

2015-2016
***DRAFT* Community Development**
Block Grant

Consolidated
Annual Performance
and Evaluation Report



City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
Duns Number: 1979275128

SUBMITTED TO HUD ON _____

Public Review and Comment Period:
September 5, 2016 – September 18, 2016

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 CAPER represents the first year of the 2015-2020 Consolidated Plan and covers the accomplishments under the CDBG program for the period of July 1, 2015 to June 30, 2016 (Program Year). It is the City's goal to utilize CDBG funds to improve the quality of life for Pittsburg residents; specially the low and moderate income population.

Activities undertaken during the Program Year consist of the following:

- \$96,306 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.
- \$150,000 was expended towards Code Enforcement to help improve declining neighborhoods by addressing property conditions that contribute to blight.
- \$70,643 was expended towards Economic Development activities that provide job training and placement along with programs that assist micro-enterprises.
- \$224,085 was expended towards Infrastructure and Public Facilities improvements that included sidewalk replacement and installation of curb ramps in target areas to improve access.
- \$59,316 was expended under the Housing Rehabilitation program and assisted two (2) seniors with the renovation of their homes including roof replacement and handicap accessible bathroom renovation.

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

Comparison of the propose 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	2	13.33%	3	2	66.66%
AH 2 - Code Enforcement	Affordable Housing	CDBG: \$735,000	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5000	883	17.66%	1000	883	88.30%
CD-1 General Public Services	Non-Housing Community Development	CDBG: \$86,190	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	13305	1433	10.77%	1300	1433	110.23%
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	6813	18	0.26%	10	18	180.00%
CD-3 Youth	Non-Housing Community Development	CDBG: \$86,190	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1900	759	39.95%	270	759	281.11%
CD-6 Economic Development	Non-Housing Community Development	CDBG: \$450,000	Businesses assisted	Businesses Assisted	200	20	10.00%	44	20	45.45%
			Other	Other	150	29	19.33%	12	29	241.67%

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	7251	29.00%	7251	7251	100.00%
CD-8 Administration	Administration	CDBG: \$574,600	Other	Other	0	0	0	0	0	0
H 1 - Shelter for Homeless Population	Homeless	CDBG: \$86,190	Homeless Person Overnight Shelter	Persons Assisted	165	18	10.91%			
H2 - Services for Homeless (Non-Shelter Related)	Homeless	CDBG: \$86,190	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	650	162	24.92%	130	162	124.62%
			Homelessness Prevention	Persons Assisted	500	162	32.40%	60	301	501.67%

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:

1. 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 City funded the Housing Rehabilitation Program in 2014-2015 for \$100,000 and was carried over to 2015-2016 Program Year. This program is administered by the Contra Costa County Neighborhood Preservation Department (County) on behalf of the City. The County administers the housing rehabilitation program for multiple jurisdictions but staffing is limited to only one building inspector assigned to the program. Since restoring the program in 2014, 17 applications have been received:

Project completed – 2, Bidding stage – 1, In queue to be reviewed – 10, and Withdrawn/Ineligible – 4 = Total 17

With one building inspector reviewing all the files from multiple jurisdictions and administering the program for said jurisdictions, there are some delay before files can progress to the initial inspection stage. Once a home's deficiency list is prepared, the project goes out to bid. Not only is staffing limited for this program but the number of contractors placing bids are limited due to more lucrative construction jobs available to contractors. During the Program Year, there were only 2 contractors bidding on the projects. With the lack of contractors bidding, less projects can be awarded at the same time; thereby, causing a delay in the process. Overall, the County does well in overseeing the program and we look forward to assisting more residents of Pittsburg in the future.

The Code Enforcement Program was funded \$150,000 by CDBG. 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.

2. **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 \$391,034 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.

3. **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 their effort to reduce homelessness throughout the county.

Approximately \$20,000 of CDBG funds were expended towards programs for homeless outreach and prevention such as Pacheco/Martinez Homeless Outreach and Shelter Inc. 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. The Health Care for the Homeless is a program that provides mobile clinics throughout Contra Costa County from Monday - Thursday. The mobile clinic is comprised of a medical van that visits various shelters in the county to provide a varying degree of medical care which includes medical, dental, behavioral health, and social support. The Team also responds out to treat homeless individuals who cannot make it to the mobile clinics. In addition, the Contra Costa Council on Homelessness approved Coc's recommendation to reallocate \$82,336 to Shelter Inc.'s Pittsburg Family Center.

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	561
Black or African American	173
Asian	76
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	69
Total	880
Hispanic	344
Not Hispanic	536

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

Narrative

The 2008-12 American Community Survey (ACS) data shows the current total population of Pittsburg is 70,821, with a total of 21,215 households, and a 58% homeownership rate. Pittsburg has a larger minority population than its neighboring communities.

Race and Ethnic Composition	Number	Percentage
White alone (not Hispanic)	13,478	19.03%
Black or African American alone (not Hispanic)	12,629	17.83%
American Indian and Alaskan Native alone (not Hispanic)	32	0.05%
Asian alone (not Hispanic)	10,358	14.63%
Native Hawaiian or Other Pacific Islander alone (not Hispanic)	993	1.40%
Some other race alone (not Hispanic)	341	0.48%
Two or More Races (not Hispanic)	2,888	4.08%
Persons of Hispanic Origin	30,102	42.50%
<i>Data from 2008-12 ACS</i>		

In Pittsburg, 42.5% indicate that they are of Hispanic origin and 57.5% indicate that they are not.

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.

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	\$800,717	\$729,422

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 the community needed in various areas, such as Code Enforcement.

Bullet Proof Vest Grant	\$9,500.00
COPS DOJ Grant	\$125,000
OTS "Office of Traffic Safety" DUI and Traffic Enforcement	\$95,000.00
Keller Canyon "Neighborhood Clean Up"	\$10,000.00
ABC "Enforcement Grant for Officer"	\$72,000.00
California Highway Patrol "Every 15 Minutes"	\$6000.00
SLESA – Supplemental Law Enforcement Services Fund	\$100,000
JAG	\$11,875

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 2015-2016 Program year, the City received 14 grants from various Federal, State, and local resources totalling \$5,706,397 towards 13 capital improvement projects such as signage, stripping and sidewalks; pavements; intersection and school area safety improvements; bike and trail paths; speed warning signs; and seismic retrofit.

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.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	No goal identified in the Program Year.	Not applicable.
Number of non-homeless households to be provided affordable housing units	No goal identified in the Program Year.	Not applicable.
Number of special-needs households to be provided affordable housing units	No goal identified in the Program Year.	Not applicable.
Total		

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through The Production of New Units	0	0
Total	0	0

Table 6 - Number of Households Supported

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

The City strives to meet the community's housing needs in various ways. Currently, the number of affordable housing units in Pittsburg under each income category are as follows:

Moderate – 575, Low – 32, Very Low – 231, and Extremely Low – 35 = 873 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 1,108 units participating in the Section 8 program; only three 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 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.

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 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.

Discuss how these outcomes will impact future annual action plans.

With the CDBG entitlement amount continuously decreasing year after year and lack of other funding sources, Pittsburg cannot commit to funding the production of an affordable housing project using CDBG funds on an annual basis. Pittsburg will continue to seek partnerships with for- and non-profit developers and offer local fee credits towards the construction of affordable housing projects. City staff can also assist developers by providing the necessary letters or documents needed so that the developer may apply for State or Federal grants. However, as funds and opportunities become available, Pittsburg is more than willing to amend annual action plans as necessary to contribute towards affordable housing developments.

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	2173	Not applicable.
Low-income	423	Not applicable.
Moderate-income	1	Not applicable.
Low Mod Area Benefit	883	Not applicable.
Total	3480	Not applicable.

Table 7 – Number of Persons Served

Narrative Information

In an effort to meet the community’s affordable housing goals as identified in the Strategic Plan, there are 2 affordable housing developments in Pittsburg that are anticipated to break ground during program year 2016-2017.

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.

A 230 unit multi-family housing complex that will be affordable to low and very-low income households will begin construction in Fall 2016 and has an Affordable Housing

Regulatory Agreement and Declaration of Restrictive Covenants, effective August 1, 2016.

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 Pittsburg Housing Authority administers 160 Veteran Affairs Supportive Housing (VASH) vouchers and has agreed to provide a loan for up to \$947,000 for the financing of the Veteran's Square housing project. In addition, the developer was notified in April 2016 that the project will be receiving an award of over \$3 Million in State Veterans Housing and Homeless Prevention Program funds and in July 2016, the Metropolitan Transportation Commission and Association of Bay Area Governments recommended the project to be funded through the State Affordable Housing and Sustainable Communities Program. Veterans Square consists of 28 one-bedroom units and 2 two-bedroom units. The affordable housing development project will be 100% affordable with the exception of one unrestricted manager's unit. Rents will range from 30% Area Median Income (AMI) to 50% AMI. The ground floor will contain an on-site management office, 30 parking spaces, 18 bicycle parking spaces, a landscaped courtyard, and a community room for residents. Services for residents will be offered by Shelter, Inc., an established supportive services provider in the region. Veterans Square is well located in an established neighborhood and will promote active transportation, such as biking and walking, as well as encourage public transportation ridership; thereby reducing vehicle miles traveled (VMT). Veterans Square is located within a half-mile of amenities such as public parks, a marina with public recreational facilities, and two bus stops. Below is a matrix of the unit breakdown:

11 – 1-bedroom units at 50% AMI

6 – 1-bedroom units at 40% AMI

11 – 1-bedroom units at 30% AMI

1 – 2-bedroom units at 50% AMI

1 – Managers unit – unrestricted

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. CDBG funded the Pacheco/Martinez Homeless Outreach Program. This program provided basic necessities, transportation, shelter placement, and health assessment for homeless individuals. Their main objective was to reach out to homeless individuals in Pittsburg and other cities in Contra Costa County, no matter where they might be; encampments, behind commercial buildings, under bridges/overpasses, along creeks and waterways, in parked cars, city parks and elsewhere. They offered the homeless population services such as provided transportation to shelters or other places as needed, and provided basic necessities such as blankets, socks, clothing, water, food, toiletries, etc. to help them survive. They made an immediate assessment of their physical and mental condition and offered/provided assistance so that each individual could receive appropriate medical care and services they needed to ultimately assimilate back into the community. The program provided services to 301 persons in the Pittsburg area.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City used CDBG funds for STAND! For Families Free of Violence. 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 18 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

The Housing Authority in collaboration with the Department of Veteran Affairs is working to eliminate homelessness among the veteran population by combining the housing choice voucher rental assistance with clinical case management services through the VASH program. A total of 160 veterans were housed through the VASH program during this Program Year.

CDBG funded the Workforce Development program at St. Vincent de Paul. This program provides training and work experience for those who are new to or have been out of the workforce due to incarceration, addiction, homelessness or chronic unemployment. The program consists of 24-week, part-time paid jobs at St. Vincent de Paul and weekly classes including job search and life skills training necessary for finding and maintaining successful employment. Participants are matched with mentors who assist participants with individual issues that have been challenges to successful employment. On-the-Job Training gives participants experience in word processing, cashier and store operations, warehouse operations, truck driving, and navigation (if participating in the truck driving program). A total of 8 clients were provided job training and job placement during this Program Year.

The St. Vincent de Paul's RotaCare is a free medical clinic and received \$10,900 of CDBG funds in 2015-2016. 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 566 people were assisted during this Program Year.

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 City also uses CDBG funds for Shelter Inc.'s Homeless Prevention Program. The Homeless Prevention Program prevents homelessness for at-risk homelessness or

rapidly re-houses households who are homeless. This is accomplished by providing low-income households with one-time financial assistance typically for move-in costs or past due rent. A Case Manager screens potential recipients, provides counseling and recommends eligible households for financial assistance. A total of 162 people were served.

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

Actions taken to address the needs of public housing

The Housing Authority of the City of Pittsburgh (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 calendar year 2015-2016, the Housing Authority received \$13,012,695. These funds were used to subsidize 948 Section 8 recipients and 160 Veteran 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 their first home. The Housing Authority uses its normal voucher program payment standard schedule to determine the amount of subsidy. The housing assistance payment (HAP) is the lesser of either the payment standard minus the total tenant payment or the family's monthly homeownership expenses minus the total tenant payment. The Housing Authority may make the HAP payment directly to the family or to the lender.

Actions taken to provide assistance to troubled PHAs

The Housing Authority did not experience any trouble during the 2015-2016 program year with running the rental subsidy program. 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)

Funding has continually decreased year after year which to an extent inhibits the City from taking more actions 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.

The City works closely with the Pittsburg Arts and Community Foundation (PACF) by providing them CDBG funds as they provide services and support programs for the underserved population in the city. They provide free art programs and activities at the Railroad Book Depot throughout the year. They hosted an event for young men that grew up without fathers. The event featured the author of *The Man Book – Empowering Men on the Journey of Manhood*. Solutions were shared for the problems these young men face today by showing them to look for opportunities and make choices for their betterment. PACF works with the Pittsburg Unified School District to run the breakfast and lunch programs during the summer to make sure anyone under the age of 18 can have hot meals at least twice a day when school is out of session. PACF fosters healthy living by having free yoga classes for kids, free exercise classes, nurse consultation during the farmer's market, and cooking demonstrations. If the City could increase our

funding to support agencies that undertake these activities that enhance accessibility for the underserved, it would greatly help in addressing the obstacles. However, due to the cap for Public Services and the decrease in the City's annual entitlement funds, community needs outweigh the City's ability to meet all the needs.

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

As identified in the Consolidated Plan, the State Health Department states that children in California are at risk for lead poisoning. Children are especially vulnerable to this toxin found in old (pre – 1978) paint, which can cause brain damage, retardation, neurological problems, kidney damage, and a host of other serious consequences. Lead Hazard is especially a concern for the City, given that lead hazard is estimated to be 90 percent in pre-1940 housing units. 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 will employ 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, St. Vincent De Paul's Workforce Development Program, 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 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 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 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 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)

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 Continuum of Care Plan 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 Consortium is currently preparing the Analysis of Impediments.

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 Consortium. The City works directly with the other jurisdictions to analyze which subrecipients need to be monitored and the 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.

During this Program Year, 3 successful monitoring visits were performed by the Consortium for the following agencies:

1. STAND! For Families Free of Violence
2. Loaves and Fishes of Contra Costa
3. Open Opportunities – Future Build Program

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 the Contra Costa Times on September 4, 2015. The notice was also displayed on the City's website during the public review period. A copy of the notice is appended to this report (Appendix A). Copies of the draft 2015-2016 CAPER was available for review during normal business hours in the City Clerk's office, at the Pittsburg Public Library, and on the City's website.

The City complied with public participation requirements by holding a public hearing to receive public comments. The City Council will receive a copy of the final CAPER along with any public comments received.

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.