

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 2, 2024

John Funderburg, Assistant Director of Planning  
Community and Economic Development Department  
City of Pittsburg  
65 Civic Avenue  
Pittsburg, CA 94565

Dear John Funderburg:

**RE: City of Pittsburg's 6<sup>th</sup> Cycle (2023-2031) Adopted Housing Element**

Thank you for submitting the City of Pittsburg's (City) housing element that was adopted on August 5, 2024 and received for review on August 9, 2024. The adopted element includes modifications received September 30, 2024 and authorized by Resolution Number 24-14516. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element, with modifications, in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element, with modifications, addresses the requirements described in HCD's August 3, 2023 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 3 (Affordable Housing Development Assistance)
- Program 4 (Housing Inventory and RHNA Accommodation)
- Program 4A (Public Property Conversion to Housing)
- Program 7 (Accessory Dwelling Units and Junior Accessory Dwelling Units)
- Program 8 (Affordable Housing Funding Sources and Incentives)
- Program 15 (Zoning Ordinance Amendments – Housing Constraints)
- Program 17 (Access to Opportunities, Density Bonuses and Incentives)
- Program 18 (Parking Incentives and Modified Standards)
- Program 21 (Affirmatively Further Fair Housing)
- Program 25 (Reasonable Accommodation Procedures)
- Program 26 (Homeless Continuum of Care)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the Caltrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the assistance and dedication provided by the housing element update team throughout the housing element update and review. HCD wishes the City of Pittsburg success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Judith Hinh of our staff, [Judith.Hinh@hcd.ca.gov](mailto:Judith.Hinh@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager