crisis response services like street outreach and emergency shelter, report a disabling condition and half of the households were identified as being chronically homeless. Increased affordable and permanent supportive housing are needed to address unmet needs.

At Risk of Homelessness

The 2014-2018 CHAS data listed Contra Costa County as having 31,625 renter households with incomes at or below 30% AMI (extremely-low income). Renters with extremely-low income represent 23.4% of all renters in Contra Costa County.

Other families requiring services or housing assistance or to prevent homelessness and Other Populations at Greatest Risk of Housing Instability

Shelter Inc. of Contra Costa County (Shelter Inc.) administers a rent and deposit assistance program in Contra Costa County. The data reported from Shelter Inc. are annual numbers for the fiscal year, July 1 – June 30. In FY 2019/20, Shelter Inc. served 93 households countywide with rental assistance. In 2020/21, the number of households served was 28. FY 2021/22 7 households assisted. In FY 2020/21, the State of California COVID-19 rent relief program was implemented. The State program pays for past due rent and/or future rent. Information on the State’s website can be broken down by county and city. Of the 17,015 applications received by the State from Contra Costa County, 16,593 households were served, providing a total of \$218,490,293 of rent relief. Of those households served, 63.29% were ELI households earning up to 30% AMI. The average assistance per household was \$13,325.²

IDENTIFY ANY GAPS WITHIN THE CURRENT SHELTER AND HOUSING INVENTORY AS WELL AS THE SERVICE DELIVERY SYSTEM:

Currently, Contra Costa County has limited resources to fund construction or acquisition of new shelter and affordable housing. One time funding sources like Project Home Key has enabled the purchase of 172 units of interim housing in recent years, but ongoing operating costs require additional investment from federal, state, and/or local sources. Contra Costa’s County Continuum of Care (CoC) has multiple family and adult-only shelters and transitional housing across the county. In the 2022 Housing Inventory Count (HIC) submitted to HUD, the CoC reported 780 emergency shelter beds and 245 transitional housing beds. During the Covid-19 pandemic, Contra Costa County opened several hotel sites to house unsheltered individuals. In the 2022 HIC, these temporary sites represent 219 emergency shelter beds. As of June 30, 2022, all Covid-19 hotel rooms have wound down and this has resulted in a lower inventory of emergency shelter beds.

IDENTIFY THE CHARACTERISTICS OF HOUSING ASSOCIATED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS IF THE PJ WILL INCLUDE SUCH CONDITIONS IN ITS DEFINITION OF “OTHER POPULATIONS” AS ESTABLISHED IN THE HOME-ARP NOTICE:

² Data from the State of California Dashboard as of September 19, 2022

The high cost of housing and impacts of Covid-19 increase risk of homelessness in Contra Costa County. According to a December 2021 report³ from the Turner Center for Housing Innovation at UC Berkeley, Contra Costa renters have an estimated debt of \$5,424. As mentioned elsewhere in this Allocation Plan, high-cost burden is one the housing characteristics strongly linked with instability and an increased risk of homelessness.

As reported in the 2014-2018 Comprehensive Housing Affordability Strategy (CHAS), 34% of Contra Costa County renters have a household income less than or equal to 30% AMI. Of the 34% Extremely-Low Income (ELI) renter households are experiencing the highest rent burden. Over 81% of ELI renter households pay more than 30% of their income towards rent. High rent burden on ELI renter households coupled along with severe housing problems is essentially a measure of proxy of a non-income household living in inhabitable conditions and considered at risk of homelessness.

Summary Level: County			
Data for: Contra Costa County; California			
Year Selected: 2014-2018 ACS			
Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	16,810	31,625	48,435
Household Income >30% to <=50% HAMFI	21,115	20,335	41,450
Household Income >50% to <=80% HAMFI	26,450	18,655	45,105
Household Income >80% to <=100% HAMFI	21,355	14,480	35,835
Household Income >100% HAMFI	171,795	49,655	221,450
Total	257,530	134,750	392,275
Housing Problems Overview 1	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	79,750	72,265	152,015
Household has none of 4 Housing Problems OR cost burden not available no other problems	177,775	62,485	240,260
Total	257,530	134,750	392,275
Severe Housing Problems Overview 2	Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems	36,250	43,985	80,235
Household has none of 4 Severe Housing Problems OR cost burden not available no other problems	221,275	90,765	312,040
Total	257,530	134,750	392,275
Housing Cost Burden Overview 3	Owner	Renter	Total
Cost Burden <=30%	181,515	67,545	249,060
Cost Burden >30% to <=50%	44,535	32,015	76,550
Cost Burden >50%	30,010	33,040	63,050
Cost Burden not available	1,475	2,145	3,620
Total	257,530	134,750	392,275

³ <https://turnercenter.berkeley.edu/wp-content/uploads/2021/12/ELI-Households-Bay-Area-Report-Final-1.pdf>

Income by Housing Problems (Renters only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems OR cost burden not available no other problems	Total
Household Income <= 30% HAMFI	25,850	5,775	31,625
Household Income >30% to <=50% HAMFI	17,950	2,385	20,335
Household Income >50% to <=80% HAMFI	12,935	5,720	18,655
Household Income >80% to <=100% HAMFI	6,965	7,515	14,480
Household Income >100% HAMFI	8,565	41,090	49,655
Total	72,265	62,485	134,750
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	25,495	21,515	31,625
Household Income >30% to <=50% HAMFI	17,070	8,545	20,335
Household Income >50% to <=80% HAMFI	11,610	2,415	18,655
Household Income >80% to <=100% HAMFI	5,680	460	14,480
Household Income >100% HAMFI	5,200	105	49,655
Total	65,055	33,040	134,750

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities).

IDENTIFY PRIORITY NEEDS FOR QUALIFYING POPULATIONS:

Priority needs for households at risk of homelessness and sheltered and unsheltered people experiencing homelessness include increased resources across a full spectrum of supports ranging from one-time financial assistance to permanent supportive housing and permanently deeply affordable housing.

In April 2021, Contra Costa County adopted the Regional Action Plan (RAP) to reduce unsheltered homelessness by 75%. This plan establishes a 1-2-4 framework that proposes for every unit of interim housing, the County will need to provide two units of permanent housing and four units of homelessness prevention.

EXPLAIN HOW THE LEVEL OF NEED AND GAPS IN ITS SHELTER AND HOUSING INVENTORY AND SERVICE DELIVERY SYSTEMS BASED ON THE DATA PRESENTED IN THE PLAN WERE DETERMINED:

The data used to assess needs and gaps in shelter and housing inventory and service delivery systems was gathered through various systems including HMIS, the 2022 PIT Count, the 2022 HIC Report, Contra Costa County Continuum of Care 2021 Annual Report, as well as ACS and CHAS to provide quantitative data and serve as a basis for the identification of unmet needs.

In addition, feedback was solicited from over 36 organizations that identified their support for and a documented community need for new affordable housing production for extremely-low income renters. In addition, 165 individuals completed the online HOME-ARP survey to voice their opinions on the use of HOME-ARP funds in Contra Costa County. This feedback provided qualitative data from which to support the development of priority needs, and the resulting identification of system and service delivery gaps in Contra Costa County.

HOME-ARP ACTIVITIES

DESCRIBE THE METHOD FOR SOLICITING APPLICATIONS FOR FUNDING AND/OR SELECTING DEVELOPERS, SERVICE PROVIDERS, SUBRECIPIENTS AND/OR CONTRACTORS AND WHETHER THE PJ WILL ADMINISTER ELIGIBLE ACTIVITIES DIRECTLY:

Contra Costa County proposes to use HOME-ARP funding to acquire, develop, rehabilitate, or preserve affordable rental housing and/or permanent supportive rental housing units to serve Qualifying Populations, and for administration of the program. The development of affordable rental housing and/or permanent supportive housing is the top priority for the HOME-ARP funds.

Non-profit and for-profit housing developers seeking HOME-ARP dollars for eligible rental housing development projects will submit applications for funding to the Contra Costa County Department of Conservation and Development (DCD) using the online application portal at <http://www.citydataservices.net>. Each year, DCD issues a Notice of Funding Availability (NOFA) to award available federal funding to housing projects throughout the County. Funds may include CDBG Entitlement – Urban County, HOME Consortium, State of California, or local funding. For the NOFA to be issued fall 2022, HOME-ARP funds are proposed to be included in the annual application cycle. The County will use HOME-ARP funds to leverage the annual NOFA funds.

Projects will be evaluated by staff using DCDs underwriting process. Funding recommendations will be made to Contra Costa County Board of Supervisors who will ultimately make all funding decisions. The following threshold criteria must be met by an application to be considered for an HOME-ARP award: 1) the project must include the creation or preservation of permanent affordable rental housing 2) the housing must remain affordable in perpetuity after the expiration of the HOME-ARP required period via executed legal written agreements, 3) at least one of the County’s Consolidated Plan housing priorities must be addressed, and 4) there must be a reasonable expectation that the project will be ready to proceed/begin construction by June 30, 2025.

Applications must include a description of the eligible activities to be conducted with the HOME-ARP funds and must certify that housing units assisted with the HOME-ARP will comply with HOME-ARP requirements. All applicants seeking funding for affordable multi-family rental housing (for new units and rehabilitation of

existing units) shall describe the plans and tools they have in place to insure HOMEARP assisted units will be available to Qualifying Populations.

On a competitive basis, applications that have met the threshold criteria described above will be evaluated according to how and the extent to which they meet the HOME-ARP criteria listed below. These criteria will carry equal importance and weight. The HOME-ARP criteria, together with the criteria and considerations in the Contra Costa County Affordable Housing Program Policies and Procedures will be used to determine project scores for a project’s funding recommendation to the County Board of Supervisors.

HOME-ARP Application Evaluation Criteria:

Applications submitted in response to the annual NOFA are assessed against federal eligibility requirements, programmatic thresholds, and evaluation criteria in order to fairly evaluate and rank these applications. County staff also strives to use the funds throughout the County and not overly allocate funds in a single area. Applications will first be reviewed by DCD staff to determine if the federal eligibility and programmatic thresholds are satisfied. Projects meeting requirements will be evaluated according to the evaluation criteria. Threshold requirements include:

- Long-Term Affordability
- Consistency with the Strategic Goals of the Consolidated Plan
- Site Control of the proposed site
- Capacity and experience of the developer and development team
- Financially feasible project
- Project implementation schedule and timing

As referenced above, additional analysis will be performed by DCD underwriting staff in accordance with DCD’s Policy and Procedures. The following will be assessed and contribute to project scores in the areas of Project Readiness, Financial & Cost Analysis, Developer Experience & Capacity, and Project Targeting & Characteristics prior to making a HOME-ARP funding recommendation to the Board of Supervisors:

- Project readiness
- Funding commitments from other funding sources
- Land use entitlements
- Reasonable development costs
- Feasible construction and operating budget
- Leveraging of HOME-ARP funds
- HOME-ARP and other applicable federal cross-cutting requirements

The County recognizes that, because many households in the Qualifying Populations are unable to pay rents sufficient to cover unit operating costs, it will be necessary for HOME-ARP project developers to attempt to obtain Federal or State of California project-based rental subsidies, if available. In the absence of project-based rental subsidies, additional flexibilities to provide ongoing operating cost assistance or capitalize a project operating cost assistance reserve to address operating deficits of the HOME-ARP units at a project funded with HOME-ARP funds during the 15-year compliance period.

IF ANY PORTION OF THE PJ’S HOME-ARP ADMINISTRATIVE FUNDS WERE PROVIDED TO A SUBRECIPIENT OR CONTRACTOR PRIOR TO HUD’S ACCEPTANCE OF THE HOME-ARP ALLOCATION PLAN BECAUSE THE SUBRECIPIENT OR CONTRACTOR IS RESPONSIBLE FOR THE ADMINISTRATION OF THE PJ’S ENTIRE HOME-ARP GRANT, IDENTIFY THE SUBRECIPIENT OR CONTRACTOR AND DESCRIBE ITS ROLE AND RESPONSIBILITIES IN ADMINISTERING ALL OF THE PJ’S HOME-ARP PROGRAM:

Not applicable. HOME-ARP Administration funds provided to the Contra Costa County Consortium are maintained to support internal administration and planning costs.

Use of HOME-ARP Funding

	Funding Amount	% of the Grant	Statutory Limit
Supportive Services			
Development of Affordable Rental Housing	\$10,276,683		
Acquisition and Development of Non-Congregate Shelters			
Tenant-Based Rental Assistance (TBRA)			
Non-Profit Operating			5%
Non-Profit Capacity Building			5%
Administration and Planning	\$1,813,532	15%	15%
Total HOME-ARP Allocation	\$12,090,215		

ADDITIONAL NARRATIVE, IF APPLICABLE:

Not applicable.

DESCRIBE HOW THE CHARACTERISTICS OF THE SHELTER AND HOUSING INVENTORY, SERVICE DELIVERY SYSTEM, AND THE NEEDS IDENTIFIED IN THE GAP ANALYSIS PROVIDED A RATIONALE FOR THE PLAN TO FUND ELIGIBLE ACTIVITIES:

Based on the HUD CHAS data released **September 29, 2021**, for the 2014-2018 period, it reported Contra Costa County to have a total of 392,275 owner occupied and renter occupied housing units. This is 6,024 units less than reported in the 2020 ACS Experimental Data release. Of the 392,275 total units, 134,750 (34%) are recorded as rental units.

Per ACS, Physical Housing Characteristics for Occupied Housing Units table (S2504) for the same period of the 2014-2018 CHAS report, 4.8% of the rental housing inventory was built in 1939 or earlier. 52.5% of the rental housing inventory was built between 1940 and 1979; 31.1% built between 1980 and 1999; and only 3.6% built 2010 or later.⁴

As reported earlier in this Allocation Plan, Contra Costa County’s lowest income households are experiencing the highest rent burden. 80.6% of ELI households pay more than 30% of their income towards rent, with 68% paying over 50% of their income towards rent.

New affordable housing developments typically take 3-7 years from predevelopment to occupancy. The HOME-ARP funds will support Contra Costa County deeply affordable rental developments through the

⁴

<https://data.census.gov/cedsci/table?q=S2504%3A%20PHYSICAL%20HOUSING%20CHARACTERISTICS%20FOR%20OCCUPIED%20HOUSING%20UNITS&g=0500000US06013>

annual NOFA process described above. The actual number of units is to be determined based on the applications to be received during the NOFA process.

HOME-ARP PRODUCTION HOUSING GOALS

ESTIMATE THE NUMBER OF AFFORDABLE RENTAL HOUSING UNITS FOR QUALIFYING POPULATIONS THAT THE PJ WILL PRODUCE OR SUPPORT WITH ITS HOME-ARP ALLOCATION:

Based on the average cost to construct a 1-bedroom HOME unit, based on average of recently received project applications, it is estimated that not less than 50 units of affordable rental housing will be produced, or preserved with HOME-ARP funds for qualifying populations. New construction of affordable housing development may cost up to \$800,000 per unit, depending on the type of construction proposed. Infill sites may be challenging to construct on and therefore may require underground or podium parking with construction of units above.

DESCRIBE THE SPECIFIC AFFORDABLE RENTAL HOUSING PRODUCTION GOAL THAT THE PJ HOPES TO ACHIEVE AND DESCRIBE HOW IT WILL ADDRESS THE PJ’S HOUSING NEEDS:

The County’s 2020-2025 Consolidated Plan evaluated data from prior to the COVID-19 pandemic and outlined strategies to address the affordable housing and supportive services needs in the community. It also outlined strategies to address homelessness. The Consolidated Plan establishes the following priorities for all project and programs funded with CDBG-Housing, HOME, and HOPWA funds. Affordable Housing is considered a priority need in the FY 2020-2025 Consolidated Plan.

New Affordable Rental Units	AH-1: Expand housing opportunities for extremely low-income, very low-income, low-income, and moderate-income households through an increase in the supply of decent, safe, and affordable rental housing via new housing construction or acquisition of land for the purpose of housing construction.
Increase Homeownership Opportunities	AH-2: Increase homeownership opportunities via the construction, acquisition, and/or rehabilitation of housing units for homeownership; and/or direct financial assistance provided to low- to moderate-income homebuyers.
Maintain and Preserve	AH-3: Maintain and preserve the existing affordable housing stock.
Supportive Housing for Special Needs Populations	AH-4: Increase the supply of appropriate and supportive housing for special needs populations, which may include short term tenant based rental assistance.

The County set a goal to construct 150 new affordable rental units utilizing federal funds in the Consolidated Plan. Through the first two years of the five-year period, the County has accomplished 47% of its new construction affordable rental housing goal. Despite this achievement, the consultation with stakeholders stated that affordable rental housing is an ongoing need in the County, especially among renters in the extremely-low income category (earning less than 30% Area Median Income).

The County recognizes that, because many households in the Qualifying Populations are unable to pay rents sufficient to cover unit operating costs, it will be necessary for HOME-ARP project developers to attempt to obtain Federal or State of California project-based rental subsidies, if available. In the absence of project-

based rental subsidies, additional flexibilities to provide ongoing operating cost assistance or capitalize a project operating cost assistance reserve to address operating deficits of the HOME-ARP units at a project funded with HOME-ARP funds during the 15-year compliance period.

Preferences

IDENTIFY WHETHER THE PJ INTENDS TO GIVE PREFERENCE TO ONE OR MORE QUALIFYING POPULATIONS OR A SUBPOPULATION WITHIN ONE MORE QUALIFYING POPULATIONS FOR ANY ELIGIBLE ACTIVITY OR PROJECT:

- *Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a)*
- *PJs are not required to describe specific projects to which the preferences will apply.*

All Qualifying Populations will be eligible for a HOME-ARP unit however the HOME-ARP funds will give preference to persons and households (including families) experiencing homelessness in Contra Costa County, who meet the definition of homeless (as defined) in 24 CFR 91.5). The County Departments will partner to identify homeless individuals and households/families within the County who may qualify and choose to live in this type of housing.

If the project is unable to identify a sufficient number of County homeless individuals or households/families (as defined in 24 CFR 91.5), who qualify and choose to live this type of housing project(s), the other Qualifying Populations listed below will receive equal access to potential HOME-ARP units:

- At risk of homelessness
- Individuals or families who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Other families requiring services or housing assistance to prevent homelessness
- At greatest risk of housing instability

Veterans and families that include a veteran in the household that meet the above criteria for one of the Qualifying Populations will also be eligible to occupy a HOME-ARP unit.

The County will use a combination of the Coordinated Entry System and other referral methods, as needed, to meet the referral requirements established in Se IV.C.2 of the CPD Notice 21-10 and ensure all HOME-ARP Qualifying Populations can be referred to a HOME-ARP funded project. Policies and procedures will be established for applying the established preference and method of referral.

IF A PREFERENCE WAS IDENTIFIED, EXPLAIN HOW THE USE OF A PREFERENCE OR METHOD OF PRIORITIZATION WILL ADDRESS THE UNMET NEED OR GAP IN BENEFITS AND SERVICES RECEIVED BY INDIVIDUALS AND FAMILIES IN THE QUALIFYING POPULATION OR CATEGORY OF QUALIFYING POPULATION, CONSISTENT WITH THE PJ'S NEEDS ASSESSMENT AND GAPS ANALYSIS.

The HOME-ARP funds will be used to create more deeply affordable and permanent supportive rental housing for Qualifying Populations. Upon implementation, HOME-ARP funds will support all Qualifying Populations chronologically through limited coordinated entry system as a referral method.

IF A PREFERENCE WAS IDENTIFIED, DESCRIBE HOW THE PJ WILL USE HOME-ARP FUNDS TO ADDRESS THE UNMET NEEDS OR GAPS IN BENEFITS AND SERVICES OF THE OTHER QUALIFYING POPULATIONS THAT ARE NOT INCLUDED IN THE PREFERENCE:

The County will address the unmet needs or gaps in benefit and services of the other Qualifying Populations that are not included in the preference by serving people experiencing homelessness after all of the referrals for currently homeless individuals and families have been exhausted.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ESTABLISH A MINIMUM LEVEL OF REHABILITATION PER UNIT OR A REQUIRED RATIO BETWEEN REHABILITATION AND REFINANCING TO DEMONSTRATE THAT REHABILITATION OF HOME-ARP RENTAL HOUSING IS THE PRIMARY ELIGIBLE ACTIVITY

The HOME-ARP funds will not be used to refinance existing debt.

- REQUIRE A REVIEW OF MANAGEMENT PRACTICES TO DEMONSTRATE THAT DISINVESTMENT IN THE PROPERTY HAS NOT OCCURRED; THAT THE LONG-TERM NEEDS OF THE PROJECT CAN BE MET; AND THAT THE FEASIBILITY OF SERVING QUALIFIED POPULATIONS FOR THE MINIMUM COMPLIANCE PERIOD CAN BE DEMONSTRATED.

The HOME-ARP funds will not be used to refinance existing debt.

- STATE WHETHER THE NEW INVESTMENT IS BEING MADE TO MAINTAIN CURRENT AFFORDABLE UNITS, CREATE ADDITIONAL AFFORDABLE UNITS, OR BOTH.

The HOME-ARP funds will not be used to refinance existing debt.

- SPECIFY THE REQUIRED COMPLIANCE PERIOD, WHETHER IT IS THE MINIMUM 15 YEARS OR LONGER.

The HOME-ARP funds will not be used to refinance existing debt.

- STATE THAT HOME-ARP FUNDS CANNOT BE USED TO REFINANCE MULTIFAMILY LOANS MADE OR INSURED BY ANY FEDERAL PROGRAM, INCLUDING CDBG.

The HOME-ARP funds will not be used to refinance existing debt.

- OTHER REQUIREMENTS IN THE PJ'S GUIDELINES, IF APPLICABLE.

The HOME-ARP funds will not be used to refinance existing debt.

APPENDIX A – CoC STAKEHOLDER MEETING NOTES – 2/14/2022

DRAFT



CONTRA COSTA CONTINUUM OF CARE

CoC Stakeholder Meeting: “1) HOME-ARP Fund Uses & 2) Equity and People With Lived Experience of Homelessness”

The Contra Costa Continuum of Care (CoC) Stakeholder meetings are biannual meetings designed to create a forum for stakeholders to provide input on issues related to homelessness.

Monday, February 14, 2022; 1:00 pm – 3:00 PM

Recording of Meeting: <https://youtu.be/jUNfft6-jVM>

AGENDA

Time	Agenda Item	Presenter
1:00	1. Introductions	a. Jo Bruno, Vice Chair, <i>Council on Homelessness</i>
HOME-ARP Fund Uses		
1:10	2. HOME-ARP Presentation a. Allocation received b. Qualifying Populations c. Eligible activities d. Planning process	a. Kristin Sherk, Senior Housing Planner, Contra Costa County, Department of Conservation and Development
	3. Survey Questions – Poll Everywhere	a. Kristin Sherk
	4. Q & A	a. All
Equity And People With Lived Experience Of Homelessness		
2:10	5. Activity: Laying it on the Line	a. HomeBase
	6. What is Equity?	a. HomeBase
	7. C4 Innovations Equity Report	a. Jaime Jenett, H3
	8. Activity: Creating Meaningful Partnerships With People with Lived Expertise (Breakout Room Discussions)	b. All
2:52	9. Announcements	a. All
2:57	10. Pin It	a. Jo Bruno, Vice Chair, <i>Council on Homelessness</i>



CONTRA COSTA CONTINUUM OF CARE

Commonly Used Acronyms

Acronym	Definition
APR	Annual Performance Report (for HUD homeless programs)
CARE	Coordinated Assessment and Resource
CCYCS	Contra Costa Youth Continuum of Services
CDBG, CDBG-CV	Community Development Block Grant (federal and state programs) and the federal Community Development Block Grant CARES Act coronavirus allocation.
CESH	California Emergency Solutions and Housing program (state funding)
Continuum of Care (CoC)	Continuum of Care approach to assistance to the homeless. Federal grant program promoting and funding permanent solutions to homelessness.
Con Plan	Consolidated Plan, a locally developed plan for housing assistance and urban development under CDBG.
CORE	Coordinated Outreach Referral, Engagement program
COVID-19	Coronavirus
DOC	Department Operations Center
EHSD	(Contra Costa County) Employment and Human Services Division
EOC	Emergency Operations Center
ESG and ESG-CV	Emergency Solutions Grant (federal and state program) and the federal Emergency Solutions Grant CARES Act coronavirus allocation.
ESG-CV	Emergency Solutions Grant CARES
FMR	Fair Market Rent (maximum rent for Section 8 rental assistance/CoC grants)
HCD	Housing and Community Development (State office)
HEAP	Homeless Emergency Aid Program (State funding)
HEARTH	Homeless Emergency and Rapid Transition to Housing (HEARTH) Act of 2009
HHAP	Homeless Housing and Assistance Program
HMIS	Homeless Management Information System
HOME	Home Investment Partnerships (CPD program)
HUD	U.S. Department of Housing and Urban Development (federal)
MHSA	Mental Health Services Act
NOFA/NOFO	Notice of Funding Availability/Notice of Funding Opportunity
PHA	Public Housing Authority
PUI	Persons Under Investigation
SAMHSA	Substance Abuse & Mental Health Services Administration
SRO	Single-Room Occupancy housing units
SSDI	Social Security Disability Income
SSI	Supplemental Security Income
TA	Technical Assistance
TAY	Transition Age Youth (usually ages 16-24)
VA	Veterans Affairs (U.S. Department of)
VASH	Veterans Affairs Supportive Housing
VI-SPDAT	Vulnerability Index – Service Prioritization Decision Assistance Tool

Name (Original Name)	Agency
Andrea Foti	SHELTER, Inc.
Brenda Kain	City of Concord
Brianne Zorn	City of Martinez
Claudia Ramirez	St. Vincent De Paul
Chris Batson	CCHNC
Christy Saxton	H3: Administration
Lea Murray	Collaborising
Jaime Jenett (Contra Costa CoC)	H3: Administration
Denise Clarke	CCOOE
Donna Walton	
Deanne Pearn	Hope Solutions
Ellen Shirgul	CCHS: Behavioral Health
Elizabeth Verdin	Hume Center
fred hempy	
Guita Bahramipour	AODS Advisory Board
Gina Hernandez	SHELTER, Inc.
Irma Bodden	Hope Solutions REP Program
Janel Fletcher	SHELTER, Inc.
Jessica Arbildo	SHELTER, Inc.
Jill Ray	Office of Supervisor Anderson
Jo Bruno	Council on Homelessness
John Eckstrom	SHELTER, Inc.
Jonathan Russell	BACS
Julie Clemens	SHELTER, Inc.
Kathryn Monroy	City of Concord
Khalid Nemati	SHELTER, Inc.
kristin sherk	Department of Conservation and Development
Laura Sharples	Catholic Charities of the East Bay
Loren Dalbert	Richmond Community Foundation
Leslie Gleason	Trinity Center
Lina Velasco	City of Richmond
Lamar Turner	Elder Focus Housing
Maddie Nation (she/her)	HomeBase
Mark Mora (he/him)	HomeBase
Michele Byrnes (Michele Byrnes)	HomeBase
Nick Goodrich	SHELTER, Inc.
Keva Dean	
Renee Hedrick	
Sadiq Nemati	
Sakeara Hasani	
Sherrie Brooks	
Susan Padan	
Teri House	City of Antioch
Thomas Hansen	
Captain Doug Silva (Thomas Hansen)	City of Brentwood
Captain Doug Silva# Brentwood PD	City of Brentwood

CoC Stakeholder Meeting: HOME-ARP Funds

MONDAY
FEB. 14, 2022
1:00 PM

HOME-ARP Agenda

HOME-ARP Presentation

- Allocation received
- Qualifying Populations
- Eligible activities
- Planning process

Survey Questions

- Poll Everywhere
www.pollev.com

Q & A

Allocation of HOME-ARP Funds to Contra Costa County



\$10,276,683 available for activities.



The funds must be spent by 2030.



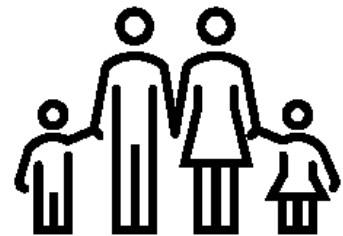
The funds are eligible to be used for projects Countywide.

HOME-ARP Funds - Introduction

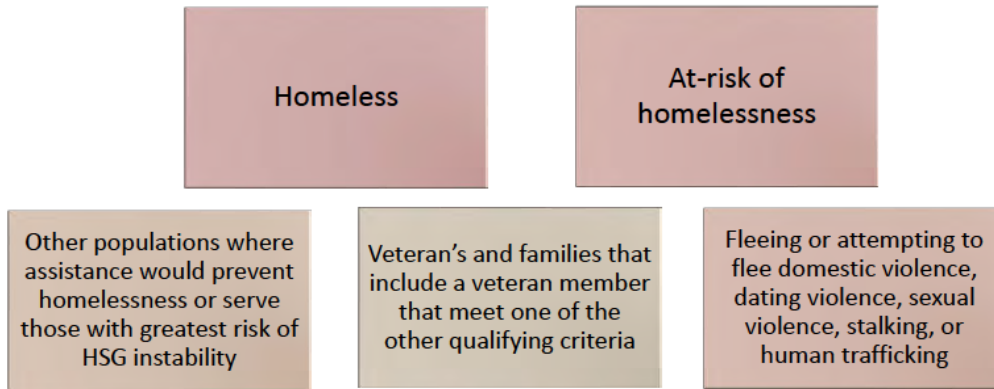
HOME-ARP funds are from the American Rescue Plan Act for the purpose of providing assistance to individuals or households who are homeless, at risk of homelessness, and other vulnerable populations to reduce homelessness and increase housing stability.

HOME-ARP funds can be used for 4 eligible activities:

1. Preservation and production of affordable rental housing
2. Tenant Based Rental Assistance (TBRA)
3. Housing Related Supportive Services
4. Acquisition and Development of Non-Congregate Shelters (NCS)



Qualifying Populations (QP) Funds must primarily benefit eligible populations:



HOME-ARP Rental Housing -

Acquisition, rehabilitation, or new construction of affordable rental housing to be occupied by a QP household.

-
- Unlike the regular HOME Program, which targets HOME-assisted rental units based on tenant income, 70% of all HOME-ARP units will admit households based only upon their status as a QP household.
 - QP households are eligible based solely on meeting one of the HOME-ARP QP definitions.
 - Project-based rental assistance for HOME-ARP units are encouraged to cover project operating costs.
 - 15-year HOME-ARP required minimum term.
 - The use of HOME-ARP funds to provide ongoing operating cost assistance or capitalize a project operating cost assistance reserve to address operating deficits of the HOME-ARP units is eligible.
 - Underwriting guidelines and subsidy layering are required. All costs associated with a project are required to be considered necessary and reasonable.

HOME-ARP Tenant-Based Rental Assistance (TBRA)

<p>HOME-ARP TBRA would assist QP households for housing related costs.</p> <ul style="list-style-type: none">○ Assistance may be provided to cover the entire cost or insufficient amounts that the household cannot pay.○ Rental units only; homebuyer is ineligible.○ Up to 100% subsidy housing costs may be provided.	<p>HOME-ARP TBRA is <u>tenant-based</u>.</p> <ul style="list-style-type: none">○ This assistance is attached to the household and not a particular rental unit.○ A household may move to another unit with continued assistance if the unit meets applicable property standards.	<p>Eligible costs include:</p> <ul style="list-style-type: none">○ Rental assistance○ Security deposit payments○ Utility payments, as part of rental assistance or security deposit payments○ Costs of housing inspections
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HOME-ARP FUNDS STAKEHOLDER MEETING 2/14/2022

7

HOME-ARP Supportive Services

<p>HOME-ARP funds may be used for to provide a broad range of supportive services:</p> <ul style="list-style-type: none">○ Qualifying individuals or families○ Separate activities or in combination with other HOME-ARP activities.○ Not already receiving these services through another program.	<p>Eligible supportive service categories under HOME-ARP:</p> <ul style="list-style-type: none">○ Mckinney-Vento○ Homeless Prevention (adapted from ESG regulations)○ Housing Counseling
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HOME-ARP Funds Stakeholder Meeting 2/14/2022

8

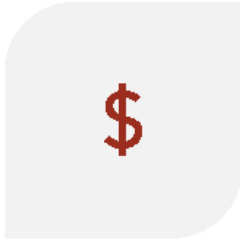
Non-Congregate Shelter (NCS)

For purposes of HOME-ARP, NCS is defined as one or more buildings that:	<ul style="list-style-type: none"> ○ Provide private units or rooms for temporary shelter ○ Serve individuals and families that meet one or more of the QPs ○ Do not require occupants to sign a lease or occupancy agreement
NCS – Eligible Activities:	<ul style="list-style-type: none"> ○ Acquisition of structures to be used as NCS (Rehab not required because structure is in standard condition) ○ New construction of structures to be used as NCS (with or without land acquisition) ○ Rehab of existing structures (motels, nursing homes, etc.) to be used as NCS (with or without land acquisition) <ul style="list-style-type: none"> ○ Must meet all applicable state and local property standards
NCS – Eligible Costs:	<ul style="list-style-type: none"> ○ Acquisition Costs ○ Demolition Costs ○ Development Hard Costs ○ Related Soft Costs ○ Replacement Reserve
NCS – Prohibited Costs:	<ul style="list-style-type: none"> ○ Pay ongoing costs of operating a HOME-ARP NCS ○ Convert NCS to permanent rental housing

Planning Process Requirements



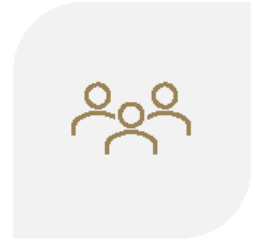
Required Consultations



To receive its HOME-ARP funds, the County must engage in consultation and public participation processes and develop a HOME-ARP allocation plan. One of the first administrative steps is to conduct the consultations required by HUD.

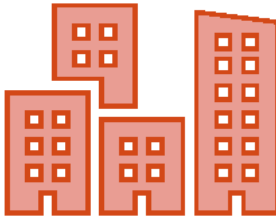


All consultation provides an opportunity to better understand the needs in Contra Costa and which eligible activities can be most impactful.



This consultation process supports the creation of the HOME-ARP Allocation Plan.

Needs Assessment & Gaps Analysis



Consideration for the housing and service needs of QPs in Contra Costa such as:

1. Shelter and unsheltered homeless populations;
2. Currently housed populations at risk of homelessness;
3. Other families requiring services or housing assistance to prevent homelessness; and
4. Those at greatest risk of housing instability or in unstable housing situations.

How to join Poll Everywhere:



Go to [PollEv.com](https://www.poll Everywhere.com)
Enter JOHnk706



Text **JOHnk706** to 22333 on your
phone to join.



Questions?

Thank you for attending!

My contact information:

Kristin Sherk, Senior Housing Planner

Department of Conservation and Development

Kristin.sherk@dcd.cccounty.us

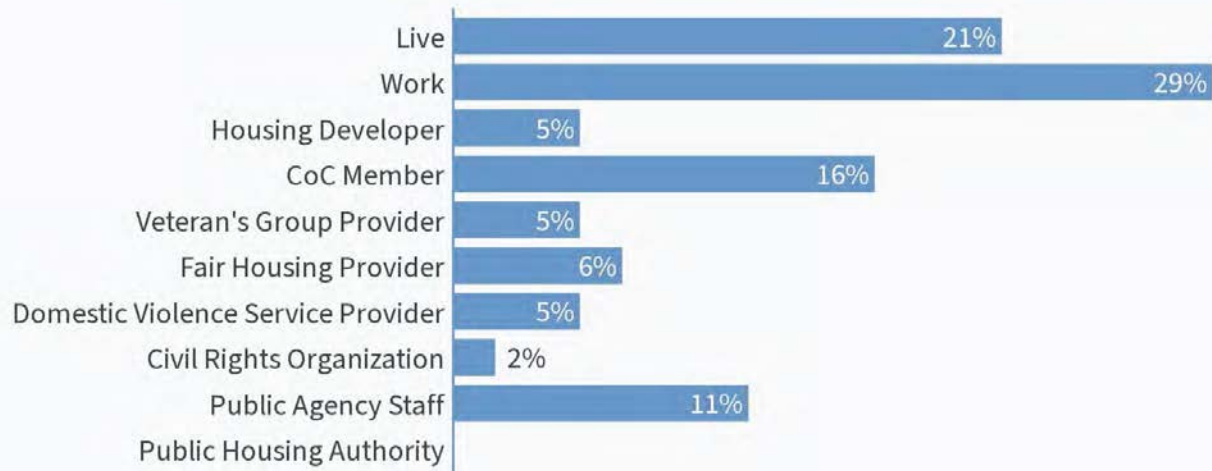
(925) 655-2889



When poll is active, respond at pollev.com/johnk706

Text **JOHNK706** to **22333** once to join

How are you connected to Contra Costa County?



When poll is active, respond at pollev.com/johnk706

Text **JOHNK706** to **22333** once to join

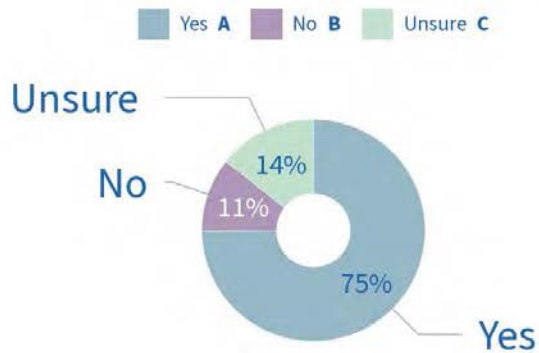
Would you support the use of HOME-ARP funds for production or preservation of permanent affordable rental housing?



When poll is active, respond at pollev.com/johnk706

Text **JOHNK706** to **22333** once to join

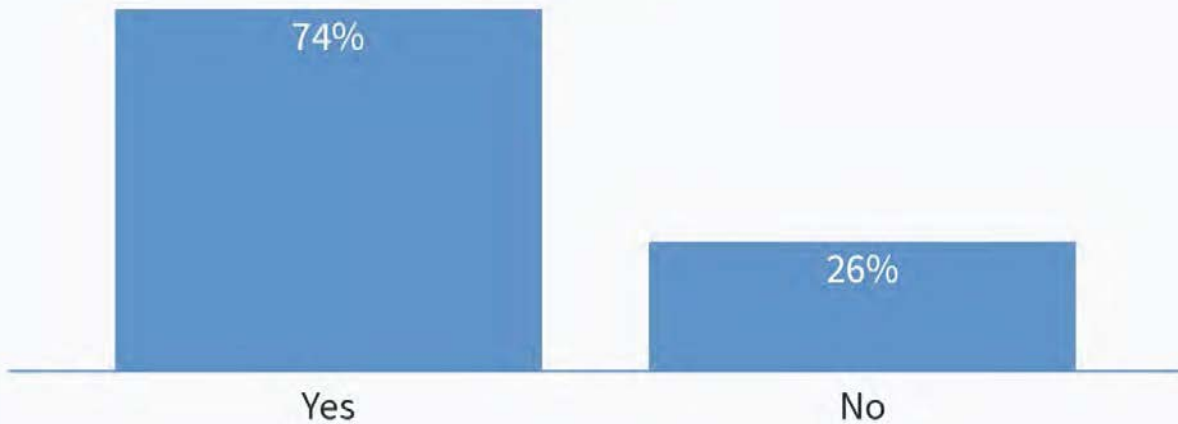
Would you support the use of HOME-ARP funds for a non-congregate shelter project?



When poll is active, respond at pollev.com/johnk706

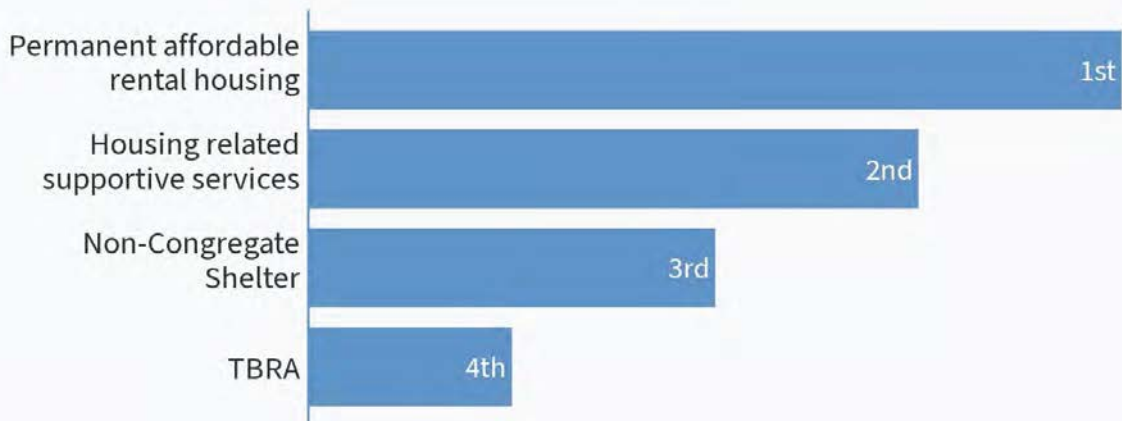
Text **JOHNK706** to **22333** once to join

Do you think there is a need for TBRA in Contra Costa County?



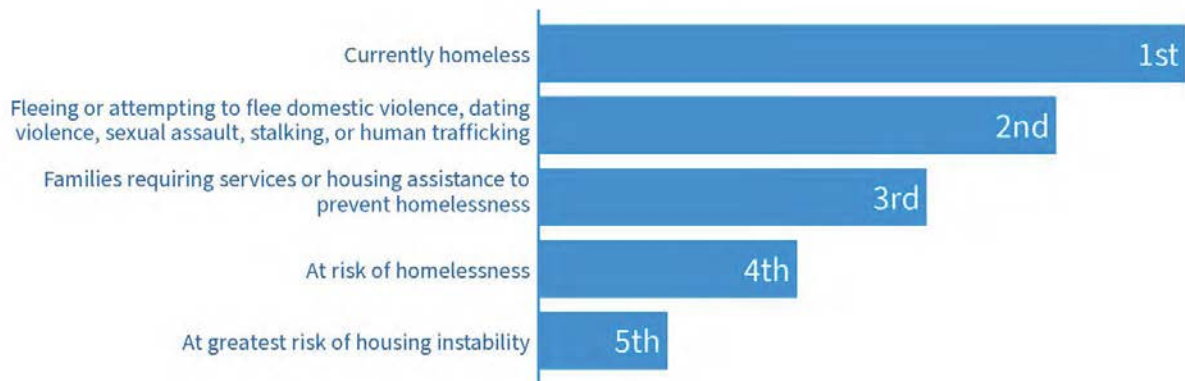
When poll is active, respond at pollev.com/johnk706

Rate the following eligible activities in order of need with 1 being greatest need and 4 being the least needed:



When poll is active, respond at pollev.com/johnk706

Rate the following HOME-ARP qualifying populations in order of need with 1 being the greatest need and 5 being the least needed:

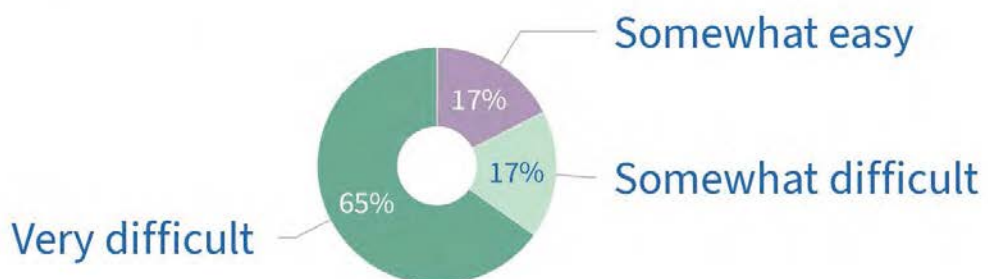


When poll is active, respond at pollev.com/johnk706

Text **JOHNK706** to **22333** once to join

In your opinion, how difficult is it to get into a shelter in Contra Costa County?

Very easy **A** Somewhat easy **B** Somewhat difficult **C** Very difficult **D**



What needs or gaps do you see in non-congregate shelters in Contra Costa County?

Good collaboration among shelter providers and other parts of system

Lack of permanent NCS for families – a population of growing proportion in the County.

Partnership with non profits such as BACS

Everything is needed

Housing Services

Persons being swept by police do not have many options.

Need NCS for families with children!

More beds

Juicide prevention services for families who are caring for a suicidal individual

Near transit

Clear path into non-congregate shelters from congregate.

Location, buildings to use, space available

Funding

Food service. If a NCS can have family room with baths, then a kitchen/dining area would still be much healthy.

More beds.

No one should be homeless in a free land.

Need places for transition age youth and families with children. We have systematically prioritized medically vulnerable and older folks by necessity during COVID but lost ground with these other high risk populations.

I believe HOMEkey Program brings interim Housing to Contra Costa County.

A lack of it.

Contra Costa needs more facilities/beds.

Huge need for more shelter in general. This model seems to work for people bc have more privacy security and possibly have pets.

Stolen

Not enough, nor enough funding to support exits into permanent housing.

Not enough.

More options for outside living – tent cities, RVS etc.

We need to invest in the root of the problem that contributed to the end result of homelessness. Until we have sustainable services, we will never scratch the surface of our homeless crisis.

Mental health and substance use support

East County lacks a drop in CARE center which lessens the accessibility to shelter and housing for East County residents. Need more single unit housing options such as micro units or studio apartments for single adults.

Lack of supportive services.

What needs or gaps do you see in permanent affordable rental housing in Contra Costa County?

Need more permanent housing and given option to buy.

Not enough, long wait lists, difficult applications

Not enough and terrible nimbly-ism where new projects are being proposed.

If this is a work in progress, and we know that it's not yet operating at perferting, then in the meantime we need to stop uprooting encampments and homeless communities.

Lack of units, landlords willing to rent to clients with rental subsidies, not enough spots in programs that provide supportive services

Higher number of units – of all sizes, studios to multi bedroom.

There are so many more people who need it than there is availability.

Locate in areas of economic opportunity, good education, environmentally healthy

Long waiting list, not enough apartments available.

Lack of small affordable units for singles

LONG waitlists, difficult application process.

The same gaps you see on some Indian Reservations or other government housing projects.

Units from the 50's-60's in original condition, no upgrades, no human decency

Lack of deeply affordable (30% AMI or less) housing for unhoused individuals that is not PHU

We need more permanent affordable housing because people can't afford the rent increase.

Not enough preservation of existing naturally occurring affordable housing. Stop speculative investors from buying up units and jacking up rents.

People who grew up here, once lived decent, now living poorly

Poor maintenance, mold, rats, etc

Not enough

Property owners. Greed. Space. Locations. Buildings. Income to rent ratio.

More senior housing.

Not enough capacity.

More units

We need housing opportunities with no minimum income.

Too much reliance on private market private landlords with TBRA are bleeding public resources in the creation of private wealth

Martinez doesn't have enough housing, period. Martinez doesn't.

Availability

APPENDIX B - GENERAL SURVEY RESULTS – ENGLISH AND SPANISH

Contra Costa County – HOME-ARP Survey Questions

Hello! Thank you for choosing to participate in the HOME-ARP planning survey by Contra Costa County HOME Consortium. The American Rescue Plan Act of 2021 appropriated \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing rental housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability. The funds were allocated by formula to jurisdictions that qualified for funding through the HOME Investment Partnership Program (HOME Program) from the U.S Department of Housing and Urban Development (HUD). This special one-time round of funding is called the “HOME-ARP” program.

In September 2021, HUD awarded the Contra Costa County HOME Consortium (which consists of Contra Costa County and the Cities of Antioch, Concord, Pittsburg, and Walnut Creek) **\$12,090,215** in HOME-ARP funds.

Eligible activities that may be funded with HOME-ARP include:

1. Preservation and Production of affordable rental housing
2. Tenant Based Rental Assistance (TBRA)
3. Housing Related Supportive Services, Homeless Prevention Services, and Housing Counseling
4. Purchase and Development of Non-Congregate Shelters (NCS)

Funds must primarily benefit individuals and households in the following qualifying populations:

- Experiencing homelessness (as defined in 24 CFR 91.5 “Homeless” (1), (2), or (3))
- At risk of homelessness (as defined in 24 CFR 91.5 “At risk of homelessness”)
- Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, (as defined in 24 CFR 5.2003)
- Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel)

We encourage you to share this survey with your colleagues, stakeholders, and partner organizations. The survey should take approximately 10 minutes to complete. For more information on [Contra Costa County HOME-ARP program](#), please visit the HOME-ARP website <http://www.contracosta.ca.gov/HOME-ARP> or contact us at dcd.housing@dcd.cccounty.us or (925) 655-2708.

How are you connected to Contra Costa County? (Answer more than once)

- a. Live
- b. Work
- c. Affordable Housing Developer
- d. Public Agency Employee
- e. Continuum of Care – the system of care that guides and tracks homeless individuals and families through an array of housing and services designed to prevent and end homelessness
- f. Homeless Service Provider
- g. Veteran’s Group
- h. Fair Housing, Civil Rights Provider

- i. Public Housing Authority
- j. Domestic Violence Service Provider
- k. Organization Serving Persons Living with Disabilities
- l. Other

The world of federal funding comes with a lot of jargon. Below are definitions for terms that are used frequently in relation to HOME-ARP funds and found in this survey.

AT RISK OF HOMELESSNESS: An individual or family who is extremely low income and has moved because of economic reasons two or more times during the previous 60 days, is living in the home of another because of economic hardship, has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days, lives in a hotel/motel and the cost of the hotel/motel is not paid by charitable organizations or other subsidy program, lives in a single-room occupancy or efficiency apartment in which there are more than two persons residing, is exiting a publicly funded institution or system of care, or otherwise lives in housing that has characteristics associated with instability.

GREATEST RISK OF HOUSING INSTABILITY: For HOME-ARP funds, this means a household that is either extremely-low income (earns less than 30% AMI) AND is experiencing severe cost burden (paying more than 50% of monthly income towards housing costs); or is low-income (earns between 31-50% AMI) AND meets one of the conditions of "at risk of homelessness".

NON-CONGREGATE SHELTER: As opposed to congregate settings, such as traditional homeless shelters, non-congregate shelter provides more private accommodations (individual rooms).

QUALIFYING POPULATIONS: For HOME-ARP funds, this means people experiencing homelessness, at risk of homelessness, fleeing domestic violence dating violence, sexual violence, stalking, human trafficking, or otherwise at high risk of housing instability.

SUPPORTIVE SERVICES: HOME-ARP funds may be used for services to provide a broad range of supportive services including childcare, education services, employment assistance/job training, food, housing search and counseling services, legal services, life skills training, mental health services, case management, and transportation.

TENANT-BASED RENTAL ASSISTANCE: A rent subsidy to help households afford housing costs, such as rent and security deposits. "Tenant-based" means the subsidy is attached to the household, and they can use it to rent any rental unit that meets program guidelines and whose landlord is willing to accept the subsidy payment.

1. Would you support the use of HOME-ARP funds for either the new construction or rehab of permanent affordable rental housing? (One answer only)
 - a. Yes
 - b. No
 - c. Unsure

2. Would you support the use of HOME-ARP funds for a non-congregate shelter project? (NCS is one or more buildings shelter to individuals and families and does not require them to sign a lease) (One answer only)
 - a. Yes
 - b. No
 - c. Unsure

3. Is there a need for Tenant-Based Rental Assistance in Contra Costa County? (One answer only)
 - a. Yes
 - b. No
 - c. Unsure

4. Rate the following eligible activities in order of need with 1 being greatest need and 4 being least needed:
 - a. Non-Congregate Shelter
 - b. Permanent affordable rental housing units
 - c. Housing-related supportive services
 - d. Tenant-Based Rental Assistance

5. Among the following Qualifying Populations (see Definitions above for more information on QP household) who are eligible for HOME-ARP funding, where is the most need in Contra Costa County? Rank the following with 1 being greatest need and 5 being the least needed:
 - a. Currently homeless
 - b. At risk of homelessness
 - c. Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
 - d. Other populations where assistance would prevent homelessness or serve those with greatest risk of housing instability

6. In your opinion, how difficult is it to get into a shelter in Contra Costa County? (One answer only)
 - a. Extremely difficult
 - b. Somewhat difficult
 - c. Neutral
 - d. Somewhat easy
 - e. Extremely easy
 - f. I don't know

7. Among individuals in Contra Costa County who qualify as a Qualifying Population household (see Definitions above for more information on QP household), please identify which group faces the most barriers to ending their homelessness? (One answer only)
 - a. Youth
 - b. Seniors
 - c. Persons with mental health conditions or substance abuse disorders
 - d. Persons with disabilities

8. What needs or gaps do you see in the construction, rehabilitation, or acquisition of Non-Congregate Shelter in Contra Costa County?
9. What needs or gaps do you see in the production or preservation of permanent affordable rental housing in Contra Costa County?
10. What needs or gaps do you see in housing related supportive services in Contra Costa County?
11. What unmet housing or service needs or gaps do you see in Tenant-Based Rental Assistance in Contra Costa County?

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Contra Costa County - HOME-ARP Survey Questions

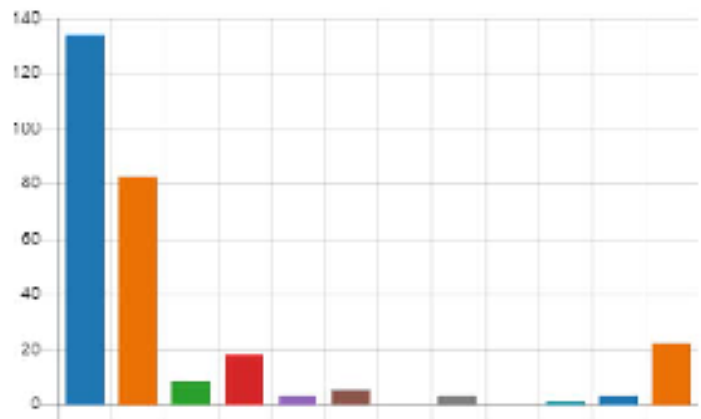
165
Responses

21:54
Average time to complete

Closed
Status

1. How are you connected to Contra Costa County? (More than one answer is permitted).

● Live	134
● Work	83
● Affordable Housing Developer	8
● Public Agency Employee	18
● Continuum of Care - the syste...	3
● Homeless Service Provider	5
● Veteran's Group	0
● Fair Housing or Civil Rights Pr...	3
● Public Housing Authority	0
● Domestic Violence Service Pro...	1
● Organization Serving Persons ...	3
● Other	22



2. Would you support the use of HOME-ARP funds for either the new construction or rehab of permanent affordable rental housing? (One answer only)

● Yes	119
● No	21
● Unsure	25



3. Would you support the use of HOME-ARP funds for a non-congregate shelter project? (NCS is one or more buildings that provide shelter and serve individuals and families and does not require them to sign a lease) (One answer only)



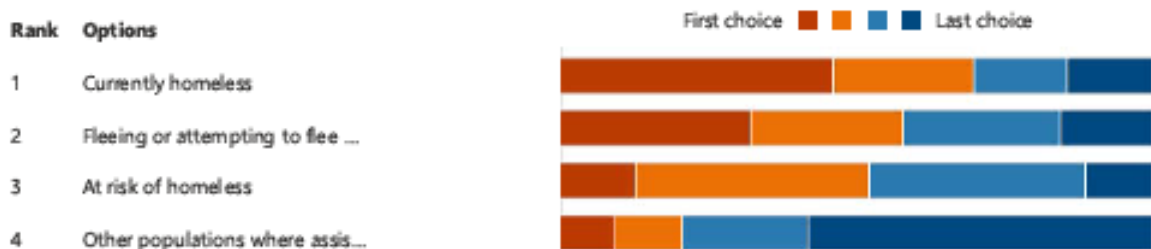
4. Is there a need for Tenant-Based Rental Assistance in Contra Costa County? (One answer only)



5. Rate the following eligible activities in order of need with 1 being greatest need and 4 being least needed:



6. Among the following Qualifying Populations (see Definitions above for more information on QP household) who are eligible for HOME-ARP funding, where is the most need in Contra Costa County? Rank the following with 1 being greatest need and 5 being the least needed:



7. In your opinion, how difficult is it to get into a shelter in Contra Costa County? (One answer only)

● Extremely difficult	69
● Somewhat difficult	35
● Neutral	49
● Somewhat easy	8
● Extremely easy	4



8. Among individuals in Contra Costa County who qualify as a Qualifying Population household (see Definitions above for more information on QP household), please identify which group faces the most barriers to ending their homelessness? (One answer only)

● Youth	10
● Seniors	11
● Persons with mental health co...	134
● Persons with disabilities	10



DRAFT

ID	What needs or gaps do you see in the construction, rehabilitation, or acquisition of Non-Congregate Shelter in Contra Costa County?
1	No help for them !!
2	N/A
3	The will and know how in the community.
4	Affordable housing availability
5	Location, concern with devaluing the homes near a shelter.
6	Land,location Affordable housing for first time homebuyers keeps rentals occupied. Corp and short term rentals does the same.
7	Lack of new Construction of
8	Mortgage Assistance
9	I don't really know
10	No low cost housing
11	Money is the big issue here
12	Money, NIMBY, needs to be close to transportation. Use vacant military bases or other unused lands anywhere in the county and build "quonset hut" type facilities for
13	homeless.
14	I do not know.
15	Location in commercial areas, ie non-residential.
16	Not sure
17	none...just get to work Where to put a non-congregate shelter? Problem is if you build it, they will come from afar adding to the problem of
18	too many in need...
19	I'm unqualified to answer I see that the Cities need to put the plans into action and use qualifying victims in the process to build or rehabilitate
20	city or county property.
21	financial
22	Not enough affordable housing. Renters are priced out.
23	Unknown
24	More single family, low rent housing needs to be available immediately! Focus on helping the hard working people that want to be helped. Moms, kids, seniors, etc. And give people
25	coaching and help if they want to move to somewhere more affordable. Don't trap them here in the cycle.
26	Insufficient shelter available to treat homeless properly
27	LACK OF AVAILABILITY I don't believe we need NEW construction! There are so many vacant buildings in Martinez and surrounding areas. There may be reluctance by neighbors who think "not in my backyard" but that thinking is very shortsighted and is a form of discrimination! I would love to see rehabbed commercial buildings or homes in mixed zoning areas to be
28	turned into some kind of shelter or affordable housing!
29	streamlined time sensitive permitting and funding upfront to start a project There is not enough housing and there is no safe, legal place to sleep, take care of daily needs, and store their
30	belongings.
31	I don't know the answer to this question.
32	Not enough properties at 30% of rental income
33	Location
34	Funding, geographical placement, availability
35	Long processing time, red-tape, bureaucracy.

36 section 8 vouchers and gap funding
Stop funding people who can gain employment. Lift them up, let them be part of society, teach them to contribute,
37 help them find/learn skills and jobs. House them during training and probationary terms of jobs.
38 Need to locations in East, Central, and West County.
39 definitely not enough. We have many people at risk of losing their home and no way to be helped at this time
40 None
41 Finding locations that do not disrupt zoning and yet provide access to public transportation and other services.
42 construction expense
43 Escalating cost and lack of funding sources
44
45 Need more housing vouchers to move people from non congregate to permanent housing.
46 NIMBY
47 Funding availability for small minority housing providers.
failure to employ small organized encampments with distance per fire code, safe parking sites, construction of
48 facilities for forced assignment for people with mental and addiction issues.
49 Funding and zoning
50 Location that is acceptable
Honestly, I hear a lot from patients that live in shelter settings in CCC. I've NEVER heard good things, and have not personally witnessed any of them being happy to have such facilities due to the assoc disregard they are left feeling with zero to minimal privacy, dirty facilities, constant spreading of infections in a bad way- I can attest to this being true, and truthfully, the one that stands out the most, was from an aged wheelchair bound African American who shared with me his extreme and constant state of fear when he's there in shelter. Even as veteran, felt unsafe, scared to close eyes when sleeping, scared to let go of his belongings, scared to shower be ause he always gets the bugs as h he called them....but his reaction to me asking how it was being in the mens shelter, his response was so
51 candid and pivotal I don't think I'll ever forget it. e
52 We need less burdensome permitting procedures
53 the time it takes to get a project approved and financed- not leveraging unused RE
54 Need more housing in Far East and Far West Contra Costa County.
55 Funds and supportive services for mental health and substance abuse
56 Need more shelters IMMEDIATELY to move people off the street and out of cars.
57 Too many non-residential parcels permitted to sit vacant or empty.
58 Underwriting operating budgets where no fixed lease is in place.
Finding a location that communities will accept is always the biggest challenge - so leaders need the political will to
59 do it anyway. I guess I would say there is a leadership gap.
60 Real estate, decent management, long-term funding
Too many affordable units being turned into unaffordable units by developers removes any affordable housing that
61 becomes available from the market.
62 not enough affordable housing
63 Leadership
64 There is not enough NCS of any sort.
65 Environmental blocks to building set by people who already own SFH.
66 Money misspent not meeting the needs of the homeless
67 TBD
68 There is little low-income housing, or starter housing available that would free up other residential options.

<p>Great need for families and individuals but it is dependent on context of economic and transportation/commute realities is wider region. The most discrimination-based minority population is disabled people by far (see HUD employment and housing applicant discrimination studied from HUD research and policy page); so that population stands to increase its own economic participation and reduce long term need for "at or on the street" level interventions, which are sadly more complex and less likely to end with self sustaining, non community-based and government relief and subsidies. While it's a major responsibility to address these needs, the argument is strong that stopping one of the biggest contributor "populations" to the homeless is clearly spelled out by machine learning and scholarship in this area that points to several critical risk factors and timing of intervention as important: namely, upwards of 80+% of both incarcerated and homeless population have experienced pre-status head injury (some 17 of 20 top coded diagnostic indicators in hospital claims data that co-occur with "Traumatic Brain Injury" and similar diagnosis codes relate to loss of income and homelessness, for example, as well as first in time mental heal issues...well funded and temporary comprehensive rehabilitation or employment/vocational rehabilitation or community reintegration services is shown to affect the lifetime recovery rate, and reduce risk of and in fact homelessness and dependency dramatically. Therefore, with this example alone (an estimated 500k Californians per year receive head injury of some meaningful kind that reduces economic and familial independence. The US has 3 million new head injuries per year in a widely underestimated count in which 55% of new cases are to be expected to result in no improvement or worsening of health status; so 55% of just the head injuries we know of US wide will result in independent adults severely burdening their families after becoming jobless and/or dependent adults every year; expectedly, those without family soon go to the streets or prisons. Yet interestingly enough, this is the most diverse and inclusive population of all, so any one in any educational level or social status is in danger - but social status - financially, at least - is the single precise estimate of chances of recovery and return to or renewed employment. So, services that act quickly to meet needs of acute and post acute care need only help combat housing and employment discrimination in these people, illustrative here as brain injuries but really all working age adults with disability who wish to and can work (the fact that some cannot work and yet a small percentage now has obtained a PT or seasonal job is a great indication of the importance that helping disabled people first has. It's too much and too long ignoring this group - who stands to contribute more by virtue of this exclusion alone. With 55 and 60 percent of housing and job applicants with disabilities who are otherwise equally or more so qualified for such housing and employment, respectively, how can you group this any other way? The most effect downstream and prevention all at once. And largely a temporary intervention on a person's 69 road to economic independence and indeed contribution to our economy...how can you say no?</p>
70 It seems that all the other projects I read about are far too costly. We should be able to do more for far less
Seniors who go to shelters with the general population are often not safe. Others tend to intimidate them and take
71 advantage of them since they are more vulnerable.
72 Honesty in non- profits. Too much fraud
73 Funds and location for this
74 Neighborhood resistance
75 Building costs continue to climb. Developers are not interested in these types of projects. Failure to utilize land that
76 n/a
77 That there would be enough shelter for those who need it.
78 unsure
Continual finances to provide for up keep and administrative and staffing services AND developing a plan, seeing the plan through without changing course based on new trends and then producing data to see if working and
79 adjusting as needed.
80 not sure
81 proper marketing, sign up lists and qualifications, costs and qualification transparency.
82 Not enough services or residences for those who need them.
83 Location
84 NIMBY plus zoning restrictions
Every where has wait-list,information is difficult to find, and when you get told to call somewhere, 90% of the time
85 you just get shuffled to someone else.

86	Mental health support
87	They need to bring back facilities that help the people that can't help themselves and yes sometimes against their will. Not a place of punishment but a place to heal.
88	Not sure
89	Not sure
90	Politics
91	I don't understand this question. There doesn't seem to be a lot of it available to begin with.
92	Not informed enough to make suggestions based upon the complexity of homelessness.
93	Money
94	Location relative to transportation, rehabilitation, and mental & physical health services
95	N/a
96	Lots of 'red tape' for financing
97	One does not have the right to live anywhere they like. If anything if provided, it should be where land is cheapest. Not even necessarily in our county but somewhere else in expensive in the state.
98	Funding of such and close to public transportation.
99	Getting to the right resources
100	Don't know
101	0
102	Contractors are overpriced, making profit vs helping
103	Mental Health Support, rising land/market values and costs for construction
104	Mental/drug rehab needed 1st
105	unsure
106	Where would we put them? No one wants them on their neighborhood.
107	Inadequate funding, inadequate buy-in by churches and non profits and NIMBY.
108	Not sure
109	Education on everyday skills like self-care, finance, and household management.
110	Location and accessibility
111	City councils who vote against it and neighbors who say not in my neighborhood.
112	No one wants shelters in their neighborhood
113	that they will be built in locations that are not convenient to public transpo and to the services you already offer.
114	People need adorable places. And make it easier to qualify.
115	Don't see any being built
116	the amount of NCS needed is large
117	affordable housing for the unhouse
118	Funding and the elimination of restrictive building codes/local approvals.
119	I do not see nearly enough plans for Non-Congrtegate Sheltrs in Contra Costa.
120	Housing affordable to lowest income individuals instead of just below market.
121	location, funding, time to complete construction
122	I am unaware of any construction, rehab or acquisition taking place in CCC, ie: don't know
123	affordability and self sustainability
124	Funds
125	You should provide some data before asking for an answer.
126	CCC needs to find a way to get ppl into the shelters. I sometimes think homeless like living the way they do.
127	Not enough funding from the State and Federal government. Not enough support to get landlords and potential landlords to rent out property. NIMBY-ism is a serious problem too.

128 Leadership from county agency. There is no overarching plan nor effective action.
129 Need qualified services Support from county and city officials and the appropriation of funds for such projects. An open mind to the many
130 different options there really is out there.
131 No money
132 I do not know
133 Funds to procure the properties. needs for more multi-family zoning; need for less planning review requirements; needs for more use of public land
134 for development; need for more navigators
135 NIMBY attitudes People with mental health or addiction problems recurring to living on the street, not wanted to reside by other
136 people, needing special treatment or care such that they cannot live normally.
137 The length of time to acquire and build/rehabilitate will take too long to meet increasing need.
138 money, time and the process
139 Homes for the homeless
140 We need more mental help services
141 Need more single unit housing with social services onsite
142 High cost Allowing unhoused people to decide they would rather continue to live "in the wild." This should not be an option
143 based on public health safety and related issues.
144 DK
145 Unsure We need more non-congregate shelters that can serve a variety of people and families, but there's been too little
146 action to address this
147 They should be located close to public transportation for easy access to employment and other services.
148 funding for housing
149 That the funding is often one time funding
150 Don't see any.
151 Costly No accountability for housing. there should be random drug tests and work requirements at least Part-time or
152 educational requirements to help individuals stand on their own two feet.
153 land,planning, monies, budget oversight and local developers willing to work together toward an executable plan.
154 N/A
155 NA
156 NIMBYS - local opposition to building new affordable housing in wealthier communities
157 Funding for long-term, high-quality supportive services
158 We need political will, funding and legal services to prevent homelessness
159 A larger local funding source to be created for construction and rehab. This fund is not enough.
160 Need zoning law changes to allow more construction of affordable housing including micro-housing
161 There's a need for permanent supportive housing and community-owned, permanently affordable housing
162 Lack of action, planning and support from the CCC board of supervisors.
163 Options for supportive housing inclusive of multigenerational households and families.
164 Government does a lousy job of running programs
165 not sure

ID	What needs or gaps do you see in the production or preservation of permanent affordable rental housing in Contra Costa County?
1	Open up the Navel weapons station
2	Focused leader ship
3	Not sure
4	Everyone says not in my backyard
5	Location, it cannot be near higher priced homes.
6	Funds
7	See last question
8	Inflation
9	I don't really know
10	The "not in my neighborhood " people
11	Not enough of this kind of housing is being built
12	Same as above. Use vacant military bases or other unused lands anywhere in the county and build "quonset hut" type
13	facilities for homeless.
14	I do not know.
15	Home prices are too high.
16	Not sure
17	none...just get to work
18	Smaller older homes are being removed from many communities to build McMansions or tenement-style housing (cheap "high-density") and regardless of language... NOT "affordable" for the QP crowd. Also BIG gap in allocation of water resources-too many people, not enough water and that is being totally ignored.
19	I'm unqualified to answer
20	I see that the process has some momentum to house the homeless and the process needs to continue without interruption.
21	financial
22	Everything is too expensive.
23	Unknown
24	1) Not enough low income housing available to families, 2) To high of rent to be affordable, 3) Rental stipends/Section 8/ Housing vouchers more readily available
25	More senior housing and assists for single moms. More rental supplements. Supplements for people providing core services like teachers, police, fire etc under the bar of a living wage.
26	Real estate investment firms increase prices for all
27	LACK OF AVAILABILITY
28	Same as above! I don't believe we need NEW construction! There are so many vacant buildings in Martinez and surrounding areas. There may be reluctance by neighbors who think "not in my backyard" but that thinking is very shortsighted and is a form of discrimination! I would love to see rehabbed commercial buildings or homes in mixed zoning areas to be turned into some kind of shelter or affordable housing!
29	NIMBYism
30	Not enough
31	I don't know the answer to this question
32	Lottery system does not work for low income selection
33	Community buy in
34	Funding, fighting against NIMBYism

35	Bureaucracy, red-tape, lack of understanding of the big problem.
36	section 8 vouchers and gap funding
37	Increasing gas prices, tax money not going where it is promised, lack of accountability in use of public funds, landlords have little incentive to rent and assume all the risks.
38	Resistance from NIMBY communities.
39	extreme need for it. again, we have many people, but not enough truly affordable housing
40	None
41	Need mixed income apartments, not concentrating poor in one building.
42	expense
43	Lack of funding for building new affordable housing units at all income levels
44	
45	Need more affordable housing units. Percentage of affordable unit in a complex is way too low
46	NIMBY
47	Funding for new and existing projects.
48	Absurd fees such as 30,000 for a water meter for an ADU, total lack of small though not quite tiny, homes.
49	Available properties at an affordable price
50	Don't know
51	Rental property is not a step up if you ask me. It's a waste of money to throw any into a rental that will never become someone's pride and joy home. I think rehabbing neighborhood slum houses, neglected, abandoned, tiny, donated, whatever the case and reestablishing a better home in place of becomes a win win. Especially if the person or family participated like HUD recipients. Then work with them to establish loans etc v
52	More support and incentives for non-corporate developers
53	access to capital for preservation and rehab- access to dormant spaces
54	Too much in Central County spread it out all over CCC.
55	Funding for construction and well organized, not bureaucratic system to reach out to the most vulnerable populations
56	Need to move faster. It takes too many years to move from concept to completion
57	Incentivize development.
58	We must move faster to meet the need
59	Preservation would be easiest, but conversion is also easier than new development. It would be worthwhile converting existing units into permanent affordable rental housing and I think this is where the opportunity lies.
60	Real estate, decent management, long-term funding
61	Property sitting empty or being priced above market for the sole purpose of profit with no consideration taken towards future families.
62	not enough at lower income levels - we have new ACUTELY low income category
63	Cost
64	This housing needs to be near public transportation.
65	Rent price limits on apartments, housing.
66	Greed, housing will still be unaffordable
67	TBD
68	Finding the right location (access to public transportation) - because many current homeowners have a NIMBY point of view.

<p>Rent registry not available to public. How is California's rent pilot program accountable if landlords need not report the previous tenants rents? Yes it would eliminate their "business secrets" and "market advantages" - that's the point, I think, and renters who are applying or leaving a rental may indeed have a small privacy infringement, yes, but not worth getting taken advantage of in higher than capped rent rates, not to mention they give every piece of their privacy up during their application and tenancy as it is with screening and disclosure running one way for now. Seems like an easy situation to solve first. The second largest need is to disincentive local municipal governments from buying into the allure of LHHC housing and the investment profits that strip title to premium land at less than low market values from transportation hubs and surrounding areas. Compliance with the low income unit mandates is below integrity, and many city councils end up adopting measures for units to be taken off FMR discount as covenants provide and form the basic gain of this agreement, in exchange for direct payments to be spent on housing services. Sorry, those aren't ideal setups to me and I haven't seen slower oversight on anything as horrendous as these developments. They aren't de facto evil but they take costly action for public benefit we just don't see. With only local and singular (oftentimes) government holding any jurisdiction or immediately apparent authority for enforcing these covenants we see consistently these same localities that cannot combat a housing needs crisis or a homeless crisis as it was now easily and predictably out-manuevered by these investment groups and their major development and data broker backers. Just stop trying these big social experiments and try to focus on changing social accountability and inequality of wealth, exclusion based on in fact determined discrimination, civil rights and public attitudes about these things because the narrative has been given the wrong push towards inclusion for all for far too long. People will</p>
69 provide for other people as well as they can see their community as common and expansive.
70 Affordable rental housing is only going to be available in the worst neighborhoods
71 Not sure
72 Unknown
73 Funds for this.
74 Cost of construction and maintenance. Tenants/visitors who degrade or destroy facilities.
75 Too many building regulations that prevent ease in rehab of existing units and in construction of new units.
76 n/a
77 Never seems to be enough help for the amount of people who need it.
78 Easier application & placement process needed
79 Upkeep and on-going expenses for administrative and assistive services
80 Not a primary goal
81 rental support for undocumented families
82 No where near enough for the amount of people in need.
83 Location
84 More tiny homes are needed.
85 I spent 6 months trying to help my son find low-income housing. He still hasn't found anywhere.
86 None
87 Temporary housing and help to get back on their own feet.
88 Not sure
89 Not sure
90 Politics
Not enough to go around. Abusive and predatory management companies at the properties. Years long wait
91 lists and challenging rules to navigate.
92 Not informed enough to make suggestions based upon the complexity of homelessness.
Location; I don't want affordable renting housing in my neighborhood and I imagine most homeowners
93 don't either.

Location relative to transportation and employment, diversifying which neighborhoods these affordable rental properties occupy
94
95 N/a
96 The time it takes to build or renovate properties
One does not have the right to live anywhere they like. If anything if provided, it should be where land is cheapest. Not even necessarily in our county but somewhere else in expensive in the state.
97
98 Keep it basic, nothing fancy.
99 acceptance rate to some of the resources
100 Don't know
101 They will make the problem worse.
102 None
103 Not enough
104 Cost of the Bay Area
105 obviously needed
106 It creates bad neighborhoods and you don't have enough law enforcement
Inadequate housing, lack of sites, or affordable existing buildings to adapt. Homes made from paper productsP are being built and put to use in (Texas?). Please read up on it.
107
108 Politics
109 Education on everyday skills like self-care, finance, and household management.
110 Location and accessibility
We need to build housing for the homeless in safe places close to transportation, grocery stores, health services, etc.
111
inability of political officials to put aside their personal agendas to address the big picture and to agree upon pragmatic viable solutions
112
there is a HUGE gap in shelter beds in Martinez - where there is a county hospital, county jail and Amtrak station. the county and city have known this problem for decades. Do something!
113
114 Rents need to be lower and easier to qualify to get into places
115 Takes to long to build and not enough focus on homeless to fill when finished
116 NIMBY-ism
117 not enough housing stock
118 Funding and communities that are welcoming.
119 Too much NIMBY and not enough pressure on developers to provide low income housing.
120 Here again housing affordable to the lowest income and to seniors is not being built.
121 temporary placement until production is complete
122 Don't know
123 cost of construction
124 Funding for the Developer/Landlord
125 You should provide some data before asking for an answer.
Finding a suitable place for them away from the working class that wants to live a normal life. I don't want the homeless housed in my backyard
126
the red hot real estate market - cost of land and housing. A basic income and basic right to housing is a research-based way forward.
127
128 Leadership from county agency. Thermistor no overarching nor effective action.
129 There aren't enough providers addressing the core issues consistently
130 Again the appropriation of funds and space
131 No land or units and money
132 Not enough affordable rental housing

133 Funds to update and upkeep these properties.
need for more inclusive zoning; need for more public/private funds to produce and preserve; need for more streamlined process to produce (less planning committee reviews, EIRs, & CEQA)
135 NIMBY attitudes
Everyone wants a clean, safe, comfortable place to live so it cannot be like projects. So far the developers' ideas are huge apartment blocks that aren't attractive, people prefer not to live there, and their idea of affordable isn't. Below market rate is not necessarily affordable.
137 There isn't enough permanent affordable rental housing - and limited shelters to meet the growing need.
138 not sure
139 Need to incentivize landlords to take low income people
140 More space is needed, we are a crowded community.
141 Mentally l'll are too unstable; a NIMBY attitude among too many people
142 Mental health services
143 Social services support must play a part in bringing previously unhoused people back into modern society.
144 DK
145 Unsure
There needs to be more dedicated funding for production and preservation of permanently affordable rental housing. The lack of action in this area has exacerbated the extreme housing crisis for low-income families
146 families
147 Ensuring that the housing is up to health and safety standards.
148 tenant protections, rent control and just cause requirements for evictions
149 That there is not enough funding as a result the living conditions are pretty bad
150 We need to build more!
151 Cost of land and construction
No accountability for housing. there should be random drug tests and work requirements at least Part-time or educational requirements to help individuals stand on their own two feet.
152 or educational requirements to help individuals stand on their own two feet.
153 A well thought out program that doesn't rely on the backs of taxpayers paying more taxes
154 I see an over-abundance of dilapidated housing.
155 Need to build more housing
156 don't know
Large-scale local financial source to leverage federal/state affordable housing grants, like County bond measure
157 measure
158 Funding
We need a larger scale local funding source for production to leverage state and federal dollars, like a county bond measure. The HOME ARP is not enough money for construction.
159 county bond measure. The HOME ARP is not enough money for construction.
160 Not enough money. HOME ARP will not be enough; need more federal funding or bond measures
161 There's a need for permanent supportive housing and community-owned, permanently affordable housing
162 Lack of protections against evictions from the CCC board of supervisors
More local investment is needed! A dedicated revenue source would allow us to leverage state and federal money.
163 money.
164 housing not taken care of by tenant or government. mismanagement / . drug issues
A broader funding channel for local production is needed to leverage state and federal dollars. The Home ARP is not enough
165 ARP is not enough

ID	What needs or gaps do you see in housing related supportive services in Contra Costa County?
1	We have no Answers for them
2	Lack of follow thru care
3	Not enough housing for low income seniors
4	When a large building like a hotel or store closes why can't it be made into housing I've seen a couple hotels torn down rather than be renovated
5	Location.
6	Mental health and substance abuse
7	Support for the \$40k-\$90k income bracket. To help buy or get assistance with rent
8	Down payment assistance
9	I don't really know
10	Not enough support
11	More of these services are needed. Just because you give someone a roof over their heads, doesn't mean their life changes in terms of getting the help they need. More services are needed to get people back into society..
12	Same as above.
13	Have a limited timeframe to house homeless, provide training for jobs or mental health services for drug addicts and mentally disturbed and motivate them to be self sufficient
14	I live in an area of Contra Costa County that has only recently seen homeless people sleeping alongside roadways and walking erratically across busy streets. These people are currently few in number but they need help. Is there a number that a citizen like I can call to report the need for such help? I do not want to call the police.
15	Lack of services in towns besides Martinez
16	Not sure
17	none...just get to work
18	Market is crazy for housing. Communities want to infill build more and more and that is problematic as tight-packing of people is unhealthy at best for a community.
19	I'm unqualified to answer
20	The services need to be equally provided throughout the county and agency workers deserve more pay.
21	financial
22	There are not enough services or jobs that pay enough to live in this area.
23	Lack of assistance (low priority) for victims of and/or fleeing Domestic Violence))
24	Mental Health support (adult & child) needed, Drug/alcohol program availability support needed, sober living environments needed
25	So many people want to move to where they can afford to live but can't make the move because they can't save enough to do so. Help them make a new sustainable life which isn't necessarily here.
26	Not sure
27	SAME
28	I believe Martinez is doing a great job in this area. Noralea Gipner spearheaded a creative solution with a number of agencies and volunteer groups. A model like that would be great in other communities if possible. But it "takes a village" of supporters and advocates!
29	too many hoops to jump to qualify and no one to help navigate system
30	Not enough
31	More people need to know where to get services
32	Not available nor accessible for realistic placement
33	Unsure
34	Funding, funding, funding
35	Lack of information, navigating a maze of a process, lack of in-person intake. Some people don't have a computer to go online to find information, or they don't even know how to use a computer. Services need to be offered face-to-face.

36	shelters all over the county not just in Richmond
37	Hard to access help to find available services.
38	Don't know
39	I work for lifelong as a care coordinator, helping our patients be connected to local resource. Number 1 issue was housing. Homelessness, but also many folks about to lose their home because they could not afford. or not able to find affordable housing in Richmond and having to move really far away.
40	None
41	Places for homeless living in vehicles to park legally and safely at night.
42	don't know
43	Lack of funding
44	Not enough housing or shelters to get folks under a roof. County too impacted to help people in need. Excludes those not in imminent threat of homeless even though they will soon be without housing
45	not in imminent threat of homeless even though they will soon be without housing
46	none
47	Culturally appropriate services.
48	There is too much of an emphasis on wrap around care, poor people need low rents, they do not need social workers.
49	Very limited resources available due to lack of funding
50	Don't know
51	Omg. Can we PLEASE do away with this nonsense grandfather policy in place that just steals options from those in need on the section 8 list? Wait, we don't even have a list. You can't even sign up for anything because it's been a closed list for 25 years! I'm sorry, but when I live next door to a section 8 rental, where NOBODY lives full time, but a bunch of "green" plants, then I was told by the "mother" she is the recipient on paper, but she don't stay there cuz she WORKS FOR the city of SF, so she stays in her SF PROPERTY and let's her kids "use" this this other one.. wait, REALLY??? Y'all are serious here? I don't need to point out the obvious set of multi probs here do I? We have such a huge defect created solely by the abusers of this and zero upper heads managing the very fall out which seems to get a blindly overlooked by those in charge. Have you ever listened to the grandfathered in to be people talk about their excitement of having such cheap and free housing on the horizon for life? It's like a lottery win. And it's disgusting when so many unable disadvantaged are flat out left to many facets of struggle.
52	We need more outreach and information on applying for available low-income Housing.
53	social service; effective wrap around services- services available for those at risk of homeless when caught up in bureaucratic systems
54	There isn't much in the way of supportive services.
55	Requirement of free treatment for substance abuse and mental health in order to remain housed.
56	Don't know
57	No tenant support services exist.
58	None
59	There are more services in the West side of the county and services decline as you move East
60	Decent management, long-term funding
61	It is not clear and prohibitively difficult for anyone in need of housing help to get assistance.
62	housing advocacy
63	Unsure
64	We know that at least 50% of our homeless are former foster youth. We need housing services to connect with Children and Family Services to serve youth aging out of foster care at 18 or 21 (in CA you can choose to stay in foster care until 21)
65	The poor has some programs to help with housing but at this point even the middle class may need help with renting in CCC.
66	Having he right people in place
67	TBD
68	Having a stable address is important for acquisition of job skills and applications

<p>Well, everything personally. I see no oversight of county social service workers - I was kicked off Medi-Cal three times during 2020, when nobody should have been...all for reasons owing to worker incompetency and turnover; additionally I was briefly homeless and found no advocate or assistance in any way, and because of disability I was essentially just imprisoned in my family home's basement - very cruelly and senselessly subject to misunderstanding and abuse but for complex reasons I understand...indeed I wasn't able to shower or eat and couldn't talk or leave/enter the house without permission and finally was told to leave when my mother lost her job and took my sister out of state to Florida. I don't have any time of my working age life without something reported for wages from the day I could work until 20+ Years later when I was post graduate doctor degree with an esteemed job yet sidelined by severe rehabilitation needs after an accident. By all accounts I can reenter the workforce but find barriers are major. The county worker I had at the onset of Covid-19 simply didn't believe my story and rejected any meaningful EBT Snap benefits or temporary assistance; either that or I was just unable to express my need, I suppose. So with just SSDI I of course did not have any place to go and over a few months later I was permitted to stay with an old girlfriend who took compassion and has experience in rehabilitating similar physical and cognitive disabilities as I have worked through for six years now; she is my only friend and caretaker and has saved my life at the expense of her having a life, and quite frankly I don't feel she should be made to pay or stay around to do so... The horrendous mistakes from the state Department of Rehabilitation surely have not helped, and I'd consider the state of that department at an all time low in terms of the results they could produce but cannot. I'm sure employment and short term, quality services or continuous case management would have helped me, and a patient advocate type of worker is a fine new addition of social services worker that could eliminate the fragmented services and their disinterested and inappropriate personal decision-making in differential ways based on opinion and preference, as I've seen at least, and with that provide someone who can understand and connect the legal, health, financial and social services and support arms of great and cumulative need in transition from different levels of dependent status and health or other institution.</p>
<p>69 Progress is plenty further than most give an arm out casually to support for most of us.</p>
<p>Unfortunately, the only way to provide needed services is to force the person into it. Not sure it is legal, but if it isn't</p>
<p>70 we should look into changing the laws</p>
<p>71 Again, women, seniors and persons with mental problems need supportive services tailored to their needs.</p>
<p>72 Unknown</p>
<p>73 Funds for this.</p>
<p>People must not be allowed to "camp" anywhere they wish. Shelters must be provided and people compelled to use</p>
<p>74 them.</p>
<p>Mental Health care must be mandated at the County level. State must grant funds that they no longer provide for mental facilities closed down during Regan administration. The idea was to pprovide mental health care and facilities at the county level. It never happened to extent it was needed. The State sold the counties out! Sleeping in doorways,</p>
<p>75 parks, and on the street must be outlawed. Drug addiction programs must be mandated. It should be</p>
<p>76 n/a</p>
<p>77 Supportive services never seem to be enough or really help those in need.</p>
<p>78 Available services are unknown. More public knowledge/advertising is needed</p>
<p>Not enough personnel with proper training, lack of community relations , lack on data to evaluate and adjust</p>
<p>79 programs/services as needed</p>
<p>80 Concentrate funding soon this Biggest need. Those in the field say 90% of the homeless have mental health needs.</p>
<p>81 More availability for Senior housing support. (50+)</p>
<p>82 Too many hurdles to qualify for services.</p>
<p>83 Funding</p>
<p>84 Not sure</p>
<p>85 Run in circles.</p>
<p>86 No services provided at point of need.</p>
<p>Until our policies change for the mentally ill and drug addiction and until there are supportive places for them to go it</p>
<p>87 is pointless.</p>
<p>88 Not sure</p>
<p>89 Not sure</p>
<p>90 Unknown</p>

91	Not enough to go around. Bad experiences with the very few places that do provide services. Not enough case mgmt. Not enough support getting on wait lists or finding permanent housing. Not getting callbacks and when trying to call, only getting voicemail.
92	Not informed enough to make suggestions based upon the complexity of homelessness.
93	I'm not familiar with the services available.
94	More focus on rehabilitation, food stability, and mental & physical health services. Physical housing is important, but if factors that lead individuals to homelessness aren't addressed then county funds will be spent on the symptom rather than the problem.
95	N/a
96	No enough of support services offered for the need that is out there. Finding the people that need the services
97	One does not have the right to live anywhere they like. If anything if provided, it should be where land is cheapest. Not even necessarily in our county but somewhere else in expensive in the state.
98	Supportive services are critical to helping people adapt and stay in housing. There should be a program that follows each individual placed in housing for a minimum of two years.
99	Some services are very limited, and some people need more assistance than others.
100	Don't know
101	0
102	None
103	Racial/able bodied disparities
104	Mental/drug rehab needed and A facility to support that
105	I think there are housing related supportive services in CCC but I don't know how easy they are to use.
106	I think a lot more money could go into supportive services, childcare, education, food services
107	Inadequate funding for care and getting the housed transportation to those services.
108	Mental Health Services
109	Education on everyday skills like self-care, finance, and household management.
110	Location and accessibility
111	Homeless people often need help navigating relationships with neighbors and also just the change in living accommodations - there need to be trained people on site 24/7 who can plan group activities for residents and mediate disagreements.
112	see answer to #10
113	The services need to be available around the clock, and located where the needy people live, NOT in an inconveniently located office building that's only open 9-5.
114	People like me who are working but my credit isn't good. I'm working on it. And I don't have rental references.
115	Money funding
116	not enough, non citizen fear of government
117	mental health services and supported housing for the homeless
118	Not sure.
119	Budget and manpower
120	Not only is rental assistance needed but help with utilities and other costs of living
121	readily available resources and housing placement
122	I would guess there's a need for more supportive services.
123	even with help, its hard to sustain paying for housing due to high cost and wages aren't keeping up with high living costs
124	Funding
125	You should provide some data before asking for an answer. I think a lot of the homeless need help getting off drugs or need drugs to help them with mental illness. Once they can
126	think properly, they might be more willing to enter society, have shelter, get a job, etc
127	Not enough housing to stabilize folks to be in a position to benefit from supportive services. Not enough mental health services, especially for addiction.

128	No effective leadership from state agencies. Richmond is a mess with homeless encampments because the city cannot do this work effectively.
129	Available services to all individuals without the county
130	not enough Housing vouchers or low income housing options
131	Need for more case workers tht really care and Wana do there job.
132	Services for homeless people with mental health issues
133	not sure
134	PSH and TSH connections; connections to related services (food, transportation, DV, legal, childcare, counseling; job training and connections; debt cancellation)
135	Insufficient \$\$
136	They need to be available, like Alcoholics Anonymous, someone who has been through it, knows what they are going through and how to help.
137	Need additional rental assistance programs and better referral system.
138	not sure
139	more is needed especially in Richmond
140	We need more mental health facilities
141	Not enough and not of long enough duration.
142	Mental health services
143	Why did Tom Butt have to start a GoFundMe account for this purpose?? Where are funds? There should be a fiscal reporting such as what Charity Navigator provides that indicates how the funds are being spent. Because using this type of funding to pay consultants or administrators as a priority over actually helping unhoused people is just wrong.
144	DK
145	Unsure
146	More evidenced based funding/services
147	Insufficient counselors, social workers which leads to case loads that are not feasible for delivery of the level of care/service needed by the beneficiary populations.
148	legal services and money for tenants and legal protections
149	That there is not a rental assistance fund that Contra Costa County residents can use
150	It's very hard to get undocumented people into permanent housing.
151	Necessary to stabilize at risk people
152	No accountability for housing. there should be random drug tests and work requirements at least Part-time or educational requirements to help individuals stand on their own two feet.
153	Budget planning that will result in a sustainable supportive plan.
154	I see a need for agencies to work cooperatively.
155	Need to build more housing
156	don't know
157	Tenant legal services, eviction defense, and in-court legal service provided by qualified tenants' rights attorneys, not volunteers, counselors, or mediators
158	Not sure
159	There is real need for tenant legal services for low-income renters, and esp. in-court legal services provided by experienced attorneys. Mediation does not work when landlord is unscrupulous.
160	Tenants need more access to legal services; most cannot afford representation. Need funded services and/or paying for private attorneys when they win a case
161	Legal services for tenants facing eviction is critically important to prevent homelessness
162	No action plan against illegal evictions, illegal rent increases and no protections against landlord abuse.
163	Legal support for tenants facing eviction - need more attorneys available to help now that eviction protections have ended
164	Social programs that incourage people to come here from other areas

Legal services for tenants are a great need, as well as in court, provided by qualified tenants' rights lawyers, not mediators.

ID	What unmet housing or service needs or gaps do you see in Tenant-Based Rental Assistance in Contra Costa County?
1	Not sure
2	Help for those that struggle to take care of themselves
3	Lack of housing assistance for low income seniors
4	The county should be like the housing projects where they workers to keep things in repair and not charger homeowner
5	Location
6	Intermediary non profit institutions who can provide support while in transition. Religious organizations can provide this.
7	See last question
8	Down Payment Assistance
9	Helping people with mental health conditions
10	Not enough
11	If this is about Section 8, it needs rehaul. The homeless individuals don't seem to get the services for mental health & drug addiction that they. Continue to live the same lifestyle they had on the street, except they have a roof over their head.
12	We had a section 8 renter years ago and the amount damage she did was not covered by the deposit. There has to be a way for the landlord to recoup the costs. We never rented to a section 8 person after that.
13	not sure
14	I do not know.
15	Limit services to long term residents. Rental assistance encourages relocation from other counties.
16	Not sure
17	none...just get to work
18	Where is the support for the property owner? If subsidy for tenant is lost and the tenant can't provide, then the owner can evict? I see problems with this model.
19	I'm unqualified to answer
20	There are not enough units available to support the growing population of homeless people in the county.
21	financial
22	Not helping the most vulnerable.
23	DV assistance is very low priority, even those with restraining orders who are vulnerable on the streets and who continue to be harassed. My abuser has violated my R/O 12 times and I still can not get shelter from the continued abuse.
24	Not enough rentals available, not low enough rent for low income families or single ppl, Section 8 impossible to obtain
25	there always seems to be a gap between making too much to get assistance and too little to bridge poverty.
26	Not enough support for people to live in an increasingly unaffordable Contra Costa
27	SAME
28	Same again as 10 & 11. I don't believe we need NEW construction! There are so many vacant buildings in Martinez and surrounding areas. There may be reluctance by neighbors who think "not in my backyard" but that thinking is very shortsighted and is a form of discrimination! I would love to see rehabbed commercial buildings or homes in mixed zoning areas to be turned into some kind of shelter or affordable housing!
29	unsure
30	Not enough landlords participating

31 More people need to know how to get assistance. More funding for assistance is needed.
32 More units available for low income in local apartments
33 Lack of sustainability
34 Funding, funding, funding
35 Lack of information on the subject. Is this the same as Section 8?
36 pay back rent
37 none. the assistance is there but not easy to access.
38 Don't know
39 tenant based rental assistance can definitely be a way to help folks afford decent housing
40 None
41 Education of landlords so they accept these vouchers.
42 don't know
43 More Section 8 vouchers
44
45 More subsidized rent and similar programs
46 Stigma/NIMBY
47 More support around vocational training, OJT's and enclaves.
48 Total lack of scope to reach the people that need it.
49 funding and programs
50 Don't know
<p>Contributions to the ENTIRE FAM Living UNIT meaning, broaden the areas of help and assistance to more cover the things necessary for their survival AND their happiness. How far will someone get who has pets, that truly keep the person going emotionally for instance. Let's say their struggle includes the food and care of the fave pet, and prove unattainable. Then, on top that, abilities to find housing with pets is a challenge. Or, what if basics for one family, are totally unrelated extras for another? Thus, going in used etc. contributing to a potential unsatisfactory and unfulfilled response which creates bigger often subliminal responses or reactions that can carry various adverse struggles. In whole, I'm steering to the thought of actual need by person not by a structure not made to fit all criteria. It's really great to offer help to things... but how much help is the help when one may need a blanket and dog food, but the rules and predetermined chart allowances only put forth, for instance, an umbrella and a seed packet of sunflower seeds? It's often noted that many need help. But the help to each is so very different. And what it is that will actually propel the person or situation forward goes ignored, undetermined, unsupported, etc. Like, does anyone ever really say "what is it you think would help you the most RIGHT NOW?" And work to offer that? Does anyone realize the very obvious part of human happiness and it's equivocal positive effects in other life manifestations of success? Get the spirits back in people by involving them to build themselves into whatever makes them happy. Watch how many run with that. How much easier the burden will become on the system and how quickly the lines of waiting go down. You could likely source SO MANY of these needs within the community by getting involved in marketplace sharing trading selling donating sites, etc. You could do more good, by focusing on bringing the good, and seeing what grows when one struggling soul is lifted from the weight the stopped all before them otherwise. A sense of place, purpose and passion are the recipe for success to the soul in my opinion. People who are happy, have desire to continue that trend. It's contagious. Just watch. Need help?! Lol I'd love to be a part of this magic. I've been in all sides of this demise and the flip afterwards working for CCC for few years until a complication to child and self with tumor, illness, violence etc became more attention for reasons of everyday survival. I've been without a place of my own. Lived in a car with 2 cats. Lived in hotel, giving my car title as collateral to stay. Incidentally, the owners learned our story. 6 years later...that car title was mailed back to me after being taken from their safe during clean out. I'm currently losing my home due to owners needing to sell. I have a few medical things being figured out that can at times limit my abilities to walk normal amounts at times. But I'm an optimistic survivor, advocate for families and victims of crisis and violence, and thrive in any element involving humanitarian efforts to any degree. I've been called the poster child for CCC health services during interview lol... And find disparity of any kind a sensitive set of things to approach, and dignity to another human being so critical for growth in upward trend. Some find my thoughts on inclusion to purpose impossible. But, every time they have been offered and</p>
51 applied, they are effective.
In person service should be available in the evenings and on the weekends when M-F, 9-5 workers are free to
52 call for assistance with applications.
53 immediate access to the funds- landlord corporation

54	IDK
55	The existing HA wait list process it's not designed to effectively house the most vulnerable. Usually the less needed get the subsidy.
56	Not enough too keep people housed
57	Lots.
58	None
59	The funds have been designated at this time for COVID impacted people. Funds are now needed for anyone having a specific need (job loss, domestic violence, illness etc.)
60	Being able to help all who qualify
61	A centralized reporting of properties that would allow tenants to locate and obtain assistance and clarification on wait-list status.
62	not enough
63	Unsure
64	Hardly anyone knows about this service. There needs to be more outreach, and easy access to the assistance.
65	Stop treating homeless people like criminals. Arresting or destroying their self built camps isn't doing anything to help anyone.
66	Greed, it still won't be affordable
67	TBD
68	Domestic abuse rental placement (1), single mothers/children(2) and mental health/substance abuse treatment (3) categories are most important in that order and all need further addressing.
69	See all the above answers but it's clearly the greatest need because it's easy to attack and will have the biggest impact immediately, the biggest chance of sustained success in turning individual and families' own economic health and status around so they may rise to bigger places and dreams. Finally, it's practically left alone and even compliance measures will help if aimed at the state rental pilot laws and enforcements there. One side note it would be the least divisive in that it doesn't divide and award based on any attribute other than financial need (something that's a common characteristic of anyone from any other "group" or population in particular, thereby reducing stigma and labeling.
70	NA
71	There needs to be a cap on the amount and better control to limit the number of persons who abuse the system.
72	Unknown
73	Funds for this.
74	Not familiar with this.
75	Rent control is a must. Wages have not kept up with increases in rent and cost of living in the county. Families are priced out by the increases in rent on existing properties.
76	n/a
77	The assistance is never quite enough.
78	unsure
79	Lack of publication, difficulty connecting and completing paperwork, not enough units, long waitlists, narrow definitions
80	unsure
81	noncompliant landlord, proof of lease agreement and proof of income are barriers to many rental assistant programs.
82	Too many hurdles and not enough resources.
83	Funding

84 Not sure
85 Those with disabilities are ignored or given confusing information and no help
86 None
87 Rehabilitation
88 Not sure
89 Not sure
90 Unknown
Many programs only offer one time assistance. Landlords refuse to complete paperwork for the assistance or
91 refuse the assistance itself. Assistance is rarely enough.
92 Not informed enough to make suggestions based upon the complexity of homelessness.
93 From what I understand there aren't enough rental properties and owners willing to take subsidies.
94 Access and making folks aware the assistance exists
95 N-/a
96 unknown
One does not have the right to live anywhere they like. If anything if provided, it should be where land is
97 cheapest. Not even necessarily in our county but somewhere else in expensive in the state.
Need program supportive services so that households can eventually overcome the need for Tenant-Based
98 Rental Assistance.
99 Lack of follow ups with the people who need assistance the most
100 Don't know
101 0
Need to check in with these people to make sure what assistance they are getting is deserved and not
102 misused
103 Race disparities, process too cumbersome and delayed to issue check
104 Cost of living
105 There are still lots of people homeless, even with the services
106 Perhaps knowing how to access it?
107 I don't know enough to answer other than landlord reluctance to rent.
108 Not sure
109 Education on everyday skills like self-care, finance, and household management.
110 Location and accessibility
There is simply not enough money available, and even when there is, too often the accommodations are
111 substandard.
112 not enough funding, not enough units, not enough services
113 unsure
114 Making it easier to qualify to get into places.
115 Not enough vouchers
116 no enough
117 n/a
118 Not sure.
119 Not sure
120 See answer to 11.
121 income
122 Don't know
Its good to help someone out of a situation but if expenses exceed income, people find themselves in the
same boat again. housing prices have gone up so much that even a family with two parents working may
123 struggle as providers

124	The rents allowed are not sufficient nor market rates
125	You should provide some data before asking for an answer.
126	NA
127	I don't know
128	A majority of the traditional rental market in Richmond is going away due to just cause rental laws. I am sure that tenet-based rental assistance will help some people.
129	Being able to secure affordable house individuals
130	Not enough units
131	Not enough units to meet the need.
132	I do not know
133	section 8 list is full - hard to get assistance. Tenant rights; mediator services; education workshops; legal aid; resource outreach and awareness; navigation support; discriminatory leasing practice oversight and accountability (watchdogs); PSH and TSH
134	navigators; no wrong door support
135	Insufficient \$\$
136	Human greed and laziness, emotional problems affecting how people live, how responsible they are, how they take care of themselves and where they live, children and pets.
137	Tenant-based rental assistance is good, if there are enough affordable units for people to use them on.
138	not sure
139	landlord education on the benefits of accepting it.
140	That it won't be enough. I barely make ends meet and I have a good job for the City of Richmond Ca
141	Not sure
142	Relocation assistance
143	See answer 11. Follow the money. Must get commitment from TBRA participants that they will work with social services to gain skills, resources, etc. to help prevent a recurrence of homelessness. Some who are given TBRA could become advocates for those new to the program. Pay it forward.
144	DK
145	Unsure
146	Tenants are being evicted and apartments are being pulled off the market for spurious reasons (Ellis Act owner move in, but the owner does not move in) or "substantial renovations" where the tenant is not given the right to move back in; where there are no substantial repairs, but is used as an excuse to get rid of tenants and then jack up the rent. Tenants are being asked for proof of 3x income to rent and even more in many cases. Low-income tenants, especially immigrants, are targeted.
147	Ensuring that the process is more streamlined and easy to understand by recipients.
148	Legal services
149	That there isn't enough funding for tenant legal services. When I call legal aid, I see that they have like 4 attorneys who have to help the entire county. They need more money so that they can hire more lawyers to help more people. We also need to have a rent board in Concord and Antioch!
150	People need ongoing financial assistance, not just first month's rent.
151	Necessary to enable people to remain in this area that has high rental costs
152	No accountability for housing. there should be random drug tests and work requirements at least Part-time or educational requirements to help individuals stand on their own two feet.
153	Not sure
154	I wasn't aware there was a TBRA program in CCC.
155	Need to build more housing
156	don't know

Emergency financial assistance for households that are forced to move (moving costs, security deposit, first 157 month's rent, etc.)
Tenant legal services & eviction defense; rental assistance to help tenant recover financially from COVID, but 158 even those receiving ERAP rental assistance, but are still behind
Tenant-based rental assistance needs to be administered through a greater array of community-based non- 159 profits, and not centralized all in one agency. More attention to non-English speaking and immigrant communities.
More Spanish-language services and interpretation for other languages. Better outreach, education, and 160 advice to impacted tenants. outreach to impacted tenants
161 Undocumented and immigrant communities should be eligible for any rental assistance programs
162 Lack of education and protections for tenants
The state program got so backlogged. Many people self-evicted or weren't able to follow their application 163 through to the end. An ongoing local program would be a big help. We also need to make sure marginalized communities (immigrants, non-English speaking) have access.
164 crime / gangs / drugs allowed to bring down projects
The system has been very centralized. We need more entities to provide this assistance to help a more 165 significant number of people.

Condado de Contra Costa – HOME-ARP Preguntas de la encuesta

¡Hola! Gracias por elegir participar en la encuesta de planificación HOME-ARP realizada por el Consorcio HOME del Condado de Contra Costa. La Ley del Plan de Rescate Estadounidense de 2021 asignó \$ 5 mil millones para ayudar a las personas y familias sin hogar, en riesgo de quedarse sin hogar y otras poblaciones vulnerables, al proporcionar viviendas de alquiler, asistencia de alquiler, servicios de apoyo y refugio no congregado, para reducir la falta de vivienda y aumentar la estabilidad de la vivienda. Los fondos se asignaron por fórmula a las jurisdicciones que calificaron para recibir fondos a través del Programa de Asociación de Inversión HOME (HOME) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD). Esta ronda especial de financiamiento único se llama "HOME-ARP".

En septiembre de 2021, HUD otorgó al Consorcio HOME del Condado de Contra Costa (que consiste en el Condado de Contra Costa y las Ciudades de Antioch, Concord, Pittsburg y Walnut Creek) **\$ 12,090,215** en fondos HOME-ARP que se puede usar en cualquiera comunidad en el Condado.

Las actividades elegibles que pueden ser financiadas con HOME-ARP incluyen:

1. Preservación y producción de viviendas de alquiler asequibles
2. Asistencia de alquiler basada en el inquilino (TBRA)
3. Servicios de apoyo relacionados con la vivienda, servicios de prevención de personas sin hogar y asesoramiento sobre vivienda
4. Compra y desarrollo de refugios no congregados (NCS)

Los fondos deben beneficiar principalmente a individuos y hogares en las siguientes poblaciones calificadas:

- Experimentar la falta de vivienda (como se define en 24 CFR 91.5 "Sin hogar" (1), (2) o (3))
- En riesgo de falta de vivienda (como se define en 24 CFR 91.5 "En riesgo de falta de vivienda")
- Huir de la violencia doméstica, la violencia en el noviazgo, la agresión sexual, el acecho o la trata de personas (como se define en 24 CFR 5.2003)

- Otras poblaciones con alto riesgo de inestabilidad de la vivienda (incluidos los hogares de bajos ingresos altamente cargados de costos, los hogares que se han mudado dos o más veces en los últimos 60 días y los hogares que viven en un hotel / motel)

Le recomendamos que comparta esta encuesta con sus colegas, partes interesadas y organizaciones asociadas.

La encuesta debe tardar aproximadamente 10 minutos en completarse. Para obtener más información sobre el

programa HOME-ARP del Condado de Contra Costa, visite el sitio web HOME-ARP

<http://www.contracosta.ca.gov/HOME-ARP> o contáctenos al dcd.housing@dcd.cccounty.us o al (925) 655-2708.

¿Cómo está Ud. conectado con el Condado de Contra Costa? (Responda más de una vez si necesita)

- Vivir
- Trabajar
- Desarrollador de viviendas asequibles
- Empleado de Agencia Pública
- Continuidad de la atención
- Operación de servicios para personas sin hogar
- Grupo de Veteranos
- Vivienda Justa, Proveedor de Derechos Civiles
- Autoridad de Vivienda Pública
- Operación de servicios de violencia doméstica
- Organización que atiende a personas que viven con impedimentos
- Otro

El mundo de la financiación federal viene con mucha jerga. A continuación se presentan las definiciones de los términos que se usan con frecuencia en relación con los fondos HOME-ARP y que se encuentran en esta encuesta.

EN RIESGO DE FALTA DE VIVIENDA: Una persona o familia que tiene ingresos extremadamente bajos y se ha mudado por razones económicas dos o más veces durante los últimos 60 días, vive en el hogar de otro debido a dificultades económicas, ha sido notificado por escrito que su derecho a ocupar su vivienda actual o situación de vida se terminará dentro de los 21 días, vive en un hotel / motel y el costo del hotel / motel no es pagado por organizaciones caritativas u otro programa de subsidio, vive en un apartamento de ocupación o eficiencia de una sola habitación en el que residen más de dos personas, está saliendo de una institución o sistema de atención financiado con fondos públicos, o vive en una vivienda que tiene características asociadas con la inestabilidad.

MAYOR RIESGO DE INESTABILIDAD DE LA VIVIENDA: Para los fondos HOME-ARP, esto significa un hogar que tiene ingresos extremadamente bajos (gana menos del 30% AMI) Y está experimentando una carga de costos severa (pagando más del 50% de los ingresos mensuales para los costos de vivienda); o es de bajos ingresos (gana entre 31-50% AMI) Y cumple con una de las condiciones de "riesgo de falta de vivienda".

REFUGIO NO CONGREGADO: A diferencia de los entornos congregados, como los refugios tradicionales para personas sin hogar, el refugio no congregado ofrece más alojamiento privado (habitaciones individuales).

POBLACIONES CALIFICADAS: Para los fondos HOME-ARP, esto significa personas sin hogar, en riesgo de quedarse sin hogar, huyendo de la violencia doméstica en el noviazgo, violencia sexual, acecho, trata de personas o de

otra manera en alto riesgo de inestabilidad de vivienda.

SERVICIOS DE APOYO: Los fondos de HOME-ARP se pueden usar para servicios para proporcionar una amplia gama de servicios de apoyo que incluyen cuidado de niños, servicios de educación, asistencia de empleo / capacitación laboral, alimentos, servicios de búsqueda de vivienda y asesoramiento, servicios legales, capacitación en habilidades para la vida, servicios de salud mental, administración de casos y transporte.

ASISTENCIA DE ALQUILER BASADA EN EL INQUILINO: Un subsidio de alquiler para ayudar a los hogares a pagar los costos de la vivienda, como el alquiler y los depósitos de seguridad. "Basado en el inquilino" significa que el subsidio está adjunto al hogar, y pueden usarlo para alquilar cualquier unidad de alquiler que cumpla con las pautas del programa y cuyo propietario esté dispuesto a aceptar el pago del subsidio.

2. ¿Apoyaría el uso de los fondos HOME-ARP para la nueva construcción o rehabilitación de viviendas de alquiler asequibles permanentes? (Una sola respuesta)
 - a. Sí
 - b. No
 - c. Inseguro
3. ¿Apoyaría el uso de fondos HOME-ARP para un proyecto de refugio no congregado? (Es uno o más edificios que albergan a individuos y familias y no les exige que firmen un contrato de arrendamiento) (Una sola respuesta)
 - a. Sí
 - b. No
 - c. Inseguro
4. ¿Hay una necesidad para un programa de asistencia de alquiler basada en el inquilino en el condado de Contra Costa? (Una sola respuesta)
 - a. Sí
 - b. No
 - c. Inseguro
5. Califique las siguientes actividades elegibles en orden de necesidad, siendo 1 la mayor necesidad y 4 la menos necesaria:
 - a. Refugio no congregado
 - b. Unidades de vivienda de alquiler asequible permanente
 - c. Servicios de apoyo relacionados con la vivienda
 - d. Asistencia de alquiler basada en el inquilino
6. Entre las siguientes poblaciones calificadas (consulte las definiciones anteriores para obtener más información sobre cada una) que son elegibles para el financiamiento HOME-ARP, ¿dónde se necesita más en el condado de Contra Costa? Clasifique lo siguiente, siendo 1 la mayor necesidad y 5 la menos necesaria:
 - a. Actualmente sin hogar
 - b. En riesgo de quedarse sin hogar
 - c. Actualmente con hogar

- d. Huir o intentar huir de la violencia doméstica, la violencia en el noviazgo, la agresión sexual, el acecho o la trata de personas
 - e. Otras poblaciones donde la asistencia evitaría la falta de vivienda o serviría a aquellos con mayor riesgo de inestabilidad habitacional
7. En su opinión, ¿qué tan difícil es entrar en un refugio en el condado de Contra Costa? (Una sola respuesta)
- a. Extremadamente difícil
 - b. Algo difícil
 - c. Así-asi
 - d. Algo fácil
 - e. Muy fácil
 - f. No sé
8. Entre las personas en el Condado de Contra Costa que califican como un hogar de Población Calificada (consulte las Definiciones anteriores para obtener más información sobre cada una), identifique qué grupo enfrenta las mayores barreras para poner fin a su falta de vivienda. (Una sola respuesta)
- a. Juventud
 - b. Personas mayores
 - c. Personas con afecciones de salud mental o trastornos por abuso de sustancias
 - d. Personas con impedimentos
9. ¿Qué necesidades o vacíos ve en la construcción, rehabilitación o adquisición de refugio no congregado en el condado de Contra Costa?
10. ¿Qué necesidades de vacíos ve en la producción o preservación de viviendas de alquiler asequibles permanentes en el Condado de Contra Costa?
11. ¿Qué necesidades o vacíos ve en los servicios de apoyo relacionados con la vivienda (servicios para asistir a personas quedan en sus casas) en el Condado de Contra Costa?
12. ¿Qué necesidades o vacíos de vivienda o servicio insatisfechas ve en la Asistencia de Alquiler Basada en Inquilinos en el Condado de Contra Costa?

12 Encuesta sobre el uso de los fondos HOME-ARP para la nueva construcción y rehabilitación de viviendas de alquiler permanentemente asequibles - Contra Costa Consortium

Condado de Contra Costa – HOME-ARP Preguntas de la encuesta

1 Responses 11:00 Average time to complete Closed Status

1. ¿Cómo está Ud. conectado con el Condado de Contra Costa? (Responda más de una vez si necesita)

- Mayoría del Condado 0
- Trabajo en el Condado 0
- Desempleado de vivienda as... 0
- Empleados de Agencia Pública 0
- Contratista con licencia de... 0
- Operador de servicios públic... 0
- Grupo de Interés 0
- Miembro Junta, comisionado de... 0
- Miembro de vivienda pública 0
- Operador de servicios de alod... 0
- Organismo que atiende a p... 0
- Otro 0



2. ¿Apoyaría el uso de los fondos HOME-ARP para la nueva construcción o rehabilitación de viviendas de alquiler permanentemente asequibles? (Una sola respuesta)

- Sí 0
- No 0
- Noopon 0



3. ¿Apoyaría el uso de fondos HOME-ARP para un proyecto de refugio no congregado? (Es uno o más edificios que albergan a individuos y familias y no les exige que firmen un contrato de arrendamiento) (Una sola respuesta)

● Sí	1
● No	0
● Inseguro	0



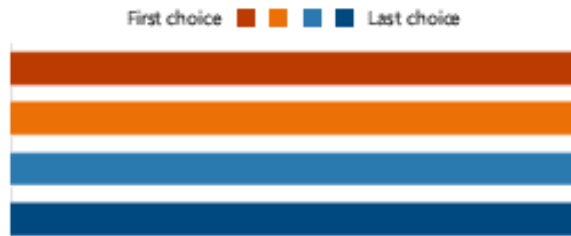
4. ¿Hay una necesidad para un programa de asistencia de alquiler basada en el inquilino en el condado de Contra Costa? (Una sola respuesta)

● Sí	1
● No	0
● Inseguro	0



5. Califique las siguientes actividades elegibles en orden de necesidad, con 1 siendo la mayor necesidad y 4 la menos necesidad:

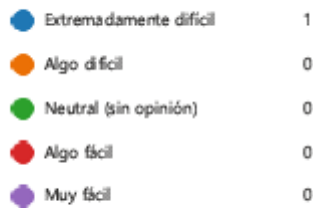
Rank	Options
1	Unidades de vivienda de alquiler...
2	Asistencia de alquiler basada ...
3	Servicios de apoyo relacionad...
4	Refugio no congregado



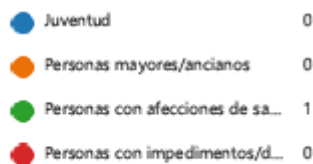
6. Entre las siguientes poblaciones calificadas (consulte las definiciones anteriores para obtener más información sobre cada una) que son elegibles para el financiamiento HOME-ARP, ¿qué población tiene más necesidad en el Condado de Contra Costa? Clasifique lo siguiente, con 1 siendo la mayor necesidad y 5 la menos necesidad:



7. En su opinión, ¿qué tan difícil es entrar en un refugio en el Condado de Contra Costa? (Una sola respuesta)



8. Entre las personas en el Condado de Contra Costa que califican como un hogar de Población Calificada (consulte las Definiciones anteriores para obtener más información sobre cada una), identifique qué grupo enfrenta las mayores barreras para poner fin a su falta de vivienda. (Una sola respuesta)



9. ¿Qué necesidades o brechas ve en la construcción, rehabilitación o adquisición de refugio no congregado en el Condado de Contra Costa?

1
Responses

Latest Responses
"Financiamiento"

10. ¿Qué necesidades o brechas ve en la producción o preservación de viviendas de alquiler permanentemente asequibles en el Condado de Contra Costa?

1

Responses

Latest Responses

"Work available "

11. ¿Qué necesidades o brechas ve en los servicios de apoyo relacionados con la vivienda (servicios para asistir personas/familias a quedarse en sus casas) en el Condado de Contra Costa?

1

Responses

Latest Responses

"Resources"

12. ¿Qué necesidades o brechas de vivienda o servicios ve en la Asistencia de Alquiler Basada en Inquilinos en el Condado de Contra Costa?

1

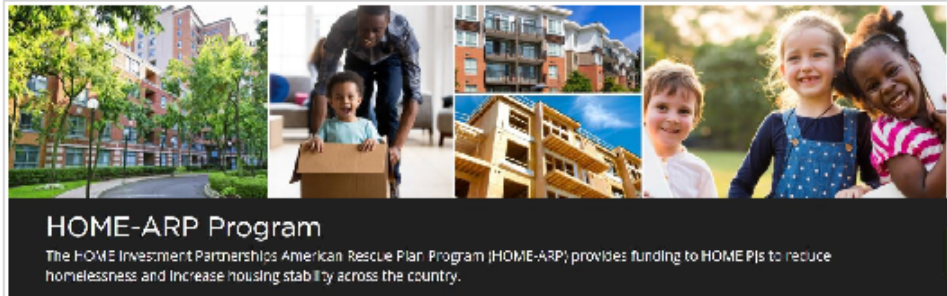
Responses

Latest Responses

"Subsidios "

APPENDIX C – CITIZEN PARTICIPATION & PUBLIC COMMENTS RECEIVED

HOME - American Rescue Plan (ARP)



HOME-ARP

The American Rescue Plan Act of 2021 appropriated \$5 billion to provide affordable rental housing, services, and non-congregate shelter to individuals to experiencing homelessness and other vulnerable populations. The funds were allocated by formula to jurisdictions that qualified for funding through the HOME Investment Partnership Program (HOME Program) from the U.S Department of Housing and Urban Development (HUD). This special one-time round of funding is called the "HOME-ARP" program.

In September 2021, HUD awarded the Contra Costa County HOME Consortium (which consists of Contra Costa County and the Cities of Antioch, Concord, Pittsburg, and Walnut Creek) \$12,090,215 in HOME-ARP funds.

Eligible activities that may be funded with HOME-ARP include:

1. Preservation and Production of affordable rental housing
2. Tenant Based Rental Assistance (TBRA)
3. Housing Related Supportive Services
4. Acquisition and Development of Non-Congregate Shelters (NCS)

Funds must primarily benefit individuals and households in the following qualifying populations:

Select Language ▼



- Experiencing homelessness (as defined in 24 CFR 91.5 "Homeless" (1), (2), or (3))
- At risk of homelessness (as defined in 24 CFR 91.5 "At risk of homelessness")
- Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, (as defined in 24 CFR 5.2003)
- Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel)

PUBLIC INPUT

IMPORTANT LINKS

PROGRAM CONTACT

Public Input Milestones

Contra Costa County is developing an Allocation Plan to identify priority housing and services needs in the community that may be supported with HOME-ARP funds and to describe the process that will be used to distribute HOME-ARP funds. The following outlines the public input about the HOME- ARP funding and allocation plan development.

A public hearing at the County Board of Supervisors will be scheduled for Summer 2022.

April 4, 2022

The HOME 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 April through the end of May 2022.

February 14, 2022

HOME-ARP Presentation at the Continuum of Care (CoC) Stakeholder Meeting on February 14, 2022:

[View the Power Point Presentation \(PDF\)](#)

September 13, 2021

HUD publishes [Requirements for Use of Funds in the HOME-ARP Program](#)

April 28, 2021

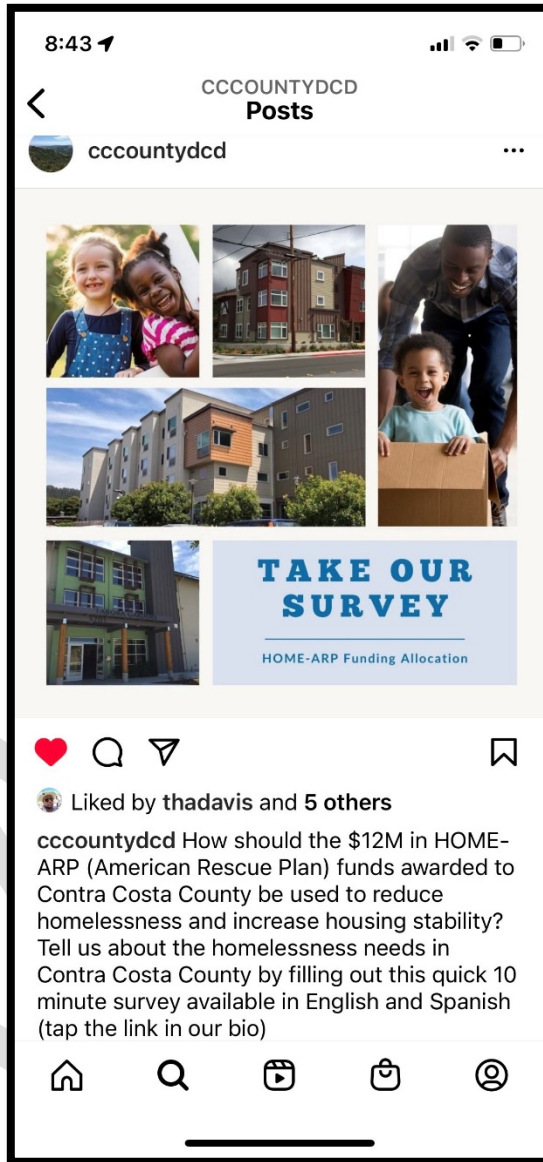
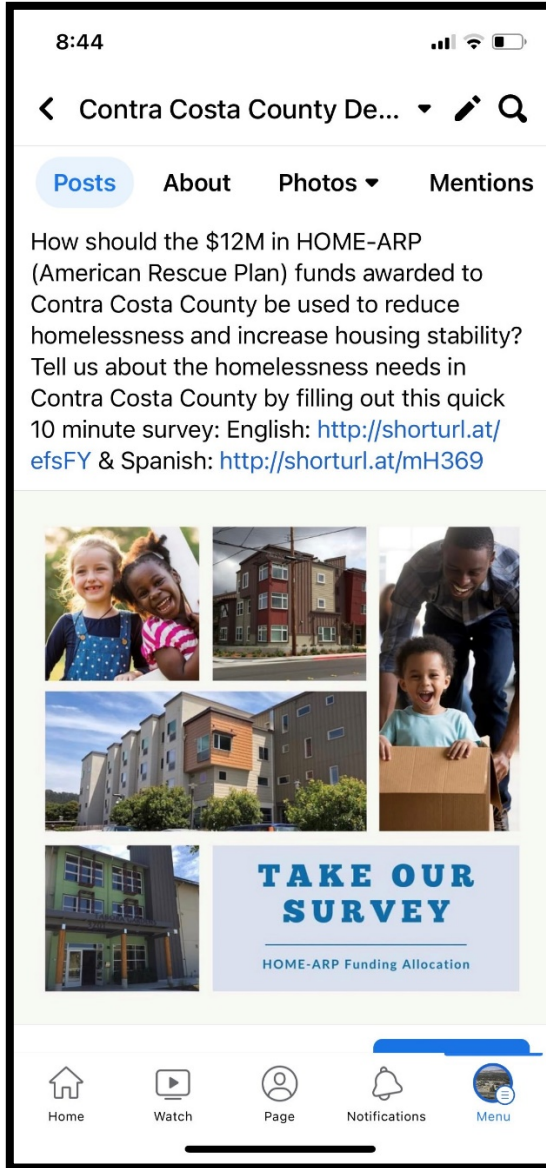
County receives award letter from HUD with HOME-ARP allocation.

Important Links

[Development Affordable Housing webpage](#)

[HUD Exchange HOME-ARP Program](#)

Select Language ▼



Appendix D – Board of Supervisors Approval 9/20/2022

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Appendix E – Certifications & SF-424s

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