

**2023-2024**  
**Community Development**  
**Block Grant**  
**Consolidated**  
**Annual Performance**  
**and Evaluation Report**



**City of Pittsburgh**  
65 Civic Avenue  
Pittsburg, CA 94565

Duns Number: 1979275128

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Public Review and Comment Period:

**August 30– September 16, 2024**

## 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, 2023 to June 30, 2024 (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 consists of the following:

- \$96,410 was expended by four (4) agencies funded under the Public Services category. The Public Service activities included programs providing meals for the homeless and low income persons, medical care for the homeless and people without medical insurance, and community gardens providing fresh produce to low income families. A total of 4,034 low income residents were served and over 1,755 meals were served.
- \$52,500 was expended by three (3) organizations funded under Economic Development. Activities included the provision of job training and placement along with programs that assist micro-enterprises. Under this category, 38 people received job training and 3 were placed in administrative positions. In addition, 15 persons opened and expanded childcare services
- \$265,753 was expended towards Infrastructure and Public Facilities improvements. The projects included the construction of 22 ADA ramps. In addition, design for traffic mitigation and safety improvements along Crestview Drive is in progress. The design phase is complete and the project will be bid within the next few weeks

Two housings rehabilitation loans were granted in fiscal Year 2023-2024 under the Housing Rehabilitation Loan program. One loan was completed within the fiscal year, while the other carried over into Fiscal Year 2024-2025 due to the complexity of the rehabilitation project. A third loan was processed during Fiscal Year 2023-2024 but also carried over to the next fiscal year due to a delay in obtaining the loan documents

\$124,949 was expended for Program Administration and Planning

The City utilized its CDBG funds to assist low to moderate income residents. The targeted total persons or households to be served were 1,967 during the Program Year. The year-end total number of persons or households actually served were 2,273. Additionally, the goal was to serve 1,500 meals, but 1,857 meals were actually provided. CDBG funds allow the City to create a more livable, better functioning, and attractive community for its residents.

**Table 1 - Accomplishments - Program Year**

Goal	Category	Funding	Outcome				
AH-3: Maintain and Preserve Affordable Housing	Affordable Housing		<b>Indicator</b>	<b>Expected</b>	<b>Actual</b>	<b>Unit of Measure</b>	<b>Percent complete</b>
			Homeowner Housing Rehabilitated	3	1	Household Housing Unit	33.33 %
CD-1: General Public Services	Non-Housing Community Development		<b>Indicator</b>	<b>Expected</b>	<b>Actual</b>	<b>Unit of Measure</b>	<b>Percent complete</b>
			Public service activities other than Low/Moderate Income Housing Benefit	3380	7689	Persons Assisted	227 %
CD-3: Youth	Non-Housing Community Development		<b>Indicator</b>	<b>Expected</b>	<b>Actual</b>	<b>Unit of Measure</b>	<b>Percent complete</b>
			Public service activities other than Low/Moderate Income Housing Benefit	0	0	Persons Assisted	0 %
CD-6: Economic Development	Non-Housing Community Development		<b>Indicator</b>	<b>Expected</b>	<b>Actual</b>	<b>Unit of Measure</b>	<b>Percent complete</b>
			Jobs created/retained	1	1	Jobs	100.00 %
			Businesses assisted	20	22	Businesses Assisted	110.00 %
CD-7: Infrastructure and Accessibility	Non-Housing Community Development		<b>Indicator</b>	<b>Expected</b>	<b>Actual</b>	<b>Unit of Measure</b>	<b>Percent complete</b>
			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	0	0	Persons Assisted	0 %
H-2: Homeless Prevention and Services (Non-Shelter)	Homeless		<b>Indicator</b>	<b>Expected</b>	<b>Actual</b>	<b>Unit of Measure</b>	<b>Percent complete</b>
			Homelessness Prevention	0	0	Persons Assisted	0 %

**Table 2 - Accomplishments - Strategic Plan to Date**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
AH-1: Increase Affordable Rental Housing Supply	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	0	0	
AH-1: Increase Affordable Rental Housing Supply	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0	
AH-2: Increase Affordable Supportive Housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	0	0	
AH-2: Increase Affordable Supportive Housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0	
AH-3: Maintain and Preserve Affordable Housing	Affordable Housing	CDBG: \$ / Successor Agency: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	4	40%

AH-3: Maintain and Preserve Affordable Housing	Affordable Housing	CDBG: \$ / Successor Agency: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	
CD-1: General Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3,380	4,030	113%
CD-2: Non-Homeless Special Needs	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	
CD-3: Youth	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	
CD-4: Fair Housing	Non-Housing Community Development	CDBG: \$	Other	Other	20	26	130%
CD-5: Tenant/Landlord Counseling	Non-Housing Community Development	CDBG: \$	Other	Other	45	92	204%
CD-6: Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	4	8	200%
CD-6: Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	80	86	107%
CD-7: Infrastructure and Accessibility	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	11,645	5,500	47%
CD-8: Administration	Non-Housing Community Development	CDBG: \$ / Successor Agency: \$	Other	Other	\$470,092	\$470,092	100%

H-1: Permanent Housing for the Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	
H-1: Permanent Housing for the Homeless	Homeless	CDBG: \$	Other	Other	0	0	

**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 2020-2025 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 Pittsburg. The objectives are intended to meet the identified priority needs. There were three priority needs category identified in the 2020-2025 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.

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.

**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)**

	<b>CDBG</b>
White	103
Black or African American	71
Asian	21
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	15
<b>Total</b>	<b>214</b>
Hispanic	96
Not Hispanic	118

**Table 1 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

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 2022 American Factfinder Community Survey, approximately 16% 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. Hispanic

and Latino individuals make up 44% of the 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.

**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	657,401	617,684
Other	public - state	100,000	30,000

**Table 2 - Resources Made Available**

**Narrative**

The subrecipients fully utilized the funds allocated to them. However, the Infrastructure project—Road Safety Improvement—faced challenges, including delays in the design process and receiving non-qualifying bids. The project was re-bid, and a qualifying bidder was selected, with the bid receiving approval at the City Council meeting on August 5th, 2024.

**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	City

**Table 3 – Identify the geographic distribution and location of investments**

**Narrative**

The City leverages Federal, State, and local resources to the greatest extent feasible to assist with the needs identified in the 2020-2025 Consolidated Plan.

The City's Police Department received the following grants which enables the City to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing a suitable living environment for low- and moderate-income households.

- CHP Cannabis Tax Grant - \$130,000
- Office of Traffic Safety - \$130,000
- Bureau Justice Assistance - JAG - \$34,380
- Board of State and Community Corrections – Officer Wellness and Mental Health Grant Program - \$62,485
- Tobacco - \$687,963 - funds one Police Officer for tobacco enforcement for a period of 36 months

The Police Department applied for the following grants and the decision from the granting authority is still pending.

- ABC (Alcohol Beverage Prevention and Education Enforcement) - \$75,000
- OTS (Traffic Safety and Enforcement Programs) - \$50,000 - \$100,000
- Firehouse Subs - (purchase of additional AED - defibrillator units - \$15,000 - \$25,000

The City's Environmental Services Department received a grant of \$16,032 for the administration of the Local Enforcement Agency (LEA) administered by the City. The grant covered staff time, equipment, and training. Additionally, the department has secured a total of \$7,199,969 in grant funding for a range of projects. These funds are from the following sources:

- CalRecycle Local Enforcement Agency
- CalRecycle Used Oil
- CalRecycle SB 1383 OWR3
- CalRecycle Beverage Container Recycling Grant
- US EPA Brownfield Multipurpose
- Delta Conservancy Prop 68 Planning
- Delta Conservancy Climate, Access, Resilience (CAR) Grant
- MCE Rebates & CCTA grant funding (a)  
Charge!
- Energy Efficiency and Conservation Block Grant Program
- ECRG Round 1
- DOE Energy Efficiency & Conservation Block Grant Program
- Department of Boating & Waterways Pump Out Grant (Marina Division)

Funds are being utilized for initiatives such as the installation of EV chargers, the reduction of greenhouse gas (GHG) emissions, and efforts to enhance coastal resilience at the Marina, among other sustainability and environmental projects. A total of \$3.3 Million was invested in the Railroad Avenue beautification projects recently completed, of which \$2.9 million for improvements were funded by a Caltrans grant. This beautification project will directly impact underserved communities of color in Pittsburg. These improvements include a park and landscape improvements in underdeveloped open areas, repairs to aging street medians, and the creation of a natural walking corridor.

## **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 of Pittsburg's 5-Year Capital Improvement Program (CIP) is a multi-year planning instrument for construction of new facilities and infrastructure, and for the expansion, rehabilitation, or replacement of existing City-owned assets. The 5-Year CIP is developed by



City Staff and is adopted by the City Council as a guide for prioritization of various projects to accomplish community goals. The CIP is updated regularly to reflect changing priorities and funding availability, and to remove projects that have been completed.

This 5-Year CIP for Fiscal Year (FY) 2023/24 through FY 2027/28 includes 83 current or new projects with a total estimated cost of \$511,848,524 for the benefit of the residents of Pittsburg, and projects proposed by Pittsburg Power Company at the Island Energy facility on Mare Island in Vallejo. Each of the proposed projects meets one or more of the following criteria:

- Elimination of potentially hazardous or unsafe conditions and potential liability
- Replacement of high-maintenance, inefficient or ineffective infrastructure
- Improvement to and/or creation of new services to the public
- Outside agency regulatory requirements and mandates
- Stimulation of the local economy/ elimination of blighted conditions
- Compliance with the City of Pittsburg General Plan
- Preservation of existing assets

The schedule and prioritization of CIP projects are based on available funding, public benefit, and funding restrictions. Staff has solicited comments from department management and other City staff to evaluate projects proposed for inclusion in the CIP. All of the projects on the list have been evaluated and ranked. Funding that is proposed for the projects listed are according to their priority ranking or available funding. Staff obtains funding projections and available funding for current and future projects from the City’s Finance Department and applies them to the CIP accordingly. These projects will receive further evaluation in the next 5-Year CIP update planned for FY 2024/25.

**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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 4 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	3	1
Number of households supported through Acquisition of Existing Units	0	1
<b>Total</b>	<b>3</b>	<b>2</b>

**Table 5 – Number of Households Supported**

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

In an effort to produce affordable housing, Pittsburg is part of the HOME Consortium with Contra Costa County. The purpose of the HOME program is to expand the supply of decent, safe, sanitary, and affordable housing for very low and low-income households. HOME funds may be used for projects to acquire, rehabilitate, and construct housing for lower-income households in the Consortium area. HOME funds cannot be used for half-way houses or student housing. HOME funds are typically only eligible for new HOME projects. Except in rare circumstances, it is not permissible to invest additional HOME funding during the HOME affordability term into a project that has previously been awarded funds. The HUD HOME term for new construction projects is 20 years and up to 15 years for acquisition/rehabilitation projects.

The City applied for and was awarded funds through the California Department of Housing and Community Development (HCD) Permanent Local Housing Allocation (PLHA) program. Part of the entitlement was used to purchase and rehabilitate a home that has been disposed to the Housing Authority of the City of Pittsburg to be leased to Section 8 participants whose household income is 60% AMI or lower.

**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 Project was mentioned in the CAPER for FY 2022-2023 since it was under construction. The development consists of 202 residential units and 13,669 square feet of commercial space and has 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 will be occupied by property managers. The ribbon cutting ceremony was held in April 2024 and almost all the units have since been leased. Apartment rents range from \$1,085 to \$1,867 for a studio; \$1,162 to \$1,995 for a one-bedroom unit; and \$1,395 to \$2,382 for a two-bedroom unit.

Another completed housing project is Beacon Villas, which features 55 units with rents set at 50% to 70% of AMI. All units are designated as affordable, and the project received its Certificate of Occupancy on September 22, 2023.

The City is preparing to issue a Request for Proposal (RFP) for the Bliss Avenue Development. This RFP includes that 25% of the 300 residential units be restricted to be affordable units.

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.

**Discuss how these outcomes will impact future annual action plans.**

The City currently has a dedicated Coordinated Outreach Referral and Engagement (CORE) team. Managed by the County, CORE is a critical program that provides direct outreach and engagement services to unsheltered individuals. This program has a team of two staff members who are specifically assigned to serve the Pittsburg community. These staff members are available Monday through Friday, from 8:00 AM to 5:00 PM, ensuring consistent and reliable support for individuals in need. Their presence during these hours allows them to engage directly with the community, providing essential outreach services, connecting people with resources, and addressing urgent needs as they arise. Building on the program's success in 2023-2024, the City plans to use funds from the 2021 and 2022 PLHA entitlement to support a three-year contract with the CORE Program.

A portion of the Bliss Avenue project is designed to benefit low-income residents by increasing access to affordable housing. This initiative will provide housing options for individuals and families of various income levels; from those who may be struggling to find affordable places to live to those who are able to afford market rate housing but do not want the maintenance responsibilities. By focusing on creating sustainable, quality homes, the project aims to address the housing needs in our community. The Bliss Avenue project not only helps residents secure stable, affordable housing but also contributes to the overall revitalization of the area, fostering a more inclusive and supportive neighborhood for all.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	303	0
Low-income	94	0
Moderate-income	76	0
<b>Total</b>	<b>473</b>	<b>0</b>

**Table 6 – Number of Households Served**

## Narrative Information

Fortunately, Pittsburg has its own Housing Authority that can help in meeting the needs for affordable housing. HUD requires that extremely low income (ELI) families make up at least 75% of the families admitted to the housing Choice Voucher (HCV) program during any given fiscal year. ELI families are those with annual income at or below 30% of the federal poverty level. Priority for housing is ranked as follows:

- Veterans who are residents of Pittsburg
- Employed citizens of Pittsburg
- Veterans who are nonresidents of Pittsburg
- Non Veterans/ Non Residents

Pittsburg believes in a regional approach when addressing the community's housing needs. Pittsburg continues 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 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. **Pacific Community Services, Inc.** - a housing agency offering a range of supportive services including foreclosure prevention counseling, homeownership education, tenant and landlord rights information, homeless referrals, money management guidance, home management, and property care and maintenance
5. **Eden Council for Hope and Opportunity** - Promote equitable access to housing and offer support services to prevent homelessness and ensure permanent housing, fostering fairness and opportunities for all

## **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 Continuum of Care strategy for the homeless. Pittsburg has a dedicated Coordinated Outreach Referral and Engagement (CORE) team. 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 CORE team also oversees an intake program, where every unsheltered individual they encounter is processed into a database. This database plays a crucial role in tracking and documenting the homeless population within the area. HUD relies on this information to assess the scope of homelessness in each county, which in turn directly influences the allocation of funding for homelessness services.

The City has its own homeless team which includes staff from various departments including the City Manager's Office, Police Department, Engineering, Public Works, Community and Economic Development, City Attorney's Office and Community Services. This team meets monthly to discuss current issues that are affecting its residents and businesses and 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 Department also has a Mental Health Evaluation Team (MHET) staff to assist individuals who may be experiencing mental health crises.

The City is collaborating with Hope Solutions on the Village of Hope project at the Church of the Nazarene, Pittsburg property, offering a fully forgivable loan to support the initiative. This project plans to construct 14 to 17 housing units specifically for Transition Age Youth (TAY), providing critical support and stable housing for young adults transitioning out of foster care or facing homelessness. The project is set to commence in fiscal year 2024-2025.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

CDBG funds were 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 daytime shelter for homeless families.

Loaves & Fishes is a feeding program funded by CDBG that offers hot meals for families. They provide breakfast and lunch packed in ready to go containers that provide homeless persons with fresh, nutritious meals.

The City also provides resources to the Shower Program conducted by the Bay Church, in partnership with St. Vincent de Paul, New Destiny Church, and Loaves and Fishes. This is a weekly event where the unhoused can receive a shower with free toiletries, new clothes, a haircut, and a free meal.

## **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 and 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 \$25,000 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 371 people were assisted during this Program Year.

## **Continuation**

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: The County's 2024 point-in-time count estimates that 2,843 people are staying in shelter beds or living outdoors on an average night in Contra Costa, compared to 2,372 in 2023, an increase of 471 more residents. On the night of the 2024 point-in-time count, there were 110 unsheltered people in Pittsburg compared to 58 in 2023.

Of the unsheltered population, 56% are between the ages of 25 - 54 and 61% are males and 5% are veterans.

The City is partnering with Hope Solutions on the Village of Hope project at the Church of the Nazarene in Pittsburg by providing a fully forgivable loan. This initiative aims to build 14 to 17 housing units designed for Transition Age Youth (TAY), providing essential support and stable housing for young adults transitioning out of foster care or experiencing homelessness.



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

### **Actions taken to address the needs of public housing**

The Housing Authority does not own any public housing. Instead, it provides rental subsidy to the maximum extent allowable through the Housing Voucher Program, also known as Section 8. Funding is awarded by the Federal government, through the Department of Housing and Urban Development, to subsidize low-income families with their rent and utilities. The number of families the Housing Authority is able to 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 and fair market rents established by HUD. With this in mind, for FY 2023-2024, the Housing Authority received \$20,131,092. These funds were used to subsidize 955 Section 8 recipients and 185 Veterans Affairs Supportive Housing (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 of 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. In the fiscal year 2024-2025, the Housing Authority will be launching a pilot program to promote self-sufficiency among Section 8 residents, helping them transition out of the program and into homeownership.

In fiscal year 2024-2025, the Housing Authority will be launching a pilot program to promote self-sufficiency among Section 8 residents, helping them transition out of the program and into their own homes.

### **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.

**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.

## **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. 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.)

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 organizations to operate the Public Service programs that serve the low- income population including the homeless in the community.

In particular, the City believes by funding economic development programs such as Contra Costa Child Care Council (CoCoKids), Opportunity Junction's Job Training and Placement, and Renaissance Entrepreneurship Center, which play instrumental roles in reducing the number of persons below the poverty line. This is done by providing the participants the resources needed to obtain the skills and training needed to be competitive in the job market or become qualified business owners.

Outside of CDBG funding, the City also funds the Future Build program, a pre-apprenticeship program providing East County residents with 16+ weeks of training in the building trades and solar theory, construction, and installation.

The Housing Authority is set to launch a pilot program aimed at promoting self-sufficiency among Section 8 residents, helping them transition out of the program and into homeownership. The City will collaborate with organizations to offer training and education that will improve the participants skillset, providing an opportunity to obtain a job or higher paying job. In addition, the City will collaborate with an organization to provide training in money management, eliminating credit card debt, saving for a down payment, and more.

**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 help the CoC to alleviate homelessness. The majority of the City's goals and objectives within the 2020-2025 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 Contra Costa County Consortium in June 2019.

### **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.

#### **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 August 30, 2024. 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 comment period of August 30 through September 15, 2024 and during the City Council meeting on September 16, 2024.

**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 Pittsburg’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.**

N/A

**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 Pittsburg’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.**

N/A

**CR-58 – Section 3**

**Identify the number of individuals assisted and the types of assistance provided**

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 7 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				



Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				
Other.	0				

**Table 8 – Qualitative Efforts - Number of Activities by Program**