

2019-2020
Community Development
Block Grant
Consolidated
Annual Performance
and Evaluation Report



City of Pittsburg

65 Civic Avenue

Pittsburg, CA 94565

Duns Number: 1979275128

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This Consolidated Annual Performance and Evaluation Report (CAPER) covers the accomplishments under the Community Development Block Grant (CDBG) program for the period of July 1, 2019 to June 30, 2020 (Program Year). It is the City's goal to utilize CDBG funds to improve the quality of life for Pittsburg residents; especially the low and moderate income population.

Activities undertaken during the Program Year consist of the following:

- \$96,367 was expended by nine (9) agencies funded under the Public Services category. The Public Service activities funded included programs catering to seniors, youth, homeless, battered women and their children, and people without medical insurance to improve accessibility to services for Pittsburg residents. A total of 2,002 low income residents were served.
- \$176,368 was expended towards Code Enforcement to help improve declining neighborhoods by addressing property conditions that contribute to blight. A total of 2,204 housing units received code violations and 1308 violations were corrected.
- \$44,967 was expended towards Economic Development activities that provide job training and placement along with programs that assist micro-enterprises. A total of 23 low income residents were served.
- \$315,773 was expended towards Infrastructure and Public Facilities improvements that included installation of 64 curb ramps in target areas to improve accessibility.
- \$23,910 was expended under the Housing Rehabilitation program. A total of 9 applicants went through the review process. However, only two (2) residents received a loan for the renovation of their home. Below are the results of all applicants reviewed:
 - 1 applicant had a reverse mortgage on her home. Therefore, applicant did not meet program qualifications.
 - 1 applicant hired a contractor to do the improvements prior to program approval. Applicant thought that the cost of the improvements could be directly reimbursed. Therefore, applicant did not meet program

qualifications.

- 1 applicant did not receive any bids for a sewer lateral replacement project though the project was bid out twice. Therefore, applicant decided to place the project on hold.
 - 1 applicant decided to decline the loan because they were moving out of state.
 - 1 applicant did not submit the required documents to complete the review.
 - 2 applicants carried over to program year 2020-2021.
 - 2 applicants received loans.
- \$121,722 was expended for Program Administration and Planning.

CDBG funds allow the City to create a more livable, better functioning, and attractive community for its residents.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator163	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
AH 1 - Housing Rehabilitation	Affordable Housing	CDBG: \$500,000	Homeowner Housing Rehabilitated	Household Housing Unit	15	13	86.66%	7	2	28.57%
AH 2 - Code Enforcement	Affordable Housing	CDBG: \$735,000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5000	7452	149.04%	1000	2204	220.40%
AH-3 Increase Affordable Supportive Housing Supply	Affordable Housing	CDBG: \$101,541	Rental units constructed. Veterans Square project slated to begin construction Fall 2020.	Household Housing Unit	29	0	0.00%	29	0	0.00%
CD-1 General Public Services	Non-Housing Community Development	CDBG: \$86,190	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3500	3547	101.3%	800	554	69.25%
CD-2 Non-Homeless Special Needs Population	Non-Homeless Special Needs	CDBG: \$54,500	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	528	105.6%	100	85	85.00%
CD-3 Youth	Non-Housing Community Development	CDBG: \$86,190	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	1993	159.44%	130	175	134.61%

CD-6 Economic Development	Non-Housing Community Development	CDBG: \$450,000	Public service benefits other than Low/Moderate Income Housing Benefit	Persons Assisted	50	59	118.00%	1	2	20.00%
CD-6 Economic Development	Non-Housing Community Development		Businesses assisted	Businesses Assisted	50	92	184.00%	22	21	95.45%
CD-7 Infrastructure/Public Facilities	Infrastructure/Public Facilities	CDBG: \$660,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	16,396	65.58%	1265	2150	100.00%
H 1 - Shelter for Homeless Population	Homeless	CDBG: \$86,190	Public service benefits other than Low/Moderate Income Housing Benefit	Other	0	0	0	80	400	500.00%
H 1 - Shelter for Homeless Population	Homeless	CDBG: \$86,190	Homeless Person Overnight Shelter	Persons Assisted	386	667	172.79%	24	22	91.66%
H2 - Services for Homeless (Non-Shelter Related)	Homeless	CDBG: \$86,190	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	3492	139.68%	500	766	153.20%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The 2015-2020 Consolidated Plan identifies a list of housing and community development needs. A Strategic Plan was produced to establish the priority of needs and objectives specific to Pittsburgh. The objectives are intended to meet the identified priority needs. There were three priority needs category identified in the 2015-2020 Consolidated Plan:

- **Affordable Housing** – It is a priority to maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods.

During the Program Year, \$23,910 was expended for the Housing Rehabilitation Program which provides low-interest rehabilitation loans to Pittsburgh homeowners for the purpose of improving their property.

- Maximum loan available is \$30,000.
- Health and safety hazards will be given top priority for consideration in the program.
- Loan funds may be used for various improvements, but are required to fall under the category of health and safety, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled. Common repairs permitted under this loan program include, but are not limited to: new roofs and gutters; electrical and plumbing upgrades; and installation of ramps and grab bars.

The Code Enforcement Program expended their full grant amount of \$176,368. This program assist in home and neighborhood preservation of deteriorating, lower income areas through the comprehensive inspection and enforcement of all State and municipal statutes and regulations related to the reduction and removal of substandard and dangerous housing as well as property conditions, which contribute to slum and blight and disruptive criminal behavior and activity. A concentrated effort was placed on the following census tracts and block groups: 3100, 3110, 3120,3131.01,3131.02, 3131.03, 3132.03, 3132.04, 3132.06.

The Code Enforcement Program establishes acceptable standards for long term benefit and resident involvement by initiating partnerships with the property owners and residents that improve the quality of life and neighborhood pride. This activity falls under the area benefit category. Therefore, household

demographics are not collected by Code Enforcement staff when properties are cited with code violations.

- **Non - Housing Community Development** - Non-housing community development needs are those public service, infrastructure, economic development, and other development needs in the community that have an important impact on the living conditions of Pittsburg residents.

A total of \$441,569 was expended towards the public service, economic development, and infrastructure categories. The purpose of addressing a community's non-housing needs, in addition to its housing needs, is to help create more livable, better functioning, and more attractive communities by integrating economic, physical, environmental, community, and human development programs in a comprehensive and coordinated fashion so that families and communities can thrive while working together.

Disability Data – Subrecipients that were funded in program year 2019 do not specifically serve disabled persons only. Rather Pittsburg funds programs that serve residents who may be disabled such as the construction of curb ramps for accessibility in certain census tracts, St. Vincent de Paul RotaCare, Loaves and Fishes and CORE who serve a population that may include mentally disabled persons. If an agency that specifically serves disabled persons is funded in future fiscal years, such data will be reported by the subrecipient and will be included in future CAPERs.

- **Homeless Strategy** - Homelessness is a result from a combination of factors related to the socioeconomic systems and personal and family issues. The City is committed to working with the County Continuum of Care (CoC) in its effort to reduce homelessness throughout the county.

The City understands that homelessness is a regional issue. Therefore, sharing pooled resources provides a more effective method in addressing a regional issue. Health, Housing, and Homeless Services (H3) is the administrator for the Contra Costa Homeless Continuum of Care (CoC), a collaborative of local agencies that addresses housing and homelessness in the county. As the administrator, H3 provides strategic direction and coordination of funding and programmatic oversight of CoC programs. As the CoC lead agency, H3 is responsible for:

- advancing partnerships with service providers, community leaders, and stakeholders;
- building capacity with local and federal resources;

- implementing and managing CoC initiatives;
- administering the Coordinated Entry System (CES);
- maintaining the Homeless Management Information System (HMIS);
- coordinating CoC funding and programmatic oversight; and,
- measuring and reporting outcomes through HUD Performance Measures and evaluation efforts.

City staff attends H3 meetings regularly to ensure it is kept abreast of the homeless strategy in the county in order to make a positive impact. A total of \$10,000 of CDBG funds were expended towards the Interfaith Council of Contra Costa County - Winter Nights Emergency Family Shelter. Winter Nights is an emergency shelter for homeless families supported by hundreds of volunteers from member faith communities throughout central Contra Costa County. Beginning in October and open until June, the shelter location moves from congregation to congregation every two weeks during the cold winter months. Each participating faith community provides nighttime shelter (usually in a social hall but sometimes in a sanctuary), three meals a day, volunteer tutoring for school children and weekend activities for the clients. Tents are provided to each family for privacy while living in the shelter, and each person receives a sleeping bag which they can take when they leave. A paid professional staff person is on duty 24 hours a day during the Winter Nights season. The shelter capacity is approximately 30 people per night.

The sudden descent of the COVID-19 pandemic has limited Winter Nights' ability to offer shelter to new families because of the shelter-in-place rules. As of March 16th, no new families could come in and no volunteers could enter the shelter. Meals could not be prepared in the congregational kitchens and could not be brought in and served by volunteers, so one hot meal each day was ordered and delivered by a local restaurant, and breakfast and lunch supplies could be delivered by staff when things ran out. The cost of meals greatly increased but congregations have been generous when they couldn't cook for the families, and contributed enough to keep costs down. And as families left the shelter for homes, meal costs went down too.

But without volunteers, and since 24-hour supervision was now required as families had to stay in the shelter 24/7, costs increased about \$6,000 per month. Children could play on the grounds, but had to be supervised by parents or staff at all times. Volunteers arranged for craft items to be delivered, and indoor games, frisbees and chalk for sidewalk art were gifted to distract the children. Distance

learning was difficult because of the scarcity of computers and intermittent wifi.

Several faith communities have had to drop out of the schedule either because of the ages (mostly over 60) of their volunteers, and the cost of supporting their facility when there is no money coming in from religious services and facility rentals. Winter Nights has been very lucky to survive the shelter-in-place with no illness. Operating as one very large family and supervised 24-7 so no one can leave has effectively kept the virus away. Early in March, they worked with Healthcare for the Homeless to write protocols for screening entry into the shelter (before shelter-in-place on March 16th, families were coming in at 5pm and leaving at 7am as usual), plans for handling anyone with fever and cough, and isolating families in hotels as soon as anyone tested positive.

In addition, \$13,184 of CDBG funds were expended towards the Contra Costa County Health Services - Health, Housing and Homeless Services Division's Coordinated Outreach Referral and Engagement (CORE) program .The focus of the CORE program is to target high-risk, hard-to-reach chronically homeless individuals, transition-aged youth, and families living outside who typically do not access services. CORE uses a client-centered, "whatever it takes" approach to build rapport and engage persons into services that aims to get them off the streets and stabilized. CORE teams consist of two outreach workers, two outreach team leads, and an outreach coordinator. Outreach staff are trained in core principles and practices of trauma informed care, motivational interviewing and espouse a housing first philosophy. Knowing that those who live outside are resistant to engaging, outreach teams take this client-centered perspective with the understanding that trust must come before services are delivered, and trust and relationship building takes patience and time.

Three CORE teams operate over an 18 hour period during the day and evening. Two or three person outreach teams go out in a systematic pattern within an established service area (East, Central, and West County) to contact chronically homeless individuals living on the streets, provide face-to-face outreach and engagement, and information necessary to address behavior contributing to their homelessness.

Services and support include but is not limited to delivering basic needs supplies such as socks, hygiene kits, and emergency food. CORE teams will complete housing and service assessments in the field (VI-SPDAT), facilitate the completion and submission of Medi-Cal, CalFresh, and/or SSI applications and related documentation for eligible persons; link persons to shelter and Coordinated Assessment Referral and Engagement (CARE) centers; and assist local law enforcement, communities, and businesses in non-enforcement types of responses where appropriate, and connect individuals to the Mental Health

Transitions Team for mental health needs and non-psychiatric emergencies. Additionally, CORE teams will work in close collaboration with Health Care for the Homeless outreach medical staff to identify and engage homeless individuals in need of medical care. The evening outreach team will be able to assess and initiate referrals for direct shelter placement at night and refer and transport individuals to the warming centers for respite from the cold and to receive food, light meals, do laundry and phone access.

The City also works with the CoC by having one Pittsburg Police Officer assigned on the Mental Health Evaluations Team (MHET) and by supporting the Health Care for the Homeless Team. MHET assists persons who recently had a mental health crisis by linking them to services to diminish the likelihood of another crisis.

With the onset of the COVID-19 pandemic the CORE Team has adapted by not transporting any clients in their vehicle, the use of taxi vouchers was implemented. Staff must complete pre-screenings and intakes over the phone when possible to limit contact in the field. The teams did coaching and education around the shelter in place orders and how to properly social distance. CORE consumers were informed around the importance of following protocols to mitigate the spread of COVID-19. Teams also completed COVID screenings with clients, handed 1470 surgical masks, 4700 4oz hand sanitizers and made people aware of the portable restrooms/hand washing stations available for their use. CORE teams increased the quantity of food being passed out from the normal 1 day pack, and increased the contents to include 2-3-day meal packs of non-perishable, eat without heat food during all outreach encounters, 3785 food packs have been handed out, along with 1355 gallons of water. This was made possible by staff procuring more supplies and volunteers to package the items, H3 staff and the CORE teams also picked up and delivered the items to the volunteers for packing. Teams also distributed tents to clients to support social distancing or self-quarantine and distributed solar phone chargers to client to make contact and charging their phones easier since their normal locations used for charging were closed due to COVID-19.

Due to COVID-19 all congregant living shelters were vacated and Warming Centers were closed, family shelters with single rooms were allowed to stay, but not to accept new referrals.

Phase 1 of Project Room Key was to move high risk/vulnerable shelter occupants into the hotels. CORE assisted with on sight setup with room assignments, room checks, and meal delivery to rooms. People with symptoms and being tested were put into non Person Under Investigation (PUI) hotels for

quarantine until testing negative then sent back to their location. Phase 2 opened up for referrals from Hospitals, ER's, Psych Emergency and CORE. Screening are completed and put through to Project Room Key making sure the most vulnerable population to COVID-19 are place following the present FEMA guidelines. CORE has referred 541, with 396 placements.

With the onset of the COVID -19 pandemic the government allocated stimulus checks, the homeless population in Contra Costa County was unsure on how to receive their IRS COVID-19 Stimulus funds due to having lack of resources and knowledge to access the non-filers form. The CORE teams were able to create a process for clients to file and receive their stimulus checks. To date CORE assisted 81 clients with the filing and 26 clients have received their checks.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	614
Black or African American	308
Asian	47
American Indian or American Native	49
Native Hawaiian or Other Pacific Islander	37
American Indian/White	0
American Indian/Black	0
Asian/White	0
Black/White	23
Other	181
Total	1259
Hispanic	622
Not Hispanic	637

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Information regarding race is important because it is a statistic used to guide funding decisions in programs that support equal opportunity in education, assess fairness of employment practices under the Civil Rights Act, and help ensure everyone has equal access to health care.

The table below shows Pittsburg's racial make up.

Race and Ethnic Composition	Number	Percentage
White alone (not Hispanic)	12,684	20.00%
Black or African American alone (not Hispanic)	10,756	17.00%
American Indian and Alaskan Native alone (not Hispanic)	202	0.30%
Asian alone (not Hispanic)	9,654	15.30%
Native Hawaiian or Other Pacific Islander alone (not Hispanic)	614	1.00%
Some other race alone (not Hispanic)	177	0.30%
Two or More Races (not Hispanic)	2,336	3.70%
Persons of Hispanic Origin	26,841	42.40%
<i>Data from 2010 Census</i>		

Limited English Proficiency (LEP) - In order to better serve Pittsburg's LEP residents, the City has a Language Assistance Plan (LAP). The LAP was updated in 2017 to encourage involvement and participation by LEP persons in programs or activities that are HUD funded. According to the 2017 American Factfinder Community Survey, approximately 17.2% of Pittsburg's population is Asian. However, the individual percentages of the ethnicities that make up the Asian category are less than 5%, with the exception of the Filipino community. Staff solicits participation during the CAPER, Consolidated Plan and Annual Action Plan process by posting the public hearing notices in English, Spanish and Tagalog.

Asian Indian	2.5%
Chinese	1.3%
Filipino	10.6%
Japanese	0.2%
Korean	0.5%
Vietnamese	1.0%
Other Asian	1.1%

2018 ACS estimates Pittsburg's population at 72,439. 2013-2017 ACS 5-year estimates shows 22,184 total housing units and median income at \$66,739. With the Census 2020 fast approaching, Pittsburg will be able to see how it compares to the 5-year estimates.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public – Federal	\$892,450	\$779,107

Table 3 – Resources Made Available

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Pittsburg	100	100	Citywide

Table 4 – Identify the geographic distribution and location of investments

Leveraging

Explain how Federal funds leveraged additional resources (private, State and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City leverages Federal, State, and local resources to the greatest extent feasible to assist with the needs identified in the 2015-2020 Consolidated Plan.

The City's Police Department received the following grants which enabled the City to provide the support in various areas, such as Code Enforcement.

\$596	Edward Byrne Grant/JAG
\$19,176	Edward Byrne Grant/JAG
\$16,451	ABC Grant
\$37,225	OTS DUI Grant -FY18/19
\$13,495	OTD DUI Grant – FY19/20
\$109,587	Tobacco Grant

The City also has a 5-year Capital Improvement Program (CIP) that serves as a planning instrument for construction of new facilities and infrastructure, expansion, rehabilitation, or replacement of existing City and Successor Agency owned assets. For the Program Year, the City received the following grants from various Federal, State, and local resources:

Transportation Development Act Grants

FY2017-18 TDA Allocation - \$58,000 – BART Pedestrian Bicycle (only for construction in FY 20/21)

FY2018-19 TDA Allocation - \$65,000 – Range Road Sidewalk Improvement Project (Design Cost in 19/20)

FY2019-20 TDA Allocation - \$120,000 Trail Crossing Improvements

Other Grants

One Bay Area Grant 2 (OBAG 2) BART Pedestrian Bicycle Connectivity Project (Design Costs in FY 19/20) 3,387,000

One Bay Area Grant 2 (OBAG 2) Pavement Improvement Project (Funding FY 2021/22) 2,410,000

HSIP Cycle 7 2017/18: West Leland road High Friction Surface, Markings & Speed Sign, High Visibility Crosswalks (Design Costs in FY 19/20)

HSIP Cycle 8 2018/19: Stoneman Avenue Intersection Improvement Project (Design Cost in FY2019/20) 722,000

HSIP Cycle 9 2019/20: Traffic Signal Improvement Project (No expenditures in FY 2019/20)

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Number of households to be supported	One-Year Goal	Actual
Homeless	No goal identified in the Program Year.	Not applicable.
Non-Homeless	No goal identified in the Program Year.	Not applicable.
Special Needs	No goal identified in the Program Year.	Not applicable.
Total		

Table 5- Number of Households

Number of households supported through	One-Year Goal	Actual
Rental Assistance	0	0
The Production of New Units	0	0
Rehab of Existing Units	7	2
Acquisition of Existing Units	0	0
Total	7	2

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

A major obstacle with affordable housing production in Pittsburg is the inability to provide assistance in the form of financial incentives or land which in past were used to encourage the construction of affordable housing developments. Due to the dissolution of the former Redevelopment Agency of the City of Pittsburg and with the heavy competition for State and Federal funding, affordable housing projects in Pittsburg have been reduced tremendously.

The number of affordable housing units have changed due to foreclosures. The current number of affordable housing units in Pittsburg under each income category are as follows:

Moderate – 575, Low – 234, Very Low – 246, and Extremely Low – 35 = 1090 total units

These numbers do not reflect affordable housing units that are not deed restricted. For example, there are residential units participating in the Section 8 program that are not accounted for because they are not deed restricted but are leasing to low income families.

There are currently 1,133 units participating in the Section 8 program including VASH vouchers; only four of which are deed restricted.

In an effort to produce affordable housing, Pittsburg is part of the HOME Consortium with Contra Costa County. Based on the expected HOME grant over the 2015-2020 planning period, the Contra Costa County Consortium anticipates providing 80 units of affordable housing. Unless additional subsidies are identified, the housing will be affordable to very-low and low income households. Providing permanent supportive housing for the homeless and other extremely-low income households is a priority but may not be achievable with the current funding sources.

Goals:

1) Increase Affordable Rental Housing Supply. Expand housing opportunities for extremely low-income, very low-income, and low-income households by increasing the supply of decent, safe, and affordable rental housing.

The Atchison Mixed-Use Development, a 202 residential units plus 13,669 commercial space complex will have 100 apartment units for very low-income households earning 50% of area median income (AMI) and 100 units for low-income households earning 70% of AMI. The remaining two units would be occupied by property managers. Apartment rents could range from \$1,085 to \$1,519 for a studio; \$1,162 to \$1,627 for a one-bedroom unit; and \$1,395 to \$1,953 for a two-bedroom unit.

2) Increase Affordable Supportive Housing Supply. Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing.

The City strives to meet the community's housing needs in various way. A mix of housing opportunities that accommodates a demographically diverse population helps to create a sustainable community, a community with income and age diversity. The City understands the importance of partnerships when it comes to expanding the housing opportunities for the residents of Pittsburg. The Housing Authority of the City of Pittsburg (Housing Authority) administers 185 Veteran Affairs Supportive Housing (VASH) vouchers and has agreed to provide a loan for up to \$780,000 for the financing of the Veterans Square housing project. Satellite Affordable Housing Associates will be constructing the project with target construction to begin Fall 2020.

Discuss how these outcomes will impact future annual action plans.

The project will have certain on-site services provided by a qualified service provider experienced in serving the veteran population. Therefore, the service provider may be eligible to apply for future CDBG funds that can be utilized to enhance services.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	997	Not applicable.
Low-income	262	Not applicable.
Moderate-income	0	Not applicable.
Low Mod Area Benefit	4235	Not applicable.
Total	5494	Not applicable.

Table 7 – Number of Persons Served

Narrative Information

Fortunately, Pittsburg has its own Housing Authority that can help in the efforts to address "worst case needs" and progress in meeting the needs of persons with disabilities. It is the Housing Authority's objective to ensure that families are placed in the proper order on the waiting list and selected from the waiting list for admissions in accordance with the policies of its Administrative Plan. The Housing Authority has two local preferences 1) Pittsburg resident and 2) Veteran status. Each preference has been determined after a public hearing in accordance with applicable federal regulations. Applicants that qualify for a local preference shall be ranked in the following order: 1) any household family member who lives, works, or has been hired to work, or attending school in the city 2) veteran or surviving spouses of veterans. Preference is given for admission of a single person who is 62 years or older or person with disabilities over other single persons. In accordance to the Quality Housing and Work Responsibility Act of 1998, each fiscal year, the Housing Authority will reserve a minimum of seventy-five percent (75%) of its Section 8 new admissions for families whose income does not exceed thirty percent (30%) of the area median income or as HUD refers to these families as "extremely low-income families". The Housing Authority will admit families who qualify under the extremely low-income limit to meet their income targeting requirement, regardless of preference.

Pittsburg believes in a regional approach when addressing our community's housing needs. We continue to foster relationships with various agencies in the county and provide these resources to the community.

1) Home Match - Helps homeowners with extra rooms connect with home seekers who need an affordable place to live, creating a win-win situation.

2) Catholic Charities of the East Bay - Rooted in compassion and human dignity for all, Catholic Charities of the East Bay works with youth, children, and families to promote self-sufficiency, strengthen families and pursue safety and justice.

3) Destination Home - Provides 12 units of permanent supportive housing for chronically homeless, disabled individuals. Participants of the project receive a safe, permanent place to live as well as wrap-around services to help stabilize their lives. Case management, assistance enrolling in mainstream benefits and services, and access to peer support groups are all part of a larger continuum of services that allow individuals to work through many of the issues that led to their homelessness while simultaneously moving toward a more sustainable future.

4)Permanent Connection - Provides subsidized permanent housing linked to services for homeless youth with chronic mental illness, HIV/AIDS, or developmental or physical disabilities. Youth over the age of 18 receive wrap-around support services that assist them to not only maintain, but also thrive in their housing.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City continues to participate in the countywide effort to assist the homeless population by funding services that take proactive steps to implement the CoC strategy for the homeless. CDBG monies funded the CORE program. CORE teams served as an entry point into the coordinated entry system for unsheltered persons and work to identify, engage, stabilize and house chronically homeless individuals and families. They provide basic needs supplies, counseling, benefits assistance, linkages to healthcare, shelter placement, and referrals and transportation to CARE Centers. The CORE staff have built trusting relationships with hard to reach clients. CORE staff have been able to link people to services and continue to coach and educate individuals and families on health, safety and sanitation. CORE teams also established connections with agencies to coordinate services and work together to support the homeless population. These partnerships helped to get individuals and families access to health, mental health, and dental services; connect individuals and families to shelters, and drug and detox programs. The program provided services to 400 Pittsburg residents.

The City has its own homeless team which comprises of staff from various departments including the Police Department, Environmental Services, Engineering, Public Works, City Attorney and Community Services. This team meets monthly to discuss current issues that are affecting its residents which includes the homeless population and sets strategies that can help the community as a whole. Police officers that are in direct contact with the homeless population provide food vouchers, clothing and in some cases, vouchers for lodging at a local motel. The Police officers have established relationships with many of the homeless people in the community and have identified a select few that have the potential to overcome certain barriers so that they can be integrated back to society. The City group have discussed the option to provide opportunities for these select few by offering part time job positions within our Public Works Department. This will be a work in progress and highly depends on the individual's determination to make a change.

Addressing the emergency shelter and transitional housing needs of homeless persons

CDBG funds were expended to address shelter needs for the homeless population. The Interfaith Council of Contra Costa County - Winter Nights Emergency Family Shelter is an emergency shelter for homeless families that operates from October to June. The program provides food, tutoring, transportation, case management, housing placement

assistance to homeless families. This year was the fifteenth season of Winter Nights, which began in 2004. Its goal of providing a warm, safe place to sleep and three meals a day for 75 to 100 families each year and assisting with the search for sustainable housing was met this year. Not all families found homes, and some were unable to adapt to the shelter rules or had mental health needs that were not met. However, 85% of the people who lived in the shelter for more than two weeks moved into sustainable housing. The program provided services to 7 Pittsburg residents.

The Parking Lot Program (PLP) was scheduled to end May 1st, but the need was so great that it was decided to keep it open as long as possible. St. Vincent de Paul in Pittsburg allowed PLP clients to use the showers 3 days a week, and staffing increased during the daytime to supervise the shower schedules and restroom use at the PLP site since daytime restrooms were hard to find. Case management continued at the PLP also and several clients found housing. By the end of May the client use of the PLP had dwindled significantly and it was decided to close it by June 1st.

The City used CDBG funds for STAND! For Families Free of Violence (STAND!). STAND!'s emergency shelter can accommodate up to 24 women and their children fleeing life-threatening violent relationships at no cost for up to 3 months. As part of a continuum of care at STAND!, the shelter provides clients with access to comprehensive supportive services, including food, clothing, social and legal advocacy, vocational assistance, child care, housing referrals, and evidence-based counseling – transitioning clients toward independence. The program provided services to 15 Pittsburg residents.

CDBG funds were also used for the St. Vincent De Paul Rotacare clinic that is operated at the St. Vincent De Paul facility in Pittsburg. This program not only offers free medical care but also serves as a day time shelter for homeless families. A feeding program is also within walking distance from the facility and offers hot meals for these families.

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

Contra Costa County's Coordinated Entry System (CES) allows service providers to efficiently and effectively connect people to interventions which aim to rapidly resolve their housing crisis. CES aims to help consumers with fewer roadblocks and fewer vulnerabilities obtain housing with short-term supports while connecting the highest

needs, most vulnerable persons in the community to available housing and supportive services. CES is comprised of a variety of programs to serve those at-risk of homelessness, currently homeless, and formerly homeless people now housed in permanent supportive housing. The goal of CES is to move people from access points, and for those with higher needs, to housing services. The CES is has a prevention/diversion screening tool to be used by Contra Costa Crisis Center (2-1-1) and other crisis service entry points into our system to identify clients on the brink of homelessness and connect them to prevention and mainstream services. Clients are connected to prevention providers throughout the County.

AB 109 - Reentry: The CoC has two discharge plans for former inmates, the Reentry Strategic Plan and Realignment Plan. The Reentry Strategic Plan focuses on: 1) housing-focused discharge planning prior to release; 2) formalized pre-release planning that identifies service needs & connects prisoners with community-based service providers; and 3) enrollment in public benefits at least 90 days prior to release. Realignment Plan provides: 1) pre-release "reach-in" assessments, case management and referrals to housing resources, and 2) individualized treatment plans for mental health/substance abuse issues, linked with housing services. training, substance abuse treatment & childcare. Under AB109, probationers have five days upon prison release to report to their Probation Officer (PO) to review their probation orders. At their initial meeting, the PO determines whether the individual received "custody" mental health services and/or was released with a 30 day supply of psychotropic medications. POs may then offer the individual a referral to Mental Health Services to be assessed for their voluntary continuation of medications and need for focused forensic case management services. There is also coordination with the Parole and Community Team (PACT), comprised of service providers, police & the California Department of Corrections Regional Parole Board, to link newly released ex-offenders with resources like housing, education, employment, job training, substance abuse treatment & childcare.

The St. Vincent de Paul's RotaCare is a free medical clinic and received \$13,184 of CDBG funds. This free medical clinic is staffed with a team of volunteer medical professionals including physicians, pharmacists, pharmacy technicians, nurses, health educators, bi-lingual translators, social workers, receptionists and administrative assistant. They provide medical care and preventative services to uninsured and low income residents of Pittsburg. They directly improved availability and access to health services and reduced health disparities for low income and underserved residents. A total of 460 people were assisted during this Program Year.

Countywide Discharge Coordination Policy

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

HEALTH CARE: Hospital discharge protocol, adopted by the CoC and by all hospitals in the County, states: 1) Hospitals will not discharge people who are not ambulatory or not capable of caring for themselves; 2) prior to discharge, the hospital will seek a pre-discharge assessment from a Healthcare for the Homeless (HCH) nurse; 3) the HCH nurse will assess the viability of a respite placement and make a recommendation accordingly; 4) prior to discharge, the hospital will ensure that a patient has an appointment for follow-up medical care; 5) the hospital will discharge the patient with enough medications and/or supplies for at least 7 days; and 6) the hospital will ensure that the patient leaves with all of their belongings and is appropriately clothed.

ALCOHOL AND OTHER DRUGS SERVICES 1.) AOD works in partnership with the Behavioral Health Benefits Unit to enroll clients in Medi-Cal immediately upon release from a facility. 2.) AOD works to reduce the early termination rate among formerly incarcerated individuals in Substance Use Disorder (SUD) treatment. Coupled with training, AOD continues to adapt program policies and procedures which support successful engagement of this population while adhering to regulatory State mandates. AOD continues to assist and encourage providers to develop/form/create linkages/agreements/MOUs with primary care and mental health and housing for provision of services to AOD clients. A Housing Specialist is available at the Discovery House by the Homeless program to help clients prepare housing arrangements before discharge and support long-term recovery.

MENTAL HEALTH: Clients treated by the County Behavioral Health Division are regularly reviewed for readiness and prepared for discharge into environments that provide stepped-down levels of care. The Department holds a weekly Bed Committee where all institutionalized consumer's discharge plans are prepared. Discharge planning responsibilities fall to the Clinic managers for those consumers currently receiving services and to the Mental Health Transition Team (consisting of managers, a psychiatrist, RNs, clinicians and peer providers) for those patients not otherwise connected to the County system. State hospitals discharge to Institutes for Mental

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

RESPITE CENTER - Philip Dorn Respite Center in our neighboring city of Concord is a twenty-four (24) bed shelter for homeless adults who are leaving the hospital and have health care needs that cannot be met in the emergency shelter environment. This is a collaborative project with Health Care for the Homeless and local hospitals.

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

The biggest barrier to reducing the length of time individuals and families experience homelessness is the lack of affordable housing.

CHRONICALLY HOMELESS: This year's Contra Costa County Point in Time Count (PIT) was conducted on the night of January 22, 2020. There were a total of 2,277 people identified in the whole county of which 102 were Pittsburg residents. The count made up 1,972 households; 92 households (5%) were families with children and 1,880 households (95%) were adult only. Adult-only households consisted of one or more adults in the household with no minors or dependent children. There were 261 people in the 92 families and 2,016 people in the adult-only families. Among the family households, two-thirds were in shelters the night of the count (m=62) and 30 families were sleeping outside. However, only 27% (n=506) of adult-only households were in shelters and 73% (n=1,374) were unsheltered. The number of family and adult-only households have shifted over time. Since 2015, the number of families identified during the PIT count have decreased 21%, from 166 to 92 families, partly due to increased housing programs in the county geared towards families. During the same timeframe, the number of adult-only households increased by 15%, from 1,634 to 1,880. While there may be many factors that contributed to this increase, the change in outreach that took place from 2016-2018 likely impacted the number of adult-only households identified during PIT because the unsheltered

population consists of primarily adult-only households

VETERANS: There were 115 veterans identified in the 2020 PIT count which made up 6% of the adult population. Although there was an overall 6% decrease since 2015, shifts since 2017 are indicating an upward trend (16%) in the number of veterans identified.

UNACCOMPANIED YOUTH/TRANSITION AGED YOUTH (TAY): No unaccompanied minors were identified during the 2020 PIT.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority provides rental subsidy to the maximum extent allowable. Funding is awarded by the Federal government to subsidize low-income families with their rent and utilities. The number of families the Housing Authority can assist is determined by the annual contract contribution awarded. Factors in determining the number of units available to assist eligible families are based on average housing assistance payments, fair market rents established by HUD, and administrative costs. With this in mind, for For FY 19/20, the Housing Authority received \$16,330,675. These funds were used to subsidize 948 Section 8 recipients and 185 VASH vouchers.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority counsels clients who are interested in becoming homeowners by sharing information on the Homeownership Voucher Program. Eligible candidates are provided monthly mortgage subsidy upon the purchase their first home. The Housing Authority uses its normal voucher program payment standard schedule to determine the amount of subsidy. The housing assistance payment (HAP) is the lesser of either the payment standard minus the total tenant payment or the family's monthly homeownership expenses minus the total tenant payment. The Housing Authority may make the HAP payment directly to the family or to the lender.

Actions taken to provide assistance to troubled PHAs

The Housing Authority, operating the rental subsidy program, was a high performer during the Program Year. Therefore, no actions were taken.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The provision of adequate and affordable housing is an important goal of the City. As a result, the City has proactively implemented a variety of programs, incentives, and development standards to encourage the development, maintenance, and improvement of affordable housing. The City offers incentives for on-site compliance as outlined in City's Municipal Code Section 18.86.060. Incentives include:

- Allowing affordable units to be at most 10 percent smaller in square footage than market rate units.
- Allowing ownership units to be constructed on smaller lots.
- Allowing affordable units to have a fewer number of bathrooms and have different interior design, finishes, and features than market rate units in the same residential development.
- A reduction in off-street parking requirements for affordable units provided that the development is located downtown or within walking distance, generally ½-mile of transit facilities.
- Deferment of parkland, traffic mitigation, and other City fees.
- Provides for a density bonus for affordable housing projects.

In addition, to provide an incentive for the development of larger family units (four or more bedrooms), developers are offered credit toward the inclusionary requirement of one and one-quarter per larger family unit. On November 15, 2004, the City Council adopted Ordinance No. 04-1229 adding Chapter 18.86, Inclusionary Housing, to the Municipal Code. The Inclusionary Housing Ordinance contains minimum requirements for provision of affordable units within developments. The purpose of the City's Inclusionary Housing Ordinance is to establish minimum requirements, incentives, and alternative measures by which to ensure the provision of safe, decent, and affordable housing for all segments of the City's population, regardless of household income. This ordinance is only enforced on for sale units and not on rental housing.

The Successor Agency owns properties that are developable for housing projects. The City works with interested Developers by providing the following incentives:

- Providing incentives to developers who assist the City in meeting affordable housing needs, including units to accommodate special needs households:

female-headed households, seniors, disabled, developmentally disabled, large families, emancipated youth, seasonal and temporary workers, and the homeless

- Utilizing public funds to increase the supply of housing affordable to extremely low-, very low-, low-, and moderate-income large family households
- Prioritizing public funds for the development of housing affordable to extremely low income households for identified special needs groups
- Providing fee waivers and allow fee deferrals until issuance of a Certificate of Occupancy for developers constructing affordable housing developments and/or developers providing housing and programming serving identified special needs populations
- Assisting non-profit developers in seeking fee credits when redeveloping sites for affordable housing and/or housing developments serving an identified special needs population
- Giving priority in processing project applications with an affordable housing component and/or serving an identified special needs population

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City is committed to taking action to address obstacles to meeting underserved needs. Special needs groups such as elderly/frail elderly, persons with disabilities, and persons who are victims of domestic violence live throughout the city. Given that these special needs populations have various obstacles to accessing housing and services, Pittsburg will continue to provide CDBG funds for housing rehabilitation activities, public facility/infrastructure improvements, and public service activities that improve the quality of life for special needs groups.

CDBG funds Contra Costa Senior Legal Services (CCSLS). CCSLS is a private, nonprofit agency that has been providing free legal services to older residents of the county since 1976. Thousands of seniors have benefited from these services which have enabled them to stay in their homes, to become eligible for and to retain public benefits, to recover real and personal property wrongly taken from them, and to obtain relief from physical, financial, and emotional abuse. CCSLS seeks to provide the broadest possible access to its services. It prioritizes those areas of law relevant to the needs of older residents of the County, especially those not otherwise addressed by other legal services programs. During the Program Year, CCSLS served 85 Pittsburg seniors.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Facts about Lead Poisoning in Contra Costa County

More than 800 children with elevated blood lead levels have been identified in Contra Costa. Most of these children have been identified in the last eleven years because of routine screening.

- 475 children had lead levels between 10 - 14 µg/dL.
161 children had lead levels between 15 - 19 µg/dL.
158 children had lead levels between 20 - 44 µg/dL.
6 children had lead levels of 45 µg/dL or higher.
- About 46% of the children are from the Richmond/San Pablo area.
Another 26% of the children are from the Pittsburg/Antioch area.
10% are from the Concord area.
The rest live throughout the County, in areas as diverse as El Cerrito, Crockett, Brentwood, and San Ramon.

More than 63% of lead-poisoned children in Contra Costa have been under the age of 3 years. Most are one- and two-year olds.

Who's at Risk and Why?

- Low income children
Nationwide data show that young children in publicly-assisted programs such as MediCal are at much higher risk for lead poisoning.
- Children living in old, deteriorating housing
Lead-based paint is still the major source of childhood lead poisoning.
More than half of Contra Costa cases have been linked to lead-based paint.
Statewide percentages are even higher.
- Children of any income living in older housing that is being renovated or repainted
Activities that disturb lead-based paint and create lead dust are very dangerous, especially for young children. They can also harm adults, including workers and owner-occupants engaged in do-it-yourself projects.

There are over 97,000 housing units built before 1960 in Contra Costa.

Because Contra Costa has experienced such rapid housing growth, percentages of old housing have declined overall. As the tables below show, older housing is not evenly distributed, and even within a community there are areas where the high-risk older housing is more concentrated. (State and federal agencies recommend targeted screening of all young children, regardless of income, in communities where > 27% of housing was built before 1960.)

Percentages of Pre-1960 Housing in Selected Central & East County Cities*

City	Percentage of Pre-1960 Housing - Citywide -	Percentage of Pre-1960 Housing- Selected Census Tracts -
Antioch	17%	61% (CT 3071.02)
Brentwood	9%	28% (CT 3031)
Concord	27%	66% (CT 3300)
Lafayette	52%	53% (CT 3480)
Martinez	27%	81% (CT 3170)
Orinda	56%	64% (CT 3540.01)
Pittsburg	21%	73% (CT 3100)
Pleasant Hill	34%	57% (CT 3230)

* Based on 2000 U.S. Census data

The City will continue to protect residents from lead-based paint hazards in housing funded with CDBG funds by conforming to HUD regulations 24 CFR Part 35. This regulation addresses the need to reduce or eliminate lead-based paint hazards in federally owned housing and housing receiving Federal funds. The City requires its subrecipients to agree to include requirements for compliance with this regulation. The City requires that recipients of homeowner rehabilitation funds sign HUD’s Notification for Lead Based Paint and that any abatement required be included in the home’s repairs.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Pittsburg employs a variety of strategies to help alleviate poverty in the city, including efforts to stimulate economic growth and job opportunities, and to provide residents with the skills and abilities required to take advantage of those opportunities. Pittsburg uses a

portion of its CDBG funds to provide grants to non-profit agencies to operate the Public Service programs that serve the low- income population including the homeless in the community.

One of the most significant efforts taken by the City to reduce persons living below the poverty level is funding several agencies that provide economic development programs and services for persons within the community who are extremely- or very low- income. In particular, the City believes by funding economic development programs, such as Contra Costa Child Care Council, Opportunity Junction's Job Training and Placement, and Workforce Development Board's Small Business Development Center, it plays a role in reducing the number of persons below the poverty line by providing them the avenue and resources to obtain the skills and training needed to be competitive in the job market or become qualified business owners.

In addition, Opportunity Junction's Technology Center provides low-income workers, job-seekers, and seniors with accessible training in computer applications, English as a Second Language, typing, and Spanish. The Technology Center, operates Monday through Thursday from 6 pm to 9 pm and also offers free access to computers and the Internet.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Contra Costa County Consortium was formed by the County of Contra Costa and the cities of Antioch, Concord, Pittsburg and Walnut Creek to develop a collaborative approach to administering and implementing the goals and objectives of the respective CDBG programs. The Contra Costa County Consortium members coordinate consolidated Planning efforts and have developed a streamlined process for applying for CDBG/HOME/ESG funds that allow applicants to complete one application for multiple jurisdictions and, once funded, complete one periodic performance report for all funding jurisdictions. This joint effort has eased the administrative burden for subrecipients and allows jurisdictions to easily share information. Furthermore, the Contra Costa County Consortium established a multiple-year funding cycle that has greatly reduced the time spent on completing and reviewing applications for both subrecipients and CDBG/HOME staff respectively.

Each entitlement jurisdiction in the Contra Costa County Consortium completes its own annual planning and allocation process, including preparation and completion of its Annual Action Plan and CAPER. These planning efforts have a high degree of coordination with the Contra Costa County Consortium members working together to closely align CDBG allocations, helping to maximize funding and to ensure collaboration between agencies.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Contra Costa County Consortium jurisdictions work on strategies and actions designed to overcome identified impediments and eliminate problems of housing discrimination. The Contra Costa Interagency Council on Homelessness (CCICH) works with local jurisdictions, public and private agencies, the interfaith community, homeless advocacy groups, and other community organizations to implement the CoC to alleviate homelessness. The majority of the City's goals and objectives within the 2015-2020 Consolidated Plan and Annual Action Plan are met through activities that are carried out by subrecipients that are primarily public and private agencies within the County, including non-profit organizations. There is ongoing concern about the long-term capacity of the non-profit community during these severe budgetary times and their ability to comply with often complex Federal regulations and requirements in implementing federally funded programs. Pittsburg will continue to support these agencies by providing technical assistance, helping to establish collaboration between agencies and with funding, when possible.

Pittsburg works closely with public and private affordable housing providers as well as with Contra Costa County's Public Health, Behavioral Health and Homeless Services departments, and various agencies to coordinate the allocation of funds to best meet the needs of the City's low to moderate income residents and the special needs population. This coordination leverages CDBG funds to maximize their impact.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Contra Costa County Consortium is required to conduct an Analysis of Impediments to Fair Housing Choice (AI) and to periodically review that analysis and update it as necessary. Each AI is reassessed and reevaluated with each consolidated plan. Together, the members of the Contra Costa County Consortium have collaborated to jointly plan for the housing and community development needs of the County as a whole.

The purpose of an AI is to review conditions in the jurisdictions that may impact the ability of households to freely choose housing and to be treated without regard to race, ethnicity, religion, gender, national origin, source of income, age, disability, or other protected status. The AI reviews the general state of fair housing, the enforcement of fair housing law, efforts to promote fair housing, access to credit for the purpose of housing, and general constraints to the availability of a full range of housing types. An AI also examines the affordability of housing in the jurisdiction with an emphasis on housing affordable to

households with annual incomes classified as low income and less. Low income is defined as equal to or less than 80 percent of the adjusted Area Median Income as most recently published by HUD.

The AI not only identifies impediments to fair housing choice, but also makes recommendations to overcome the effects of those impediments and will serve as the basis for fair housing planning, providing essential information to staff, policy makers, housing providers, lenders, and fair housing advocates, and assisting with garnering community support for fair housing efforts. The most recent AI was completed and approved the the Contra Costa County Consortium in June 2019.

The following table beginning on the next page outlines the goals identified by the Consortium in its 2016 AI.

2015-2020 Goals, Contra Costa Analysis Of Impediments to Fair Housing Choice

Action Steps	Responsibility	Complete	Deliverable	Comments
Goal # 1: Increase Public Awareness of Fair Housing Rights				
a) Contract with Fair Housing Services or consultant(s) to educate County residents, tenants, and owners and agents of rental properties regarding their fair housing rights and responsibilities	Consortium members	2017	Service contracts with each jurisdiction of the Consortium; assignments related to standardizing public information materials Countywide	Expect to renew contracts every fiscal year; plan joint semiannual meetings with fair housing providers
b) Update existing guidance on fair housing rights to include recent changes in protected classes and equal access	Fair Housing Services	2017	Content for website and brochures with consistent message and inclusive delivery	Refer to HUD Exchange for updated guidance and coordinate content production from County. Fair Housing Enforcement, Outreach, and Capacity Impediment – The Successor Agency funds Pacific Community Services Inc. for housing counseling and fair housing services.
c) Promote and coordinate expansion of outreach to the community regarding fair housing rights	Consortium Lead	2018	Campaign to highlight the single toll-free telephone number for fair housing services; strategies to jurisdictions and pre-prepared content for trade publications	Involve Home Builders, Realtors, Property Management Association, and small landlords
d) Diversify form and content of outreach	Fair Housing Services	2019	Alternatives to traditional fair housing outreach that reach different populations or present a fresh way of sharing information; also, develop a LAP	Collect best practices & outcomes to share with grantees. Fair Housing Enforcement, Outreach, and Capacity Impediment – The Successor Agency funds Pacific Community Services Inc. for housing counseling and fair housing services.

Goal # 2: Improve and Better Utilize Financial Assistance for Housing				
a) Continue to support and expand development of new affordable housing and preservation of existing affordable housing, which include the CDBG, HOME, and HOPWA Programs	Consortium members	2017	Action Plan budget allocation percentages maintained with minimum reduction; project selection criteria that relate to new State resources, e.g. Housing Trust Fund and Rapid Rehousing	Coordinate funding levels from within the Consortium and CCD Lead report performance in CAPER; improve efficiencies through innovative housing options, e.g., tiny homes & accessory dwelling units
b) Publicize information about housing assistance programs, especially rental assistance with referral feature for available housing	Consortium Lead	2017	Annual update/ distribution of material; update County website list of subsidized rental housing; maintain interactive map of affordable rental units	Include information rental assistance programs; create list of realtors, brokers, banks, credit unions etc
c) Continue to fund agencies that facilitate tenant/landlord dispute resolution or other dispute resolution services	Consortium members	2017	Reduced evictions and greater lease renewals	Collect and monitor data on tenant rent increases; promote rights of protected classes and equal access
d) Diversify information on the availability of home financing and rental subsidy programs	Consortium members	2018	Expanded multi-lingual services and outreach to special needs population and the organizations that serve these populations	Ensure website and social media has all materials in Spanish that serve these populations (will be necessary to establish best modes of outreach and coordination)
Goal # 3: Review Home Purchase Loan Denial Figures with Local Lenders				
a) Require their respective fair housing consultant(s) to review and monitor HMDA data in regards to loan denial rates among racial/ethnic minorities	Consortium members	2017	Reports of any disparate impacts between racial and ethnic minorities to Consortium members and possible enforcement action	Refer cases as appropriate to State and Federal complaint centers
b) Support consumer credit and homebuyer education programs to educate borrowers about perils of subprime lending	Consortium members	2019	Expanded course curriculum	In addition to current counseling agencies, interest other agencies in these deliveries
c) Utilize preapproved lenders and encourage them to examine loan approval policies and procedures	Consortium members	2017	Documentation of review by lenders	Include established networks such as the Home Equity Preservation Alliance; indicate what affirmative steps lenders might take to address this apparent issue
d) Prefer lenders with Community Reinvestment Act (CRA) rating of "Outstanding" when selecting participants of first-time homebuyer programs	Consortium members	2018	Review of CRA rating reports	In addition, review lenders most recent HMDA reporting published by Federal Financial Institutions Examination Council (FFIEC)

Goal # 4: Increase Access to Special Needs Housing				
a) Adopt formal policies and procedures, in jurisdictions that have none, for persons with disabilities to request reasonable accommodations to local planning and development standards	Consortium members	2017	New appeals process within jurisdictions that presently do not offer such protection	Gather more information to determine extent to which the available supply of supportive housing is limited particularly for individuals with physical and mental disabilities; use County policy as model for other jurisdictions
Action Steps	Responsibility	Complete	Deliverable	Comments
b) Promote best practices for alternative types of special needs/elderly housing and considering policy changes	Consortium members	2017	Prototypes of housing designs that permit vulnerable populations to gain access, receive services/ age in place (this includes development of accessory dwelling units by reducing fees for new units), placement services for seniors, and expanded use of VASH vouchers	Reflect changes in plans, program descriptions and funding requests for CoC, PHA, etc. (Also, follow new State legislation to further encourage accessory dwelling units)
c) Educate tenants, and owners and agents of rental properties	Fair Housing Service Providers	2018	Targeted outreach to property owners and representatives that have not received past notification	Include landlords and small property owners with scattered site units Fair Housing Enforcement, Outreach, and Capacity Impediment – The Successor Agency funds Pacific Community Services Inc. for housing counseling and fair housing services.
Goal # 5: Review Municipalities Planning Code and Publicize Incentives				
a) Examine the review & approval process to identify opportunities to streamline and simplify action on affordable projects	Consortium members	2018	Report recommending possible changes in zoning, land use and building permit issuance	Confer with both planners, developers and builders
b) Publicize the density bonus ordinance and encourage developers to utilize the ordinance in order to create affordable housing	Consortium lead	2018	Media campaign to draw attention to recent successes in the region (e.g. as a 25% parking reduction permitted with the inclusion of very low Income rental housing units); updates of promotional	Track progress to determine whether further changes are necessary in other jurisdictions and promote consideration of similar incentives

			material and outreach strategies	
c) Develop policy for priority review to affordable housing projects as needed	Consortium members	2019	Model development codes, including one adopted recently in the region which streamlines the review process for many types of development; facilitate information sharing & networking among municipalities	Compile best practices from other states, ask APA and ICMA for best practices

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City continues its monitoring of subrecipients and projects to ensure compliance with program and comprehensive planning requirements. The City performs on-site monitoring of CDBG subrecipients. Monitoring efforts are coordinated for subrecipients that are jointly funded by other jurisdictions within the Contra Costa County Consortium. The City works directly with the other jurisdictions to analyze which subrecipients need to be monitored and the Contra Costa County Consortium takes a tag team approach in conducting the on-site monitoring to minimize duplicative efforts. The purpose of the monitoring is to ensure the activities and programs achieve their approved objectives in a manner which is consistent with Federal regulations. If there is a lack of performance or the subrecipient does not meet goals, the City will continue site visits and investigate further until a resolution is reached. Monitoring efforts have been put on hold due to the Shelter In Place orders imposed in Contra Costa County since March 2020. The Consortium will explore alternate options for monitoring and work with Subrecipients to ensure they have the capacity to accommodate this new format.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Consistent with Federal requirements, a draft of the CAPER document was prepared and made available online on the City's website.. A notice informing the public of the availability of the draft CAPER was published in English, Spanish and Tagalog in the East County Times on September 4, 2020. The notice was also displayed on the City's website during the public review period. Copies of the notices are attached to this report.

No comments were received during the public review period or the virtual public hearing held on September 21, 2020.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes to Pittsburgh's program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.