

2018-2019
Community Development
Block Grant
DRAFT
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, 2018 to June 30, 2019 (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:

- \$107,218 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 2,076 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 2608 housing units received code violations and 1259 violations were corrected.
- \$57,226 was expended towards Economic Development activities that provide job training and placement along with programs that assist micro-enterprises. A total of 31 low income residents were served. Out of the 31 residents, 6 became employed with companies that signed up as employer partners.
- \$225,201 was expended towards Infrastructure and Public Facilities improvements that included installation of 29 curb ramps in target areas to improve accessibility.
- \$101,541 was expended towards land acquisition for the Veteran's Square rental housing project. The project will consist of thirty (30) residential units residential; twenty-eight (28) one-bedroom units and two (2) two-bedroom units, with a washer and dryer per every ten units. Thirteen (13) of the one-bedroom units and one (1) of the two-bedroom units for a total of fourteen (14) units, will be designated for very low-income veterans and their families. The project will also have certain on-site services provided by a qualified service provider experienced in serving the veteran population.

- \$119,228 was expended under the Housing Rehabilitation program. A total of 7 applicants went through the review process. However, only five (5) residents received a loan for the renovation of their home. Below are the results of all applicants reviewed:
 - 1 applicant became unemployed during the review process. Therefore, applicant no longer met program qualifications since they did not have income to substantiate having new loan.
 - 1 applicant had three liens on their property. Therefore, applicant did not meet program qualifications since City requires to be in second lien position.
 - 5 applicants received a loan.

- \$132,579 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	Indicator	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	11	73.33%	5	5	100.00%
AH 2 - Code Enforcement	Affordable Housing	CDBG: \$735,000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5000	5248	104.96%	1000	2608	268.80%
AH-3 Increase Affordable Supportive Housing Supply	Affordable Housing	CDBG: \$101,541	Rental units constructed	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	2993	85.51%	850	740	87.06%
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	443	66.40%	100	111	111.00%
CD-3 Youth	Non-Housing Community Development	CDBG: \$86,190	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	1818	145.44%	130	226	173.85%
CD-6 Economic Development	Non-Housing Community Development	CDBG: \$450,000	Public service benefits other than Low/Moderate Income Housing Benefit	Persons Assisted	50	57	114.00%	2	6	300.00%

CD-6 Economic Development	Non-Housing Community Development		Jobs created/retained	Jobs	0	0	0	0	0	0
CD-6 Economic Development	Non-Housing Community Development		Businesses assisted	Businesses Assisted	50	71	142.00%	29	25	86.21%
CD-6 Economic Development	Non-Housing Community Development		Other	Other	12	14	116.67%	0	0	0.00%
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	15131	0.00%	640	640	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	273	341.25%
H 1 - Shelter for Homeless Population	Homeless	CDBG: \$86,190	Homeless Person Overnight Shelter	Persons Assisted	386	645	167.10%	24	31	129.17%
H2 - Services for Homeless (Non-Shelter Related)	Homeless	CDBG: \$86,190	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	2726	109.04%	500	696	139.20%
H2 - Services for Homeless (Non-Shelter Related)	Homeless		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	260	245	94.23%	0	0	0.00%

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 Pittsburg. 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, \$119,228 was expended for the Housing Rehabilitation Program which provides low-interest rehabilitation loans to Pittsburg 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

- **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 \$389,646 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.

- **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 \$16,260 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.

In addition, \$15,479 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.

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	718
Black or African American	265
Asian	57
American Indian or American Native	44
Native Hawaiian or Other Pacific Islander	33
American Indian/White	2
American Indian/Black	16
Asian/White	2
Black/White	21
Other	259
Total	1417
Hispanic	751
Not Hispanic	666

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>		

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	\$999,474	\$919,363

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.

Tabacco Grant	\$141,034
State of Ca Office of Traffic Safety – DUI Grant	\$90,000
Local Law Enforcement Block Grant - JAG	\$16,896
Supplemental Law Enforcement Grant	\$100,000

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 grants from various Federal, State, and local resources totalling \$6,793,000 towards 4 capital improvement projects.

OBAG II	\$4,528,000
TDA Range Road Sidewalk Widening	\$65,000
HSIP 9 Citywide Traffic Signal Improvement Project	\$1,065,600

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	3	5
Acquisition of Existing Units	0	0
Total	3	5

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 1,123 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.

Stoneman Apartments, a 230 unit multi-family housing complex that is affordable to low and very-low income households has an Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants which required the owner to assure that no fewer than 228 of the residential units in the project are available for occupancy by low-income households (90% of the units) and very low-income households (10% of the units) for a period of not less than 55 years. The additional two units would be set aside for use by on-site employees and would not be income restricted. Stoneman Apartments opened up for occupancy in December 2018 and became fully leased in June 2019.

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 175 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. In addition, CDBG funds were expended for land acquisition for the Veterans Square project. The developer has partnered with Satellite Affordable Housing Associates to build the project.

Discuss how these outcomes will impact future annual action plans.

For 2018-2019, \$101,541 of CDBG funds were expended for land acquisition for the Veterans Square project where rents will range from 30% Area Median Income (AMI) to 50% AMI. 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	1091	Not applicable.
Low-income	326	Not applicable.
Moderate-income	0	Not applicable.
Low Mod Area Benefit	3944	Not applicable.
Total	5361	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 273 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 19 Pittsburg residents.

That percentage does not include the 34 people who participated in the Parking Lot Program (PLP) from January through April. Of the 34 people approved for the PLP, 23 or 68% were from Pittsburg. The PLP seems to be an efficient 'feeder' into the shelter. It was noticed last year that families living in their cars were reluctant to go into a shelter or even be known to the county (through HMIS) because they feared CPS and losing their children since they were living in their cars. But as they got to know the PLP staff and the Program Manager, people became more accepting of shelter. Winter Nights staff are strongly committed to the PLP because they have heard from families the dangers and the difficulty of providing basic needs while living in cars.

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 12 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 \$15,479 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 568 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

SHORTENING LENGTH OF TIME OF BEING HOMELESS: The biggest barrier to reducing the length of time individuals and families experience homelessness is the lack of affordable housing. The Contra Costa Built for Zero campaign, in partnership with Multi-faith ACTION Coalition, has improved landlord engagement by identifying landlords willing to rent to homeless veterans and chronically homeless families. The Contra Costa Coordinated Entry System uses the VI-SPDAT (which includes length of time of being homelessness as measure of vulnerability). Available housing is prioritized for those that experience homelessness the longest.

CHRONICALLY HOMELESS: This year's Contra Costa County Point in Time Count (PIT) was a full census capturing housing status information for the night of January 29, 2019. On this night there were 128 unsheltered homeless individuals in Pittsburg. Chronically homeless consumers are generally the most difficult to move from the streets and back into housing. Chronic consumers are those experiencing homelessness for at least a year, or repeatedly over the last three years, while also struggling with a disabling condition such as serious mental illness, substance use disorder, or physical or cognitive disability. Almost 1/3 (n=1,800 households) of adults in the homeless system of care are chronically homeless. PIT data is a less reliable indicator of chronic homelessness because it is based on selfreport during data collection; consumers are more likely to report to service providers because of their rapport with staff and because staff have been trained to seek information with best practices for trauma-informed care. Only 27% of PIT

respondents reported both disability and experiencing homelessness for at least a year. The county began tracking chronicity in a By-Name List in March of 2018. Many of the chronically homeless consumers became homeless in their youth; eight percent of CORE consumers who were interviewed reported becoming homeless as minors. The length of time respondents experienced homelessness ranged from two weeks to 28 years

FAMILIES WITH CHILDREN: Families and youth are often considered the “hidden homeless,” because they are less likely to access traditional homeless services and thus become identified as homeless consumers. Families and youth might “double-up” or “couch-surf” as an alternative to utilizing shelters or sleeping in uninhabitable locations. In an effort to identify the needs of youth and families that are unstably housed, H3 worked with community agencies and service providers to conduct interviews of families, youth in families, and unaccompanied youth. This summary includes both literally homeless as well as those that are unstably housed providing a unique glimpse into the at-risk population that is not captured via CoC Service Data or PIT Data.

VETERANS: The PIT count identified 114 Veterans and Service data identified 496 Veteran served in homeless programming during 2018. Veterans in the CoC are 48% White and 39% African American. Thirty-six percent of Veterans served in the CoC are chronically homeless. Contra Costa County tracks in-flow and out-flow of Veterans on a monthly basis using a ByName List. This list captures all Veterans who have used a homeless service during the three months prior to the report period and have not had a program exit (this captures all “active” consumers). During 2018, the number of Veterans identified on the monthly By-Name List decreased 17% from 199 Veterans in January to 164 in December. The Veteran population utilizing CoC services has decreased during 2018 due to more robust case management using the By-Name List and dedicated permanent supportive housing for Veterans.

UNACCOMPANIED YOUTH/TRANSITION AGED YOUTH (TAY): The CoC’s 2018 Annual Report identified that many TAY became homeless before even hitting adulthood. More than 2/3 of TAY respondents reported living in foster care at one point during their childhood, and many felt that having a poor transition plan from foster care contributed to their homelessness as young adults. It is important to understand how many people utilize the system of care at a given time, as well as monthly in-flow (the number entering) and out-flow (the number of people leaving the system of care).

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 FY 18/19, the Housing Authority received \$16,553,459. These funds were used to subsidize 948 Section 8 recipients and 175 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.

During the Program Year, several Section 8 tenants applied for the City's First Time Homebuyer Program. The City is committed to increasing homeownership opportunities for its resident and recognizes the need to provide down payment and non-recurring closing costs assistance for persons/families to obtain affordable housing. The First Time Homebuyer Program provides a loan up to \$20,000 in down payment assistance.

- Non-recurring closing cost such as credit report, escrow, recording fees, title report, and title insurance may be included in the loan. However, loan may not exceed \$20,000.
- The loan bears a three percent (3%) interest with a term of 30 years. Repayment of the loan is deferred until the property changes title or is refinanced for cash out.
- The borrower will be required to pay at least 1 percent (1%) of the purchase price and must provide evidence of pre-approval from a primary lender.
- Program eligibility will be based on income requirements.
- Borrower(s) must complete a Homebuyer Education class through a HUD certified counseling agency.

While applicants were approved for the First Time Homebuyer Program, the challenge

was finding a house within the approved price range. The median price of homes in Pittsburg is in the low \$400,000. However, due to the funding source for the First Time Homebuyer Program, applicants are only allowed to spend 30% of their monthly household income on housing expenses which includes utilities and maintenance allowance. Unfortunately, the approved applicants most often do not have enough monthly household income to allow them to go up to the \$400,000 price range. Therefore, their choices are very limited and in some cases, there is no inventory at their price point.

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 111 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, Open Opportunities Future Build Program, 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. An update of the AI was completed and approved the the Contra Costa County Consortium in 2017.

Impediments

1. Education and public perception. Inadequate information on fair housing issues and a lack of understanding about the potential extent of housing discrimination exists.
2. Housing affordability. The high cost of housing and the extreme burden of those costs, particularly for renters, present a barrier to fair housing choice. Also, low vacancies and lack of affordable housing options contribute to these issues. Concentration of the limited affordable housing supply is also a fair housing concern.
3. Home purchase loan denials. Significant disparity between races and ethnicities in loan denial rates exists. Minorities are more likely to be denied loans than whites, even in high income categories.
4. Disability and elder care issues. Availability and access to housing for individuals with physical and mental disabilities is a rapidly emerging impediment to fair housing. Further, insufficient education and enforcement around issues of reasonable accommodations results in discrimination against individuals with disabilities.
5. Local Building Approvals. Lengthy, complex and extensive local review and approval processes discourage construction of affordable housing. Local governments sometimes require separate approvals for every aspect of the development process and sometimes stipulate public hearings that invite community opposition, which can have the same effect as exclusionary zoning.

Recommendations

To address impediments identified in the study, the report offers a set of recommendations for consideration.

1. Increase public awareness of Fair Housing rights. The Contra Costa County Consortium could strengthen efforts to make the public aware of fair housing rights and further emphasize how reporting fair housing violations can have positive outcomes. This would include providing communities information on fair housing laws and policies, model zoning ordinances, and advice from other communities that have succeeded in overcoming regulatory impediments to fair housing choice.

2. Improve financial assistance for high housing costs and cost burden to both buyers and renters through direct and indirect financial assistance programs. There are a variety and volume of programs available to low-/moderate-income people. Real estate professionals, lenders and rental property owners often do not know what is available and what qualifications are for the various programs. All could benefit from more information on the availability of home financing and rental subsidy programs (including both tenant-based and project-based subsidies). In order to increase the number of households who are served by these programs, there needs to be additional funding and increased efficiencies in program delivery. Members of the Contra Costa County Consortium could support efforts to increase funding through local, State and Federal initiatives; lower development costs of new affordable housing; and allow for innovative housing options such as tiny homes and accessory dwelling units.

3. Review Home Purchase Loan Denial Figures with Local Lenders Significant disparity between races and ethnicities in loan denial rates exists. Minorities are more likely to be denied loans than Whites, even in high income categories. The Contra Costa County Consortium should further research the extent of these issues and review this information with Fair Housing Organizations and local lenders. Both members of the Contra Costa County Consortium and the Fair Housing Organizations should report the disparate impact to lenders, encourage lenders to examine loan approval policies and procedures within that context, identify causes of denial, and indicate what affirmative steps, as appropriate, that lenders might take to address this apparent issue. Members of the Contra Costa County Consortium have some established networks such as the Home Equity Preservation Alliance and lists of preferred lenders that may be able to serve as a base for growing outreach on these issues.

4. Increase Access to Special Needs Housing. The Contra Costa County Consortium should gather more information of this emerging impediment and determine the extent to which the available supply of supportive housing is limited particularly for individuals with physical and mental disabilities. Members of the Contra Costa County Consortium should examine and develop more formal policies and procedures regarding reasonable accommodation and better inform landlords, especially small rental property owners.

Promoting best practices for alternative types of special needs/elderly housing and considering policy changes may be in order. Shaping community attitudes as described in the first recommendation may also be necessary to confront this barrier.

5. Review municipalities planning code and offer incentives. The Contra Costa County Consortium should encourage local governments to examine the review and approval processes that discourage construction of affordable housing with respect to elements that have the unintended consequence of impeding such development. As observed in the findings, local governments sometimes require separate approvals for every aspect of the development process and sometimes stipulate public hearings that result in community opposition, which can have the same effect as exclusionary zoning. Local building and zoning codes could be modified to simplify local processes for building approvals and more effectively encourage construction of affordable housing as well as special needs housing.

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 to the public. A notice informing the public of the availability of the draft CAPER was published in both English and Spanish in the East County Times on August 29, 2019. The notice was also displayed on the City's website during the public review period. A copy of the notice is attached to this report. Copies of the draft 2018-2019 CAPER was made available for review during normal business hours in the City Clerk's office, at the Pittsburg Public Library, and on the City's website.

No comments were received during the public review period or the public hearing held on September 16, 2019.

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.

Not applicable.