



**CITY OF PITTSBURG
AGENDA**

JULY 07, 2025

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**CLOSED SESSION
5:30 P.M.**

**REGULAR MEETING
7:00 P.M.**

**CITY COUNCIL
PITTSBURG ARTS AND COMMUNITY FOUNDATION
PITTSBURG POWER COMPANY
SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II
SUCCESSOR AGENCY**

PRESIDING

**Jelani Killings, Mayor/Chair
Dionne Adams, Vice-Mayor/Chair
Angelica Lopez, Council Member/Board Member
Juan Antonio Banales, Council Member/Board Member
Arlene Kobata, Council Member/Board Member**

**FOR HOUSING AUTHORITY:
S.L. Floyd, Housing Authority Member
Annie Hill Herring, Housing Authority Member**

Pittsburg City Council regular meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City's website at www.pittsburgca.gov. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

AUDIENCE REMARKS

The Audience Remarks period is for the public to comment on any items scheduled to be heard during the Closed Session portion of the meeting, if applicable.

5:30 PM - CONVENE IN CLOSED SESSION

1. PUBLIC EMPLOYMENT Pursuant to Section 54957
City Manager
2. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6:
City designated representatives: Garrett Evans, Maria Aliotti, Jennifer Brizel, Jordan Davis
Employee organizations: American Federation of State, County, and Municipal Employees Local 512 Management/Professional/Confidential Unit and Miscellaneous A Unit; Pittsburg Police Officers' Association; Pittsburg Police Managers Group; Teamsters Local 856; and International Brotherhood of Electrical Workers Local 1295
Unrepresented employees: Management Group; Senior Executive Team

7:00 PM - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

3. Ad-Hoc Subcommittee Update

PROCLAMATIONS

The standing proclamation(s) were published as part of the agenda. The proclamation(s) will be posted on the City's website and social media accounts as appropriate.

4. Inspire Pittsburg - Mary Erbez

CITY MANAGER REPORTS/REMARKS

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)

PUBLIC COMMENTS

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

COMMITTEE REPORTS

Council Members may make a report on their committee assignments at this time. (see attached list of adhoc committees and other public agencies in which Council members participate). (No Action Required)

PUBLIC HEARING

5. Adoption of two City Council Resolutions Approving the Community Development Block Grant 2025-2030 Consolidated Plan and to Approve the 2025-2026 Annual Action Plan

The Department of Housing and Urban Development (HUD) requires the City Council to review and approve the 2025-2030 Contra Costa Consortium Consolidated Plan (Consolidated Plan) and the City of Pittsburg 2025-2026 Annual Action Plan (Action Plan). The Consolidated Plan fulfills HUD's requirement of entitlement jurisdictions creating a plan that describes how Community Development Block Grant (CDBG) funds will be expended over the period of July 1, 2025 through June 30, 2030. The Action Plan states the funding recommendations for fiscal year (FY) 2025-2026. HUD requires a 30-day public comment period before the City submits the Consolidated Plan and Action Plan.

CONSIDERATION

6. Adoption of a City Council Resolution Approving the Self-Sufficiency Pilot Training Program and Authorizing its Implementation

This item proposes establishing and implementing a pilot program to connect Housing Choice Voucher (HCV) Section 8 participants with job training and skill-building opportunities.

7. Adoption of a City Council Minute Order Accepting the Measure M Citizen's Oversight Committee Report and Proposed Use of Measure M Funds for Fiscal Year 2025-26

Measure M requires a Citizen's Oversight Committee ("Committee") charged with making recommendations to the City Council for the use of the Measure M revenue. This item is the Committee's report on the programming of the Measure M revenues used in Fiscal Year (FY) 2024-25 and the proposed programming of Measure M revenues for FY 2025-26 (Report).

CONFLICT OF INTEREST STATEMENT

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

8. Minutes of June 16, 2025
9. Adoption of a Minute Order Approving a City Council Recess for Labor Day Week

Resolution 09-11316 states that in the event a regular meeting date falls on a recognized state or federal holiday, the meeting shall be held on the next calendar day. Labor Day holiday falls on the first Monday in September which would result in the meeting being held the next calendar day. Therefore, to avoid the potential of not having a quorum, the City Council typically takes a recess during the first week of September.

- 10. Adoption of a Minute Order Amending the 2025 Council Member Committee Assignments and Update the Fair Political Practices Commission Form 806 “Agency Report of Public Official Appointments”

In accordance with the City Council Policies and Procedures adopted on November 15, 2021, through Resolution No. 21-14013, the Mayor and Vice-Mayor shall appoint Council Members to standing committees and such appointments shall be adopted by the Council. Pursuant to Fair Political Practices Commission regulation 18702.5, Form 806 “Agency Report of Public Official Appointments” must be updated when there is a new appointment. The committee assignments adopted on January 21, 2025 needs to be amended to reflect the new appointees.

- 11. Adoption of a City Council Resolution Authorizing a Contract with International Dioxide for Water Treatment Plant Chemical Supply – Sodium Chlorite

The Public Works Department is responsible for the maintenance and operation of the City’s Water Treatment Plant and solicits bids for necessary chemical supplies.

- 12. Adoption of a City Council Resolution Authorizing a Contract for Water Treatment Plant Chemical Supply – Sodium Hydroxide

The Public Works Department is responsible for the maintenance and operation of the City’s Water Treatment Plant. Each year, bids are solicited for necessary chemical supplies.

- 13. Adoption of a City Council Resolution Authorizing a Contract with Chemtrade Chemicals for the Water Treatment Chemical Supply – Aluminum Sulfate

The Public Works Department is responsible for the maintenance and operation of the City’s Water Treatment Plant and each year solicits bids for necessary chemical supplies.

- 14. Adoption of a City Council Resolution Authorizing a Contract for Water Treatment Plant Chemical Supply – Liquid Chlorine

The Public Works Department is responsible for the maintenance and operation of the City’s Water Treatment Plant. Each year bids are solicited for necessary chemical supplies.

- 15. Adoption of a City Council Resolution Authorizing a Contract with Nalco Water, LLC for Water Treatment Plant Chemical Supply – Cationic Polymer

The Public Works Department is responsible for the maintenance and operation of the City’s Water Treatment Plant. Each year bids are solicited for necessary chemical supplies.

- 16. Adoption of a City Council Resolution Authorizing a Purchase Agreement for Water and Sewer Supplies

The Public Works Department maintains the City’s water distribution and sewer collection systems. Each year bids are solicited for water and sewer maintenance tools and supplies including concrete water meter boxes and lids.

17. Adoption of a City Council Resolution Amending the Designated Board Members to the Municipal Pooling Authority

The governing documents of the Municipal Pooling Authority (MPA) require the City Council of each member city to appoint one Board Member and to appoint one alternate Board Member to the Board of Directors of MPA. The City Manager proposes amending the primary Board Member to be the Director of Human Resources and the alternate Board Member to be the Director of Finance.

18. Adoption of a City Council Resolution Approving the Terms and Conditions of Employment for American Federation of State, County and Municipal Employees (AFSCME) Local 512, Miscellaneous and Management, Professional and Confidential Units for the Period July 1, 2025 through June 30, 2028

The City of Pittsburg and American Federation of State, County and Municipal Employees (AFSCME) Local 512, propose terms and conditions of employment for AFSCME Local 512 Miscellaneous and Management, Professional and Confidential Units for the period of July 1, 2025 through June 30, 2028 (Contract Period).

19. Adoption of a City Council Resolution Authorizing the City Attorney to Execute First Amendment to Outside Counsel Services Agreement with Civica Law

The City Attorney proposes amending an Outside Counsel Services Agreement with the law firm, Civica Law, to increase the compensation and extend the duration for legal services in connection with the receivership and code enforcement matters.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Council Members may request items to be considered for future agendas. An item will only be brought forward with a majority vote and will appear on a future agenda with staff recommendations for further Council consideration.

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)

ADJOURNMENT TO JULY 21, 2025

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Full agenda packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled residents. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at (925) 252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

City Council Agency/Liaison/Subcommittee Assignments as of April 30, 2025

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
ABAG	Dionne Adams / Jelani Killings Alternate	Standing	Annual		G. Evans
Delta Diablo*	Juan Banales / Jelani Killings Alternate	Standing	2nd Wednesday	4:30 PM	J. Samuelson
East Co. Co. County Habitat Conservancy	Angelica Lopez / Juan Banales Alternate	Standing	4th Monday Bi-Monthly	2:00 PM	J. Davis
East County Water Management	Juan Banales / Jelani Killings Alternate	Standing	Bi-Annual	1:00 PM	J. Samuelson
MCE Clean Energy Board	Arlene Kobata / Angelica Lopez Alternate	Standing	3rd Thursday	6:30 PM	D. Buchanan
TRANSPLAN / ECCRFFA	Juan Banales / Dionne Adams Alternate	Standing	2nd Thursday	6:30 PM	J. Samuelson
Tri-Delta Transit (2 reps)**	Angelica Lopez & Dionne Adams / Jelani Killings Alternate	Standing	4th Wednesday	4:00 PM	J. Samuelson
LIAISON TO	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
East Bay League of California Cities	Jelani Killings / Dionne Adams Alternate	Standing	3rd Thursday		G. Evans
Green Empowerment Zone	Arlene Kobata/ Jelani Killings Alternate	Standing	3rd Friday Bi-monthly	9:30 AM	J. Davis
Los Medanos Health Advisory Committee	Angelica Lopez & Jelani Killings	Ad Hoc	As needed		M. Aliotti
Mayor's Conference	Jelani Killings / Dionne Adams Alternate	Standing	1st Thursday	6:30 PM	G. Evans
Pittsburg Police Activities League (PAL)	Arlene Kobata & Angelica Lopez / Dionne Adams Alternate	Standing	Monthly		S. Albanese
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Juan Banales Alternate	Standing	Quarterly		M. Aliotti
SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
Budget Sustainability	Juan Banales & Jelani Killings	Ad Hoc	As needed		G. Evans
Community and Economic Development	Jelani Killings & Dionne Adams / Angelica Lopez Alternate	Standing	2nd Wednesday	5:30 PM	J. Davis
Development Agreement	Jelani Killings & Dionne Adams	Ad Hoc	As needed		J. Davis
Facilities Rental and Usage	Jelani Killings & Dionne Adams	Ad Hoc	As needed		G. Evans
Finance Management	Juan Banales & Jelani Killings / Dionne Adams Alternate	Standing	3rd Friday	5:00 PM	P. Rodrigues
Government Performance	Juan Banales & Jelani Killings	Ad Hoc	4th Friday	4:00 PM	J. Brizel
Infrastructure and Transportation	Juan Banales & Dionne Adams / Angelica Lopez Alternate	Standing	4th Thursday	5:30 PM	J. Samuelson
Tenant Protections	Juan Banales & Angelica Lopez	Ad Hoc	As needed		S. Bellafronte
Life Enrichment	Dionne Adams & Angelica Lopez / Arlene Kobata Alternate	Standing	3rd Wednesday	5:30 PM	K. Simonton
Pittsburg Arts and Community Foundation	Angelica Lopez & Jelani Killings	Standing	As needed		K. Simonton
Public Safety	Arlene Kobata & Angelica Lopez / Jelani Killings Alternate	Standing	1st Wednesday	5:30 PM	S. Albanese
Tobacco, Cannabis, Alcohol Policy Review	Arlene Kobata & Jelani Killings	Ad Hoc	As needed		G. Evans

*Stipend of \$170 per month

** Stipend of \$100 per month



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of two City Council Resolutions Approving the Community Development Block Grant 2025-2030 Consolidated Plan and to Approve the 2025-2026 Annual Action Plan

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

The Department of Housing and Urban Development (HUD) requires the City Council to review and approve the 2025-2030 Contra Costa Consortium Consolidated Plan (Consolidated Plan) and the City of Pittsburg 2025-2026 Annual Action Plan (Action Plan). The Consolidated Plan fulfills HUD's requirement of entitlement jurisdictions creating a plan that describes how Community Development Block Grant (CDBG) funds will be expended over the period of July 1, 2025 through June 30, 2030. The Action Plan states the funding recommendations for fiscal year (FY) 2025/26. HUD requires a 30-day public comment period before the City submits the Consolidated Plan and Action Plan.

FISCAL IMPACT

There is no fiscal impact with approving the Consolidated Plan. For FY 2025/26, the City is receiving an entitlement grant amount of \$652,097 from HUD. In addition, the City received \$54,434 in prior year income which will be allocated towards FY 2025/26 funding.

The breakdown of the total CDBG funding for the FY 2025/26 Action Plan is as follows:

Entitlement Funds from HUD:	\$652,097
Prior Year 2024-2025 Program Income:	<u>\$54,434</u>
Total Funding for FY 2025-2026:	\$706,531

The CDBG fund account number is 233-41411. The breakdown of how the \$706,531 is allocated as shown as Exhibit A of this Staff Report.

RECOMMENDATION

Staff recommends that the City Council open the public hearing, receive testimony, close the public comment period, close the public hearing, consider the public comment, and adopt the Resolutions approving the Consolidated Plan and the Action Plan.

BACKGROUND

The City receives CDBG funds from HUD to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income households.

The entitlement jurisdictions of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa Consortium (Consortium). Together, the Consortium prepared a joint Consolidated Plan to assess the needs of each jurisdiction and to guide the use of the funds within each individual member community.

The Consolidated Plan is a detailed planning document that provides a needs assessment, describes the jurisdiction's non-housing community development needs, its housing needs and market conditions, sets out a five-year strategy identifying priorities and objectives, and establishes the Action Plan which outlines intended uses of the CDBG funds. The Consolidated Plan and Action Plan incorporates the requirements of HUD's CDBG Program.

The City's CDBG funds can only be used for projects and programs that benefit Pittsburg residents. In order to comply with HUD'S 70% rule, which requires grantees to ensure that at least 70% of its expenditures over a particular time period must be used for activities that benefit low- and moderate-income persons, the City has determined that its use of CDBG entitlement funds shall begin on July 1, 2025 and end June 30, 2030. The Action Plan has been prepared in compliance with the Consolidated Plan. HUD must approve both the Consolidated Plan and the City's Action Plan.

SUBCOMMITTEE FINDINGS

Staff compiled 24 completed applications for review by the Life Enrichment Subcommittee (Subcommittee). The Subcommittee ranked each applicant using a 100-point evaluation criteria which assessed Community Needs and Priorities, Benefits to Target Population, Organizational and Administrative Capacity, and Financial Analysis.

The Subcommittee met on February 19, 2025 to provide evaluation results and determine funding recommendations.

On March 19, 2025, the Subcommittee met to review and recommend funding allocations for the Action Plan. At that meeting, three subrecipients were awarded funds under the Housing activities category. After further review, staff determined that the proposed uses did not meet HUD's strict eligibility requirements for Housing activities, which are limited to homeowner rehabilitation, direct homeownership assistance to low- and moderate-income (LMI) households, and the acquisition, rehabilitation, or construction of rental housing. As a result, two of the subrecipients will instead be funded through Housing Successor Agency

(HSA) funds, and the third subrecipient's allocation has been moved to the Public Services (PS) category to ensure compliance with HUD guidelines.

Based on these adjustments, the Life Enrichment Subcommittee recommended that the funds originally allocated to the two subrecipients now covered by HSA funds be reallocated to the City of Pittsburg – Citywide Roadway Safety Improvements project, which did not receive any funding during the initial allocation meeting on March 19.

STAFF ANALYSIS

The Consolidated Plan and Action Plan are attached hereto as Exhibit "A". The Consolidated Plan focuses on activities that provide measurable direct benefits to lower income residents and address a wide range of community needs.

Below is a brief summary of the overall objectives identified within the Consolidated Plan. Pittsburg's priority needs include access to free or affordable medical services, including mental health care, free hot meals and food pantry distributions, affordable housing, strategies to reduce or alleviate homelessness, and non-housing community development activities which include program administration.

Priority Need: Affordable Housing (AH)

Objectives/Strategies for Affordable Housing:

AH-1: Increase Affordable Rental Housing Supply. Expand housing opportunities for extremely low-income, very low-income, low-income by increasing the supply of decent, safe and affordable rental housing. Activities include rental assistance and protecting tenant and housing rights.

AH-2: Increase Affordable Supportive Housing. Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, and persons with HIV/AIDS.

AH-3: Maintain and preserve the existing affordable housing stock. Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households and housing in deteriorating lower income neighborhoods.

Priority Need: Reduce/Alleviate Homelessness (H)

Objectives/Strategies for Homelessness:

H-1: Permanent Housing. Further "Housing First" approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.

H-2: Prevention. Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

In addition to these objectives, the affordable housing and non-housing community development objectives of the Consolidated Plan also address the needs of the homeless population and the problem of homelessness.

Priority Need: Non-Housing Community Development (CD)

Objectives/Strategies for Non-Housing Community Development:

Public Services

CD-1: General Public Services. Ensure that opportunities and services are provided to improve the quality of life and independence for lower income persons and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.

CD-2: Non-Homeless Special Needs. Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.

CD-3: Youth. Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

CD-4: Fair Housing. Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in Pittsburgh.

CD-5: Tenant/Landlord Counseling. Support the investigation and resolution of disagreements between tenants and landlords and to educate both of their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.

Economic Development

CD-6: Economic Development. Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low- income residents, and increase the viability of neighborhood commercial areas. This includes providing workforce development and economic empowerment services to low-income individuals and families, such as career training in administrative and office-related fields, early childhood education resources and small business development programs.

Infrastructure and Public Facilities

CD-7: Infrastructure and Accessibility. Maintain adequate infrastructure in lower income areas and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas. Efforts include the installation of ADA-compliant ramps and the replacement of damaged sidewalks to improve accessibility for individuals with disabilities, along with roadway safety improvements implemented to reduce traffic hazards and enhance pedestrian and driver safety.

Administration

CD-8: Administration. Support development of viable urban communities through extending and administering federal grant programs in a fiscally prudent manner.

The Consolidated Plan proposes to leverage a variety of local financial and human resources to implement projects in accordance with the identified priority needs and established objectives and strategies, including CDBG funds.

The total amount of CDBG funds obligated for Public Service activities must not exceed fifteen percent (15%) of the sum of the entitlement grant for that program year plus program income received during the prior year. The allocation of staff-time costs and overhead charges to program Administration must not exceed twenty percent (20%) of the sum of the entitlement grant for that program year plus the estimated revenue from program income to be received by the City during that same program year. Payments received for the CDBG Housing Rehabilitation Program are defined as program income. The remaining sixty-five percent (65%) of the funds available for allocation may be allocated towards Housing, Economic Development, and Infrastructure and Public Facilities activities. Pursuant to City guidelines, the minimum amount that may be awarded to a subrecipient is \$10,000.

The recommended activities identified in the Action Plan are as follows:

- Public Services (health, youth and housing/homeless related services)
- Economic Development (employment training, small business development)
- Infrastructure and Public Facilities (installation of ADA curb ramps and road safety improvements)

The proposed activities are consistent with the goals of the Consolidated Plan as well as HUD regulations. The Action Plan reflects the City Council's efforts on focusing on activities that provide measurable direct benefits to lower income residents and address a wide range of community needs.

As required, there was a public comment period of at least 30 days that commenced on May 15, 2025 and expired on July 7, 2025.

ATTACHMENTS: Resolution to Adopt the 2025-2030 Consolidated Plan
 Resolution to Adopt the 2025-2026 Annual Action Plan
 2025-2030 Consolidated Plan
 2025-2026 Annual Action Plan
 Exhibit A – Funding Recommendations

Report Prepared By: Ishani Rasanayagam, Administrative Analyst II

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Community Development Block Grant 2025-2030 Consolidated Plan) RESOLUTION NO. 25-
Grant 2025-2030 Consolidated Plan)

WHEREAS, the City of Pittsburg receives Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD) to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income households; and

WHEREAS, the entitlement jurisdictions of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa Consortium (Consortium). Together, the Consortium prepared a joint 2025-2030 Consolidated Plan (Consolidated Plan) to assess the needs of each jurisdiction and to guide the use of funds within each individual member community; and

WHEREAS, the Consolidated Plan is a detailed planning document that provides a needs assessment, describes the jurisdiction's non-housing community development needs, its housing needs and market conditions, and sets out a five-year strategy identifying priorities and objectives. The Consolidated Plan incorporates the requirements of HUD's CDBG Program; and

WHEREAS, the City solicited comments from May 15, 2025 through July 6, 2025 and conducted a public hearing on July 07, 2025 to receive testimony and close the comment period.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby approves the Consolidated Plan attached as Exhibit "A" to the Staff Report.

BE IT FURTHER RESOLVED that the public comment period on the Consolidated Plan is now closed and any public comments received during the public comment period and public hearing will be incorporated in the Consolidated Plan and submitted to HUD no later than July 15, 2025.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to submit the Consolidated Plan to HUD.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to take such further actions as may be necessary or appropriate to carry out the City's obligations pursuant to this Resolution.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7th day of July 2025 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Community Development Block Grant 2025-2026 Annual Action Plan _____)

RESOLUTION NO. 25-

WHEREAS, the City of Pittsburg (City) receives Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD) to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income households; and

WHEREAS, the entitlement jurisdictions of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa Consortium (Consortium). Together, the Consortium prepared a joint 2025-2030 Consolidated Plan (Consolidated Plan) to assess the needs of each jurisdiction and to guide the use of funds within each individual member community; and

WHEREAS, the Consolidated Plan is a detailed planning document that provides a needs assessment, describes the jurisdiction's non-housing community development needs, its housing needs and market conditions, and sets out a five-year strategy identifying priorities and available resources. The Consolidated Plan incorporates the requirements of HUD's CDBG Program; and

WHEREAS, the City's CDBG funds can only be used for projects and programs that benefit residents of Pittsburg. In order to comply with HUD'S 70% rule which requires grantees to ensure that at least 70% of its expenditures over a particular time period must be used for activities that benefit low- and moderate-income persons; and

WHEREAS, within each year of the Consolidated Plan an annual action plan is established and outlines how CDBG funds will be used for a particular program year. The 2025-2026 Annual Action Plan (Action Plan) outlines intended uses of the resources for fiscal year 2025/26; and

WHEREAS, the City has determined that its use of CDBG entitlement funds will begin on July 1, 2025 and end on June 30, 2026. The Action Plan has been prepared in compliance with the Consolidated Plan. HUD must approve both the Consolidated Plan and the Action Plan; and

WHEREAS, staff compiled 24 completed applications for review by the Life Enrichment Subcommittee (Subcommittee). The Subcommittee ranked each applicant using a 100-point evaluation criteria which assessed Community Needs and Priorities, Benefits to Target Population, Organizational and Administrative Capacity, and Financial Analysis; and

WHEREAS, the Subcommittee met on February 19, 2025 to provide evaluation results, determine award, and discuss if any applicants need to be interviewed to answer questions about their program or agency and on March 19, 2025 to deliberate and make funding recommendations for City Council approval for the Action Plan; and

WHEREAS, the amounts allocated to the subrecipients are detailed the Action Plan and Staff Report; and

WHEREAS, the City solicited comments from May 15, 2025 through July 6, 2025, and conducted a public hearing on July 7, 2025 to receive testimony and close the comment period.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby approves the Action Plan, including the CDBG application form SF-424 and the required certification.

BE IT FURTHER RESOLVED, the public comment period on the Action Plan, which includes the funding recommendations, is hereby closed.

BE IT FURTHER RESOLVED, the City Manager or his/her designee is directed to submit to HUD the Action Plan and all understandings and assurances contained therein and in connection with the submission will provide additional information as may be required.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

CITY OF PITTSBURG



Pittsburg
CALIFORNIA

DRAFT COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM 2025 –2030 Consolidated Plan

65 Civic Avenue

Pittsburg, CA 94565
CDBG Program Administrator
Ishani Rasanayagam
925-252-4155

CITY OF PITTSBURG

EXECUTIVE SUMMARY

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Through the Department of Housing and Urban Development (HUD), the City of Pittsburg (City) receives Community Development Block Grant (CDBG) funds to carry out a wide range of community development activities directed toward revitalizing neighborhoods and developing viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities for low- and moderate-income households.

The Consolidated Plan fulfills the requirement that recipients of CDBG funds create a plan describing how these funds will be expended over a five-year period. This Consolidated Plan is for the period of July 1, 2025 to June 30, 2030.

The cities of Antioch, Concord, Pittsburg and Walnut Creek, along with the County of Contra Costa (County) have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of the county. The County administers the HOME funds on behalf of the Consortia cities and all the unincorporated areas of county. The cities of Antioch, Concord, Pittsburg, and Walnut Creek receive and administer its own allocation of CDBG funds, while the County receives and administers allocations of CDBG, HOME, and ESG funds. This Consolidated Plan was created by the Consortium to assess the needs of all Consortium member communities and to guide the use of funds within each individual member community.

The Consolidated Plan process also includes the development of the first-year Annual Action Plan which is the annual plan the City prepares pursuant to the goals outlined in the Consolidated Plan. The Annual Action Plan details the activities that Pittsburg will undertake to address the housing and community development needs and local objectives using CDBG funds received during program year 2025-2026.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Below is a brief summary of the overall objectives identified within the Consolidated Plan. Pittsburg's Priority Needs are Affordable Housing, Homeless Housing & Prevention, and Non-Housing Community Development, and Administration. Following are the objectives in each priority need category:

Priority Need: Affordable Housing

Objectives/Strategies for Affordable Housing:

AH-3: Maintain and preserve the existing affordable housing stock. Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households and housing in deteriorating lower income neighborhoods.

Priority Need: Non-Housing Community Development Objectives/Strategies for Non-Housing Community Development

Public Services

CD-1: General Public Services. Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.

CD-3: Youth. Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

Economic Development

CD-6: Economic Development. Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low- income residents, and increase the viability of neighborhood commercial areas.

Infrastructure and Public Facilities

CD-7: Infrastructure and Accessibility. Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.

Administration

CD-8: Administration. Support development of viable urban communities through extending and administering federal grant programs in a fiscally prudent manner.

3. Evaluation of past performance

The City is committed to improving and ensuring compliance with CDBG program requirements. Staff continues to work closely with HUD staff for guidance with program administration and identifying areas for improvement. Previous funded programs and activities were on schedule and grant disbursements were made in a timely manner. The Pittsburg grant program continues to accomplish its objectives and remain compliant as outlined below:

- Housing – CDBG funds have been used for the Housing Rehabilitation Loan Program in the past to preserve and maintain the existing housing stock.
- Public Services – The City has allocated funds to a variety of supportive services, including assistance for the homeless, victims of abuse, legal counseling for seniors, and programs for at risk youth.
- Economic Development – The City has funded job training and placement programs. Additionally, assistance was also given to support micro-enterprises that result in job creation.
- Infrastructure/Public Facilities – The City committed to improving its infrastructure by replacing sidewalks and installation of ADA ramps in eligible census tracts.
- Timeliness Rule - Sixty days prior to the end of the City's program year or at the end of April each year, the amount of entitlement grant funds available to draw down from the U.S. Treasury in addition to program income on hand, should not exceed 1.5 times the entitlement grant amount for its current program year. Failing to comply with the timeliness rule will result in having to perform corrective actions. The City continues to follow this requirement by submitting draw down requests in a timely fashion.

The City is committed to working collaboratively with the Consortium to implement goals and policies identified in the 2025-2030 Consolidated Plan and will continue to focus on ensuring that activities funded meet required performance measurements. The Consortium members continue to increase inter-jurisdictional activities by holding quarterly meetings and joint subrecipient monitoring.

4. Summary of citizen participation process and consultation process

As required by HUD, the City follows a detailed Citizen Participation Plan, a Language Assistance Plan and a Residential Anti Displacement and Relocation Assistance Plan which were amended on September 18, 2017. In order to encourage and ensure involvement and participation by those residents who are most likely to be impacted by grant funded activities, the City engages in extensive outreach during the Consolidated Plan process.

The Consortium's outreach and consultation strategies included the formation of community outreach partnerships with affordable housing, social service, and mental health providers; workforce developers; community advocates; and others. Subrecipients alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries.

Public Participation Outreach efforts included:

- **Public Meetings across the County** - West County (City of Richmond 3/18/24), Central County (City of Concord, 3/21/24), East County (City of Antioch 3/28/24), Far East County (City of Brentwood 04/04/24).
- **Focus Groups** - Population or topic specific groups with Executive Directors and top program staff on the needs of: 1) Seniors and Disabled; 2) Youth; 3) Families and General; 4) Economic Development; 5) Persons who are Homeless (conducted in conjunction with CoC); and 6) Affordable Housing
- **Community Needs Survey** - Over 360 responses in English and Spanish were received to the community needs survey which help access the perceptions of residents and agencies regarding the need for a wide variety of services for lower income people, those who are homeless and disabled, as well as for housing, economic development and infrastructure needs.
- **Email Contact** - Over 600 agencies, city/county/state and federal contacts, and interested parties in the Contra Costa Interested Parties list were contacted to let them know about the Consolidated Plan process and the community survey.
- **Website Posting** - Links to the community needs survey and other Consortium Consolidated Plan processes and public meetings were posted each of the jurisdiction's websites.
- **Social Media Outreach** - Email blasts about the community needs survey were sent out through NextDoor throughout the County, achieving notification of over half of all households. Outreach materials for the community survey and public meetings were shared on Instagram and Facebook.

5. Summary of public comments

Please see the summary of comments from the four Countywide meetings and the on-line survey responses in the appropriate County Appendix.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views that were not considered and accepted. All comments from the surveys are contained in the County's Consolidated Plan.

7. Summary

The development of the 2025-2030 Contra Costa Consortium Consolidated Plan was very inclusive in that it reached more people by utilizing such technology as web surveys, posting and sharing on social media, information on a dedicated website, and email. As technology continues to change,

the Consortium is looking for new ways to better connect Contra Costa residents to important issues and resources.

THE PROCESS

PR-05 Lead & Responsible Agencies - 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 125 – Responsible Agency		
Agency Role	Name	Department/Agency
CDBG Administrator	Ishani Rasanayagam	City of Pittsburg

Narrative

It is the City of Pittsburg's mission to provide responsive and high quality public services in partnership with our citizens celebrating our community's rich history, cultural diversity and pride in its prosperous future. Pittsburg has been an evolving city for nearly a century and a half. From a struggling settlement to housing a large military population to an industrial center, Pittsburg has grown into a pleasant suburban community of landscaped parks, recreational facilities, shopping centers, affordable housing and business and commercial development.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

Introduction

The consolidated planning process requires jurisdictions to reach out to and consult with other public and private agencies when developing the Consolidated Plan. The Consolidated Plan itself must include a summary of the consultation process, including identification of the agencies that

participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

The Consortium held six public meetings in the Spring of 2024 to solicit input for the 2025-2030 Consolidated Plan. Those attending were asked to comment on the level of housing and community development needs in Contra Costa County and the relative priority of those needs. All public meetings were advertised in the Contra Costa Times. Through the Consolidated Plan process, the Consortium developed a comprehensive list of priority housing and community development needs for the entire consortium area. The focus groups and community meetings provided critical input for prioritizing the housing and community needs.

The Consortium's outreach and consultation strategies included the formation of community outreach partnerships with affordable housing, social service, and mental health providers; workforce developers; community advocates; and others. Subrecipients alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries.

Key consultations included:

- **Housing** – The Consortium hosted a focus group with the primary nonprofit providers in the County which produced feedback on current market challenges and reducing barriers to program development.
- **Homelessness** – The Consortium hosted focus group on homelessness with over 60 participants including all major homeless providers and many of the smaller providers not currently participating in HMIS. Ideas emerged from discussions which can help further outreach and integration of various systems.
- **Families and Children** – The Consortium consulted with major providers in a focus group that highlighted the needs of families and children which was used to develop the Consolidated Plan priority needs.
- **Economic Development** – Representatives from various agencies including the Small Business Development Center, Opportunity Junction, COCO Kids were part of the Consortium focus group to learn more about the needs and challenges in economic development throughout the county.
- **Elderly and Disabled** – Representatives from various agencies including the Ombudsman, Meals on Wheels, Choice in Aging, Mobility Matters, CC Senior Legal Services, Monument Crisis Center, Contra Costa Interfaith Housing, and Lion's Blind Center and Independent Living Resources were part of the Consortium focus group.
- **Youth from Lower Income Households** - Representatives from various agencies including CocoKids, Community Violence Solutions, Rainbow Community Center, RYSE Center, Village Community Resource Center were part of the Consortium focus group.

Family Support and General Public Services - Representatives from various agencies including Loaves and Fishes, the Food Bank of Contra Costa, Ensuring Opportunity, St. Vincent de Paul, Shelter Inc., Bay Area Legal Aid, and the Family Justice Center were part of the Consortium focus group.

City staff held a Life Enrichment Subcommittee meeting on November 21, 2024 with two Council Members and two members from the Life Enrichment Subcommittee to discuss results of the Consortium focus group discussions and comments from the public meetings. These results assisted in deriving Pittsburg's community needs and priorities.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Consortium conducted a Community Needs Survey to solicit input from residents and workers in Contra Costa County during the Consolidated Plan process. Respondents were informed that the Consortium was updating the Consolidated Plan for federal funds that primarily serve low and moderate income (LMI) residents and special needs populations. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed using entitlement funds.

The community needs survey conducted by the Consortium solicited input from residents and workers in the county. Respondents were informed that the Consortium was updating the Consolidated Plan for federal funds that primarily serve low and moderate (LMI) income residents and special needs populations. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed by the use of entitlement funds.

The Consortium worked closely with the three Public Housing Authorities of Contra Costa, Pittsburg and Richmond in the co-development of the 2025-2030 Analysis of Impediments as well as the Consolidated Plan. City staff works closely with the City of Pittsburg Housing Authority by providing information regarding programs that can enhance the living situation of its clients by providing resources to assist with becoming a homeowner.

Pittsburg is also a member of the HOME Consortium and discusses the status of all HOME applications and progress of housing development throughout the county each quarter with the County and other Consortium members.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City understands that homelessness is a regional issue that cannot be addressed independently. City staff participates in the monthly Contra Costa Council on Homelessness (Council) meetings which oversees the Continuum of Care (CoC) as well as the Health, Housing, and Homeless Services (H3) Community meetings. The Council provides advice on the operations of homeless services, program operations, and program development efforts in the county to strategically plan to prevent and end homelessness. The purpose of H3 community meetings is to exchange information regarding housing resources. Pittsburg supports the coordinated intake and assessment system known as the Homeless Management Information System (HMIS). The purpose of HMIS is to ensure that all people experiencing a housing crisis have easy access to available resources. Clients are identified, assessed and connected to available services and long-term housing. HMIS uses evidence informed tools and standardizes practices, incorporates a system-wide Housing First approach, and prioritizes limited resources for the most vulnerable. The City is doing its part to assist with the CoC's priority to make homelessness an uncommon occurrence in the county by integrating problem solving strategies in tandem with prevention.

Chronic Homelessness – The Pittsburg Police Department (PD) have assigned police officers specifically to address the needs of the homeless population in the city. Through the relationships that have formed with individuals experiencing homelessness, the Police Officers, are able to identify a few that are ready to make a change. PD coordinates with the County's Coordinated Outreach Referral Engagement Program (CORE) to provide services such as shelter, food, water, and clothes. Pittsburg has a dedicated team of two CORE members who support individuals experiencing homelessness, working Monday through Friday from 8:00 AM to 5:00 PM.

Families with children – The City works closely with providers that serve homeless families with children to ensure families have access to needed resources. Funding is allocated to programs that assist with providing temporary shelter for the families and transportation to and from school to ensure the children attend school on a regular basis.

Veterans – The Housing Authority of Pittsburg (HAP) administers 19 Project Based Vouchers (PBV's) for Veterans' Square. The HAP also administers 185 Veteran Affairs Supportive Housing (VASH) vouchers. The HAP average 125 voucher holders per month.

Unaccompanied youth - The County operates Calli House, a shelter for homeless youth.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Pittsburg does not receive ESG funds but Contra Costa County is a recipient of these funds and coordinates its allocation with the CoC. H3 administers the CoC's Homeless Management Information System (HMIS). This data is reviewed by H3 and the Council on Homelessness throughout the year to determine how to allocate ESG and CoC funds, develop standards for performance and compliance, evaluate project and system level outcomes, and recommend policy

and legislative action. The Council has two subcommittees (CoC-ESG Provider Committee and the System Performance Committee) dedicated to those purposes. Those committees meet multiple times throughout the year, including in preparation for large funding allocations, such as CoC and ESG funding competitions. The System Performance Committee typically meets more often to review project and system level data, make recommendations for metrics, monitoring, and evaluation, and contribute data and messaging for use in the Council and CoC’s larger consumer and community engagement strategies and policy recommendations to the Board of Supervisors. The Council also uses data, information, and recommendations generated from these meetings to develop annual priorities for the CoC, which helps to guide the Council’s annual decision making and oversight of project and system performance and HMIS administration.

The CoC annually reviews and approves the CoC and ESG Written Standards and CoC and ESG Notice of Funding Availability (NOFA) Processes. The Written Standards document ensures standardization, transparency, and compliance with the operations and program performance of all CoC and ESG programs. The document also aligns with the CoC’s coordinated entry policies and procedures, which guides the operation of the coordinated outreach, access, assessment, prioritization, and referral processes for CoC housing and service providers. The community and Council on Homelessness annually reviews all process documents to ensure that each funding opportunity, including ESG and CoC, follow consistent processes and use the same data (from HMIS) and metrics to measure program compliance and performance. The Council on Homelessness staffs the program review panels convened for CoC and ESG funding competitions and evaluates programs using the Council-approved metrics before approving the final project selections to be submitted for the funding competitions.

HMIS policies and procedures for administration and program participation are reviewed annually by the Policy Committee, to update the Policies & Procedures, share resources, provide technical assistance and training, and ensure standardization in data collection, reporting, and evaluation in HMIS.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 126 – Agencies, Groups, Organization That Participated	
Agency/Group/Organization	Pittsburg Housing Authority
Agency/Group/Organization Type	COPHA
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City of Pittsburg Housing Authority has clients that are interested in becoming homeowners and this has become attainable through HUD's Homeownership Voucher Program. Since funding is no longer available directly through City resources, staff provides resources through other venues that can assist in the home buying process.</p>
<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Contra Costa Health Services Homeless Program</p> <p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County</p> <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p> <p>The Contra Costa County's Health and Homeless Services staff participate in the community meeting/public hearing process and provide information on special needs populations, including homeless populations. This consultation results in improved coordination of services to the City's at risk and homeless populations.</p>
<p>Agency/Group/Organization</p> <p>Agency/Group/Organization Type</p> <p>What section of the Plan was addressed by Consultation?</p> <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Contra Costa Continuum of Care</p> <p>Services-homeless Other government - County Other government - Local Regional organization</p> <p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p> <p>City staff participates in monthly meetings with staff from the Continuum of Care (CoC) as well as the Health, Housing, and Homeless Services (H3).H3 provides advice on the operations of homeless services, program operations, and program development efforts in the county to strategically plan to prevent and end homelessness. The City and H3 are working collaboratively to ensure homeless services are available while minimizing negative impacts to the community.</p>

What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff during a focus group on "Seniors and Disabled" to identify and prioritize needs.

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff during a focus group on "Families and General Services" to identify and prioritize needs. The agency provides information and referral for all services and is also the direct connection to the county's coordinated entry system and the CORE homeless outreach teams.
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Identify any Agency Types not consulted and provide rationale for not consulting

No types were intentionally excluded.

Organizations were consulted on an individual and group basis, as well as part of public meetings. The Consortium distributed a survey through workshops, public service agencies, and each jurisdiction’s website. An effort was made to reach as many individuals and organizations as possible.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 127 – Other Local / Regional / Federal Planning Efforts		
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition of Homeless Services Providers	Through the outreach process, homelessness and homeless prevention services were identified as a priority for the CDBG program. These services will complement the CoC Strategy.
Housing Element	City of Pittsburg Planning Department	The 2023-2031 Pittsburg Housing Element was adopted on May 22, 2023, by City Council Resolution 23-14301. This document was heavily consulted for all housing goals and objectives to assure unity and conformity.
General Plan Update	City of Pittsburg	The City’s General Plan identifies the community's vision for the future and provides framework to guide decisions on growth, development, and conservation of open space and resources in a manner consistent with the quality of life desired by residents and other stakeholders.

Table 127 – Other Local / Regional / Federal Planning Efforts		
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Contra Costa County Consortium	Contra Costa County Department of Conservation and Development	The cities of Antioch, Concord, Pittsburg and Walnut Creek and the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of Contra Costa County.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Consortium consulted and collaboratively worked on the Consolidated Plan. Studies from throughout the Bay Area region were used as data sources for the Consolidated Plan. HCD was consulted with and provides Homeless Emergency Aid Program and No Place Like Home funds to help advance objectives to help persons who are homeless.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

The Consortium developed a comprehensive plan to expand citizen participation for the 2025-2030 Consolidated Plan, which is outlined in section PR-15 of the Consortium Consolidated Plan document.

- Five focus groups were conducted to discuss the needs of persons in the following groups: Housing, two Non-Housing and three Homelessness. Focus groups were conducted with the leaders of nonprofit organizations who are experts in serving these populations.
- Outreach to over 600 agencies and contacts on the Consortium Interested Parties email list to participate in the process and the survey, and encourage participation by their clients.

In addition, the City conducted several Public Hearings in the development of the Plan:

- Public Meetings across the County - West County (City of Richmond 3/18/24), Central County (City of Concord, 3/21/24), East County (City of Antioch 3/28/24), Far East County (City of Brentwood 04/04/24).
- Subcommittee Meeting on November 20, 2024 with the Life Enrichment Subcommittee to gain input on how the City can strategically address community needs as identified through the needs analysis performed by the Consortium and to ensure that the activities funded meet HUD’s national objectives.

- Life Enrichment Subcommittee Meeting on February 19, 2025 to discuss the Consolidated Plan priorities and shortlist sub recipients for funding for FY 2025-2026 Annual Action Plan.
- Life Enrichment Subcommittee Meeting on March 19, 2025 to finalize funding amounts for selected sub recipients for funding for FY 2025-2026 Annual Action Plan.
- Council Meeting on June 16, 2025 - Public Hearing and presentation of draft 2025-2030 Consolidated Plan and 2025-2026 Annual Action Plan.

Citizen Participation Outreach

Table 128 - Citizen Participation Outreach					
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted & reasons
1	Newspaper Ad	Non-targeted/ broad community	The Consortium posted a joint newspaper notice announcing 3 public workshops.	No comments were received.	N/A.
2	Internet Outreach	Non-targeted/ broad community	The Consortium released a "Community Needs" survey to a variety of public and private agencies, non-profit agencies, and private citizens who are on the Consortium's Interested Parties list. There are over 600 individuals on the Consortium's Interested Parties list.	The Consortium received over 360 surveys ranking various community needs throughout the County.	N/A.
3	Public Agencies	Non-targeted/ broad community	Hard copies of Community Needs survey distributed at offices of various public service agencies throughout the County to distribute to the residents they serve.	Completed surveys from this outreach were included in the 360 count as stated in outreach #2 above.	N/A.
4	Public Meeting	Non-targeted/ broad community	Attendance for the public meetings held was very low.	Completed surveys from this outreach were included in the 360 count as stated in outreach #2 above.	N/A.
5	Newspaper Ad	Non-targeted/ broad community	Public notice of Draft Consolidated Plan posted in the East Contra Costa Times on May 15, 2025.	See County's Plan.	N/A.
6	Public Meeting	Non-targeted/ broad community	City Council public hearing to adopt the 2025-2030 Consolidated Plan on June 16, 2025.	TBD	TBD

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

This section integrates information gained from the extensive Public Survey, Focus groups and many consultations with HUD's Comprehensive Housing Affordable Strategy (CHAS) data and the most recent American Community Survey (ACS). The most updated data was utilized to obtain the most accurate portrait possible of demographic, economic, educational, and housing conditions of the County as a whole, and each of the Consortium cities. All Housing CHAS data is presented in the County Consortium portion of the Consolidated Plan.

Housing Needs Assessment (NA-10)- Summarizes the data and conclusions of each jurisdiction in order to provide a concise summary of the jurisdiction's estimated housing needs projected for the 5-year Consolidated Plan period. This section examines housing problems, including: lack of a complete kitchen or plumbing facilities; Cost Burdened households that are paying more than 30% of their household income on housing costs (for renters, this is rent plus utilities, and for homeowners this is mortgage payments, taxes, insurance and utilities.); and Overcrowded, which is more than one person per room (not including bathrooms, porches, foyers and halls, or half-rooms.)

Disproportionately Greater Need (NA-15, 20, 25, 30) These sections on disproportionately greater need examine which racial or ethnic groups at a given income experience housing problems at a greater rate (10% or more) than the income level as a whole. Sections NA-15, 20, 25 and 30 look at these disparities by jurisdiction in the categories of Housing Problems, Severe Housing Problems, and Housing Cost Burdens.

Public Housing (NA-35) - This section summarizes the needs of individuals and families who live in public housing. The three Public Housing agencies are the Housing Authority of Contra Costa, HA of Pittsburg and data from all three is summarized here.

Homeless Needs Assessment (NA-40) - This section describes the nature and extent of both unsheltered and sheltered homelessness within the County as a whole and is a shared section of the Consortium given the transitory nature of those without a fixed location to call home. Service Data from the Homeless Management Information System (HMIS) and Point In Time data by jurisdiction is, however, included to give a more individualized picture for the past year.

Non-Homeless Special Needs Assessment (NA-45) - This section describes the level of housing need for persons who are not homeless, but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with

HIV/AIDS and their families, and public housing residents. This is a shared section for the Consortium.

Non-Housing Community Development Needs (NA-50) - This last section provides a summary of such non-housing needs as public improvements, public facilities, public services, economic development activities and so on. NA-50 is located separately for each Consortium member.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facility needs represent both physical improvements and structures that meet the needs of the identified populations, as well as programming and services available at those facilities. The community's desire for healthy and active lifestyle options was demonstrated by the stated need for more parks, including a water park, community center, and sports fields.

How were these needs determined?

A needs assessment was conducted by holding focus groups and service provider meetings. The Consortium also solicited input from community organizations, public agencies, and the general public through a survey. City staff also conducted a multifaceted outreach program to engage community members in April, May, and June 2024, for the General Plan Update.

Describe the jurisdiction's need for Public Improvements:

Cars have traditionally been and will continue to be a vital part of Pittsburg's transportation network. However, as the City continues to grow, additional emphasis is placed on alternative ways of getting around, including walking, bicycling, and public transit. Increasing the safety and functionality of the entire circulation system is a high priority for the City. Pittsburg's future should incorporate concepts of "complete streets" that serve all modes of transportation, not just cars. The City also acknowledges that there are several strategic opportunities to enhance public safety through improved bicycle and pedestrian routes and amenities, while also improving traffic flow through better public transit, and limiting truck routes to areas of the city deemed necessary and appropriate.

The following transportation-related issues are ranked in order of importance from 1 to 5 (with 1 being the top priority):

1. Safety Improvements: measures to address safety issues and reduce collisions for all travel modes.
2. Pedestrian Improvements: provide new and/or improved pedestrian crossings, sidewalks and paths.

3. Automobile Improvements: reduce traffic delays and congestion and continue to increase motor vehicle traffic capacity.
4. Bicycle Improvements: expand/ improve the citywide bikeway network and supply of bicycle parking and attract bike share providers.
5. Transit Improvements: enhance access to transit stops and stations; provide measures to reduce bus delay; and/or support the provision of new or enhanced transit service.

Public improvements to infrastructure which enhance accessibility (including construction of streets and sidewalks) are a high priority need. One of the primary functions of any city is to provide safe and inviting pedestrian paths of travel. Pedestrian traffic encourages interaction between citizens, strengthens neighborhoods and contributes to the vitality of the community at large. Aligning with the top priority of safety, people with disabilities depend on a safe and accessible pedestrian system to conduct their daily lives.

How were these needs determined?

A needs assessment was conducted by holding focus groups and service provider meetings. The Consortium also solicited input from community organizations, public agencies, and the general public through a survey. Information gathered from these meetings and the survey showed the areas of highest need.

In addition to the assessments indicated above, the City has a 5-year Capital Improvement Plan that serves as a multi-year planning instrument for construction of new facilities and infrastructure, and for the expansion, rehabilitation, or replacement of existing City owned assets. The 5-year CIP is developed by City staff and is adopted by City Council as a guide for prioritization of various projects to accomplish community goals. The CIP is updated regularly to reflect changing priorities and funding availability, and to remove projects that have been completed. The most recent adopted CIP is for FY 2024-2028 and includes 210 projects for the benefit of the residents of Pittsburg. Each of the proposed projects meets one or more of the following criteria:

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

The schedule and prioritization of CIP projects are based on available funding, public benefit, and funding restrictions. Staff solicited comments from department management and other City staff to evaluate projects proposed for inclusion in the CIP. Projects on the CIP list have been evaluated and ranked.

Describe the jurisdiction's need for Public Services:

According to the U.S. Census Bureau's 2019–2023 American Community Survey, 11.0% of Pittsburg's population lives below the poverty line, a decrease from 13.6% reported in earlier years. The 2023 Point-in-Time (PIT) Count identified 58 individuals experiencing homelessness in Pittsburg, a reduction from 102 individuals in 2020. This decrease reflects the city's ongoing efforts to combat homelessness. Countywide, Contra Costa County reported 2,372 individuals experiencing homelessness in 2023, with 70% unsheltered and 30% in emergency or transitional housing. In 2024, the county saw an increase to 2,843 individuals, marking an 18.5% rise from the previous year. Pittsburg continues to address homelessness through various initiatives and partnerships, recognizing that homelessness is a regional issue requiring collaborative solutions. Pittsburg currently has a contract with CORE for three fiscal years to maintain its own dedicated outreach team focused on addressing homelessness within the city. By also pooling resources and working with County and regional partners, the City aims to enhance the effectiveness of programs targeting homelessness and support services for low-income residents.

The City affirms its commitment to combatting homelessness by contributing to service options for those living without shelter in its community.

Youth services are a vital source of support and education for at-risk youth and is a high priority for the City. Youth services provided to those in need allow individuals at risk to be educated and given the necessary tools and life skills to survive and thrive in the future.

By focusing on these areas, CDBG dollars can most effectively leverage the existing social service support structures that are currently available in the community.

How were these needs determined?

The Consortium and City consulted with a wide variety public and private agencies providing essential services to low-income families and individuals throughout the County. For the Consolidated Plan's planning process, the Consortium administered a survey to county residents and service providers to learn which service areas deserve the most attention.

The survey revealed the above services were in most demand. Based on this information, the City will continue to make public services for at-risk populations a high priority and allocate entitlement grant funding to public service activities in these areas.

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

Pittsburg is a medium-sized city with a population of approximately 75,000 residents spread across 17 neighborhoods, ranking it as the 131st largest community in California. While housing costs in Pittsburg are high compared to many areas nationwide, they remain more affordable than those in California's most expensive communities.

According to the most recent data from the U.S. Census Bureau's 2019–2023 American Community Survey (ACS) 5-year estimates:

- There are about 22,400 housing units in Pittsburg, with roughly 20,900 occupied and 1,500 vacant.
- Nearly 20% of the housing stock has been built since 2000, meaning around 80% of housing units are over 20 years old.
- The average household size is 3.3 persons for owner-occupied units and 3.2 persons for renter-occupied units.
- Owner-occupied housing units number approximately 11,900, of which about 8,900 have mortgages and 3,000 are owned free and clear.
- There are around 9,000 renter-occupied units in the city.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Demographics - According to the 2019 - 2023 ACS 5-year Estimates, Pittsburg has a population of approximately 75,000 residents. The racial demographics are White alone – 30%; Black or African American alone – 15%; American Indian and Alaska Native alone – 1%; Asian alone – 16%; Native Hawaiian and Other Pacific Islander alone – 1.0%; Some other race alone – 20%; two or more races – 17%. Countywide, the percentage of those who identify as Hispanic or Latino, regardless of race, is 41%, which is higher than the County average.

Disabilities - Amongst the City's population, 3% have a Hearing difficulty, 3% have a Vision difficulty; 6% have a Cognitive difficulty; 7% have an Ambulatory difficulty; 3% have a Self-Care difficulty; and 6% have an Independent Living difficulty.

Education and Poverty - The poverty rate in Pittsburg is 11% as contrasted with a County poverty rate of 8-9%. The employment rate is 62%, similar to the County rate. The median household income is approximately \$70,000 - \$72,000. The Survey shows that 82% have

graduated from high school or have a higher education, which is lower than the United States average of 87.7% and lower than the County median of 89.4%. Of these, 15% have a High School or equivalent degree (County is 16%); 26% have some college and no degree; 9% have an Associate’s degree; 15% have a Bachelor’s degree, and 6% have a Graduate or professional degree (County is 16%).

Business and Owner Characteristics - There are approximately 4,500 total business firms in Pittsburg according to the 2023 Survey of Business Owners, the most recent data available. Of these, 1,800 are owned by women, 2,340 are owned by minorities, and 360 are owned by veterans.

Selected Sales and Revenue Totals – Sales from accommodation and food services sales was \$157.6 million; total health care and social assistance receipts/revenue was \$125.3 million; total merchant wholesaler sales was \$185.9 million; total retail sales was \$524.4 million (2022 Economic Census).

Income and Poverty – The median earnings for full-time, year-round workers in Pittsburg are: females - \$65,815; males - \$64,565.

The education level of Pittsburg citizens, measured as those with bachelor's degrees or advanced degrees, is similar to the national average for all American cities and towns. 20.8% of adults 25 and older in Pittsburg have a college degree. Pittsburg is an extremely ethnically-diverse city. The people who call Pittsburg home describe themselves as belonging to a variety of racial and ethnic groups. People of Hispanic or Latino origin are the most prevalent group in Pittsburg, accounting for 42.5% of the city’s residents (people of Hispanic or Latino origin can be of any race). The greatest number of Pittsburg residents report their race to be White (34%), followed by Asian (16%). Pittsburg also has a high percentage of its population that was born in another country: 33%. The most common language spoken in Pittsburg is English. Other important languages spoken here include Spanish and Tagalog.

Economic Development Market Analysis

Business Activity

Table 129 – Business Activity					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	282	0	1	0	-1
Arts, Entertainment, Accommodations	3,248	1,630	15	14	-1
Construction	1,820	1,610	8	14	6
Education and Health Care Services	5,298	1,825	24	16	-8
Finance, Insurance, and Real Estate	1,494	352	7	3	-4
Information	599	212	3	2	-1

Table 129 – Business Activity					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	1,462	1,666	7	14	7
Other Services	989	600	4	5	1
Professional, Scientific, Management Services	2,296	850	10	7	-3
Public Administration	0	0	0	0	0
Retail Trade	3,158	2,351	14	20	6
Transportation and Warehousing	710	119	3	1	-2
Wholesale Trade	773	300	3	3	0
Total	22,129	11,515	--	--	--

Data Source: 2011-2015 ACS Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 130 – Labor Force	
Total Population in the Civilian Labor Force	33,734
Civilian Employed Population 16 years and over	29,555
Unemployment Rate	12.43
Unemployment Rate for Ages 16-24	30.00
Unemployment Rate for Ages 25-65	8.13

Data Source: 2011-2015 ACS

Table 131 – Occupations by Sector	
Occupations by Sector	Number of People
Management, business and financial	5,330
Farming, fisheries and forestry occupations	1,295
Service	4,440
Sales and office	7,260
Construction, extraction, maintenance and repair	3,420
Production, transportation and material moving	1,475

Data Source: 2011-2015 ACS

Travel Time

Table 132 – Travel Time		
Travel Time	Number	Percentage
< 30 Minutes	11,240	40%
30-59 Minutes	8,590	31%

Table 132 – Travel Time		
Travel Time	Number	Percentage
60 or More Minutes	8,105	29%
Total	27,935	100%

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 133 -Educational Attainment by Employment Status			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,600	480	2,710
High school graduate (includes equivalency)	5,280	925	2,600
Some college or Associate's degree	9,465	1,180	2,450
Bachelor's degree or higher	5,595	325	1,080

Data Source: 2011-2015 ACS

Educational Attainment by Age

Table 134 – Educational Attainment by Age					
	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	4	755	1,415	1,605	1,269
9th to 12th grade, no diploma	985	875	935	1,205	655
High school graduate, GED, or alternative	2,295	2,585	2,055	4,180	1,790
Some college, no degree	3,340	3,005	2,215	4,670	1,475
Associate's degree	610	1,010	590	1,635	559
Bachelor's degree	295	1,430	1,665	2,150	695
Graduate or professional degree	20	440	530	785	389

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 135 – Median Earnings in the Past 12 Months	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	52,655
High school graduate (includes equivalency)	73,797

Table 135 – Median Earnings in the Past 12 Months	
Educational Attainment	Median Earnings in the Past 12 Months
Some college or Associate's degree	89,888
Bachelor's degree	117,256
Graduate or professional degree	120,909
Data Source: 2011-2015 ACS	

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors in Pittsburg are in the following order:

1. Education and Health Care services
2. Arts, Entertainment & Accommodations
3. Retail Trade

Describe the workforce and infrastructure needs of the business community:

Workforce – The 2019 Economic Trends report that the City commissioned to support its General Plan Update presented 11 findings regarding the from the economic, real estate market analysis, and workspace demand projections.

1. Pittsburg’s economic base consists primarily of firms with less than 100 employees, as opposed to large corporate users;
2. The City’s retail trade, government, and manufacturing sectors are generally stronger than the region and State, while the transportation, services, and finance, insurance, and real estate sectors represent fewer employment opportunities in comparison to the region and the State;
3. The employment sector with the lowest concentration within Pittsburg relative to the region is the services sector;
4. Retail spending patterns of Pittsburg households are generally similar in proportion to those of households in the region; however, Pittsburg’s households generally spend a larger percentage of their income in the food and beverage and general merchandise categories than households throughout the region and State.
5. The retail sectors which experience the most retail leakage are the motor vehicle and parts dealers, clothing and clothing accessories stores, and gasoline stations. The retail sectors with the largest retail surplus in the City include food and beverage stores and general merchandise stores;
6. The office and retail real estate markets have generally been experiencing increasing occupancy levels and rising rents for the last several years, indicating strength in the real

estate sector. The real estate sector with the highest increase in rents (between 2018 and 2019) was the office market. The industrial real estate market has remained relatively flat in terms of inventory; however, occupancy has decreased slightly and industrial rents have risen;

7. The number of employed residents in the City is projected to increase to 39,380 (an increase of 4,885 employed residents or 14.2%) by 2040 while jobs in Pittsburg will increase to 15,615 by 2040 (an increase of 17.1%). However, the City is projected to have significantly more employed residents than local jobs;
8. The City is perceived as having constraints to sustaining its existing retailers and attracting new retailers. For example, residents in the City have varying levels of disposable income available to spend in the retail sector. Additionally, much of the City's workforce commutes outside of the City, and many of the City's local employees remain onsite during the rest and lunch breaks;
9. Stakeholders identified constraints associated with the City's zoning code, including requirements for a conditional use permit for uses that are assumed to be allowed in a zone, the need for changes to promote the types of development that the City desires, and the need for flexibility to maximize opportunities;
10. Stakeholders identified that Pittsburg will become increasingly attractive for start-up and e-commerce businesses due to increases in rental rates throughout Silicon Valley, noting there is current demand for smaller industrial and commercial spaces in the 2,000 to 8,000 square-foot range;
11. Stakeholders identified the City's proven track record of thinking creatively around unique opportunities and optimism about working with City staff to resolve technical issues and develop long-term projects.

Infrastructure – The City recently formed an Infrastructure and Transportation Subcommittee in early 2020 which consists of two Council Members and City staff. The goal of this Subcommittee is to continually assess and improve the City's infrastructure and transportation systems. In support of the City's General Plan Update, a Transportation report was completed in November 2019. The Transportation report identifies an overview of the existing level of multimodal accessibility, connectivity, safety and provision of complete streets.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Employment Growth Projections

The employment growth projections produced by the Association of Bay Area Governments (ABAG) form the basis of future commercial space needs to support projected employment growth. The planning timeframe for the General Plan Update is 2020 to 2040, so the employment projections by sector and the resulting commercial space need estimate, shown in the tables below, focus only on the 2020 to 2040 timeframe. ABAG’s projections of employed residents and jobs through 2040 for the City of Pittsburg and Contra Costa County are presented in Table 1.

ABAG’s projections for growth in employed residents between 2020 to 2040 are quite strong for both the city and the county, with a projected increase of 14.2% for the city and 12.9% for the county. Total job projections are even stronger for both the city and county, with a projected increase of 17.1% for the city and 20.2% for the county. ABAG projects Pittsburg will see a very minor decrease in employed residents between 2020 and 2030 (0.6% decline by 2025 and 1.8% decline by 2030). However, the number employed residents between 2030 and 2040 is projected to greatly increase. As shown in Figure 8, the number of employed residents and total jobs in the city are projected to increase at similar rates between 2020 and 2040.

Table 1 shows the number of jobs in the City will increase over the next 20 years. However, it also shows the number of jobs in the City will remain significantly less than the number of employed residents. In 2020, 13,330 jobs are projected in the City compared to 34,495 employed residents. This trend is expected to continue through 2040, when the City is projected to have 15,615 jobs and 39,380 employed residents. These numbers indicate that Pittsburg’s workforce (employed residents) will need to leave Pittsburg for work opportunities as local jobs available are not projected to meet the number of employed residents.

Table 1

Year	Jobs in Pittsburg	Employed Residents	Jobs-to-Employed Residents Ratio	Implication
2020	13,330	34,495	0.39	Most residents must commute out of the city for work
2040	15,615	39,380	0.40	The imbalance persists; local job growth lags behind resident employment growth

Public Transportation System

Pittsburg is well connected to the Bay Area with the regional and local public transportation system. Following the opening of the Pittsburg Center BART Station as part of the Antioch extension (formerly known as “eBART”), there has been an increase in the number of transit riders. Tri-Delta Transit, County Connection and Bay Area Rapid Transit (BART) provides local and regional connectivity from the Pittsburg. In addition, Altamont Corridor Express, Greyhound and Amtrak are also operated in and around Pittsburg.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Education has a substantial impact on employment prospects. In general, people with higher levels of education have better job prospects; the difference is particularly marked between those who have attained upper secondary education and those who have not.

55.92% of the population in Pittsburg have completed some college or higher. 30.18% have an Associate’s degree or higher. Pittsburg has a labor force of 38,145 people, with an unemployment rate of 3.8%.

Workforce is the number one concern that is heard from businesses in Pittsburg according to the Pittsburg Chamber of Commerce’s (Chamber) existing business support program. The problem stems from the fact that growing economies like Pittsburg are literally going to run out of people to hire. As the baby boomer generation leaves the workforce, there will not be enough people to fill their positions because the working population is shrinking. As unemployment continues to fall, individuals with highly specialized skills will be in high demand. That's why the City in partnership with the Chamber are bringing together stakeholders from business and the education community to address this issue. Higher educational attainment can prepare Pittsburg residents by providing marketable workforce skills.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Chamber hosts educational and or subject specific workshops and seminars designed to impart skills that help attendees adapt to the changing business environment. The Chamber strives to educate and sharpen people’s skill sets.

Below are resources offered in partnership with the City.

Career Pathways Expo – The Chamber recognizes that today's students are tomorrow's workforce. The Career Pathways program is a collaborative effort lead by the Chamber to create a space where multiple schools and teachers can partner with local employers to help prepare

students for purposeful transitions from high school to post-secondary education, training and jobs aligned with local high-wage, high-skill, and high-demand STEM careers. The Chamber in collaboration with Diablo Delta Corridor Project, Pittsburg Unified School District, Antioch Unified School District, Mount Diablo Unified School District, Antioch Chamber, Concord Chamber and the regional business community, is strategically working to develop the talent pipeline that ensures success of students, future workforce, the community and the economic vitality of the region.

Pittsburg High School (PHS) Annual Career & College Fair – The Chamber is committed to playing an integral role in developing a strong local workforce by partnering students and families with local businesses to help shape students' understanding and preparedness for life after high school. The annual PHS Career Fair is a collaboration developed as a way for Pittsburg's regional employers, post-secondary institutions and other training providers to assemble and help PHS students understand the available options as they transition into the next chapter of their lives. During the fair, students learn about staffing patterns, job demands, employer requirements, internships and post-secondary programs available from local business owners and vocational training providers.

Interview Project – The Chamber Interview Project (IP) affords high school students a realistic experience in presenting themselves on paper and in person. When placed in front of a high-caliber individual in an interview setting, students are given the chance to think on their feet, express themselves verbally, dress professionally, consider future options, and build confidence. Immediate written and verbal feedback allows a student to reflect upon ways to improve during an actual interview. The resume writing portion of the IP furnishes the student with a valuable piece already completed for future use.

The Pittsburg Power Company, a California municipal Joint Powers Authority (JPA) established in 1997 between the City of Pittsburg and the former Redevelopment Agency provides administration and fiscal management services to the Future Build Pre-Apprenticeship Training Program, a 16 week program offered in the spring and summer for low income East Contra Costa County residents ages 18 and older in Solar, Energy, and Construction Trades. Future Build provides a life changing experience for the trainees that leads to re-engagement in the workforce, family, community and post-secondary educational opportunities.

These types of programs will enable our residents to become qualified when competing for employment in these industries. Landing higher paying jobs will not only have positive financial impacts on the households but it will also contribute towards a better economy.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The 2025-2030 Contra Costa Analysis of Impediments to Fair Housing Choice, which utilized the data provided by HUD for the Analysis of Fair Housing, presented jurisdiction-specific data relevant to this section which will be included here. Concentration is defined as areas of extreme or high poverty defined by US census as areas with 40% of the tract population living below the federal poverty threshold.

More than half (51.86 percent) of Pittsburg households experience at least one of the four housing problems (see table below). This is the highest rate compared to the County and the other three CDBG entitlement cities. Native American households make up a very small share of households in Pittsburg and 100 percent of them experience any of the four housing problems. Hispanic households are the next most likely to experience at least one of the four housing problems (60.80 percent) followed by Black households (54.74 percent). About 44 percent of Asian households experience at least one of the four housing problems while non-Hispanic Whites the least likely (41.67 percent) to experience a housing problem. Nearly 64 percent of large family households experience any of the four housing problems compared to about 46 percent of households with fewer than five people.

About 29 percent of all households experience at least one of the four severe housing problems. Hispanic households are the most likely to experience severe housing problems (39.23 percent) followed by Black households (26.48 percent). Asian Americans are the next most likely (22.74 percent) to experience severe housing problems followed by non-Hispanic White households (20.41). Native American households are the least likely to have severe housing problems with about 19 percent of such households experiencing any of the four severe housing problems.

A total of 22 percent of households in Pittsburg are severely cost burdened. Hispanic households have the highest rate of severe cost burden of any ethnic or racial group closely followed by Black households. About 20 percent of Native American households and nearly 19 percent of non-Hispanic White households are severely cost burdened. Asian American households experience the least severe housing cost burden of any racial or ethnic group in Pittsburg at about 15 percent. Large family households are slightly more likely to be severely cost burdened than smaller family households.

Category	% with Any Housing Problem	% with Severe Housing Problem	% Severely Cost Burdened
All Households	51.86	29	22
Native American	100	19	20
Hispanic	60.8	39.23	Highest rate
Black	54.74	26.48	2nd highest rate
Asian	44	22.74	15
Non-Hispanic White	41.67	20.41	19
Large Family Households (5+ people)	64	Slightly higher than smaller HHs	Slightly higher
Smaller Households (<5 people)	46	-	-
* HHS - Households	46	-	-

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

R/ECAPS: Racially and Ethnically Concentrated Areas of Poverty. This is a HUD-defined term indicating a census tract that has more than 50 percent Non-White residents, and 40 percent or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area.

Where one lives has a substantial effect on mental and physical health, education, crime levels, and economic opportunity. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. Concentrated poverty is also associated with higher crime rates and worse health outcomes.

In Pittsburg, there are two R/ECAPS which border each other. The northern R/ECAP is bounded by E. 14th Street to the north and Highway 4 to the south. The other R/ECAP, immediately to the south of the first, is similarly bounded by Highway 4 to the north and Buchanan Road to the south. It is bounded by Railroad Avenue to the west.

What are the characteristics of the market in these areas/neighborhoods?

There are two adjacent R/ECAPs in Pittsburg, both located in the Central City:

1. Northern R/ECAP

- **Boundaries:** E. 14th Street (north), Highway 4 (south)
- **Characteristics:**
 - High concentrations of Hispanic, Black, and other non-White residents.
 - A poverty rate exceeding 40%.
 - Aging housing stock, with many older multifamily buildings.
 - Limited access to private investment and slower property appreciation compared to the citywide average.

- Higher rates of housing cost burden and overcrowding.
- Limited access to quality amenities, including healthcare and fresh food.

2. Southern R/ECAP

- **Boundaries:** Highway 4 (north), Buchanan Road (south), Railroad Avenue (west)
- **Characteristics:**
 - Similarly racially diverse, with a high concentration of low-income families.
 - Significant renter population with limited access to homeownership opportunities.
 - Schools in the area often face resource gaps and lower educational outcomes.
 - Environmental concerns such as proximity to major roads and industrial areas may exacerbate health issues.

Are there any community assets in these areas/neighborhoods?

Community assets typically are facilities such as schools, libraries, community centers, parks, and access/proximity to commercial centers or establishments that include grocery stores, general merchandise stores, and pharmacy retailers. The communities in these census tracts have a combination of community assets that include parks, churches, schools and some have retail accessibility.

Are there other strategic opportunities in any of these areas?

The Housing Rehabilitation Program has been revived to provide owner-occupied residential rehabilitation financial assistance in the form of low-interest deferred loans. Many of these homes are occupied by low income families including senior citizens. These families own their home, are on a fixed income, and do not have the financial means to keep up with the maintenance of the home. Therefore, maintenance and repairs to their homes are almost impossible.

The program is available to low-income households. All eligible households may apply. This program meets their needs as most of them qualify for the low-interest deferred loan requiring no monthly payment until the home is sold or transferred. This program also assists the first-time homeowners who have purchased a fixer upper, but are financially unable to finance the repairs needed.

Pittsburg strives to create additional opportunities for its low income residents by providing access to resources. It has been approached by GRID Alternatives a nonprofit organization that brings the benefits of solar technology to communities that would not otherwise have access. They lead teams of volunteers and job trainees to install solar electric systems for low-income homeowners, providing needed savings for families struggling to make ends meet.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

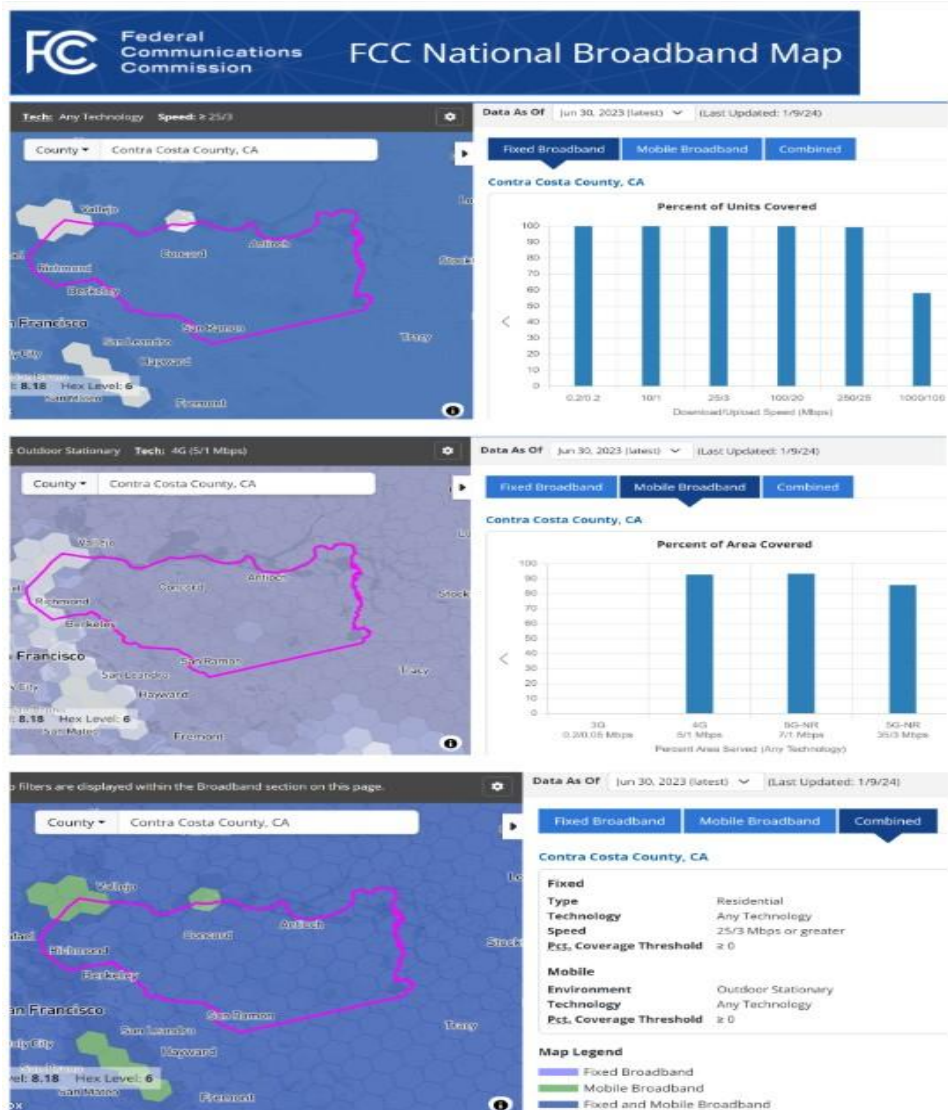
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In Contra Costa County, the 2023 American Community Survey (ACSDP1Y2023) shows that, of the 416,172 total households in the county, 98.1% have a computer and 96.1% have a broadband internet subscription. According to the Federal Communications Commission (FCC) National Broadband Map (1/2024), Contra Costa County has almost 100% of units covered with fixed broadband, and 90% covered with mobile broadband. The Consortium is well covered by a variety of service providers with varying types of accessibility and speed. Broadband internet availability for the County as a whole at over 95% far exceeds the US average of 79% and is better than the California average of 94%.

The State of California Broadband for All recently completed its 2024 “California Digital Equity Plan” which states that “access to the internet is essential for education, healthcare, workforce and economic development, essential services, and civic participation.” But a variety of households, including lower income households, households with limited English proficiency and some older persons and persons with disabilities, may struggle to:

- Navigate online government services (find information on services and resources, complete applications, upload forms)
- Participate in virtual medical services (e.g. conduct video visits, access patient portals, refill prescriptions)
- Find and maintain employment (perform job searches, prepare resumes, apply for jobs, conduct virtual interviews, acquire basic job-related tech skills)
- Access news and resources (access in-language media, search health information, receive emergency alerts and information, participate in civic activities)
- Meet daily needs (conduct online banking and grocery shopping, use ride-share platforms, navigate public transit and way-finding apps)
- Connect socially (communicate with friends and family, participate in group and class activities.)

Please see attached map on the following page.



Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Xfinity (Comcast) offers its Internet Essentials program to every unconnected HUD-assisted household and is the primary provider of television and internet throughout the County, including Pittsburg. All areas have access to the highest speed access to high-speed internet. Xfinity (Comcast) offers this speed service by cable, and AT&T provides it by fiber (with limited coverage) and by DSL. Satellite services at 25 Mbps are offered by ViaSat and HughesNet, while DSL is provided by Sonic, also at a speed of 25 Mbps. Pittsburg is served by at least six providers with a wide range of products, speeds and prices; therefore competition is deemed adequate.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Contra Costa County updated its Hazard Mitigation Plan in November 2024. This plan provides an assessment of hazard risks facing Contra Costa County and consortium cities, followed by a general outline of how climate change may alter these hazards, and how hazard risks have changed over the last five years. The Contra Costa County Consolidated Plan addresses current and developing vulnerabilities. The Plan can be reviewed here:

<https://www.contracosta.ca.gov/6415/Local-Hazard-Mitigation-Plan>

High hazard risks include:

- Earthquake
- Wildfire
- Landslide

Medium hazard risks include:

- Severe weather (heavy rainfall, heat wave/extreme heat, severe thunderstorm, tornado)
- Drought
- Flood (Urban/Flash Flood, Riverine/Creek Flood)
- Hazardous Materials Incidents
- Climate Change
- Sea Level Rise
- Cybersecurity Threats
- Dam and Levee Failure

Low hazard risks include:

- Tsunami

Attached is a table from the Plan showing probability, extent, vulnerability, impact and consequences assessments to derive total risk score. The rankings of many hazards have increased since risks were last assessed in 2018. The risks associated with wildfires, severe weather, and flooding have all increased from medium hazard risks to high hazard risks. Sea level rise and drought are now both considered medium hazard risks rather than low hazard risks.



Table 4-21. 2024 Hazard Risk Score for Contra Costa County

Hazard Event	Probability	Consequence <i>(Sum of weighted factors)</i>			Consequence Score	Total Risk Score <i>(Probability x Consequence)</i>
	Probability Factor	Extent <i>(sum of the weighted Extent factors)</i>	Vulnerability <i>(sum of the weighted Vulnerability factors)</i>	Impact <i>(sum of the weighted Impact factors)</i>		
Earthquake	2	18	17	36	71	68
Wildfire	2	18	12	31	61	59
Heavy Rainfall <i>(Severe Weather)</i>	3	9	14	15	38	56
Flood <i>(Urban/Flash Flood)</i>	2	15	12	29	56	55
Landslide	3	9	6	22	37	55
Strong Winds/ Damaging Winds <i>(Severe Weather)</i>	3	9	11	16	36	54
Severe Thunderstorm <i>(Severe Weather)</i>	3	6	16	14	36	54
Utility Interruptions	3	9	7	18	34	51
Heat Wave/Extreme Heat <i>(Severe Weather)</i>	3	9	10	15	34	51
Drought	2	18	12	20	50	50
Flood <i>(Riverine/Creek Flood)</i>	2	12	7	29	48	48
Hazardous Materials Incidents	2	15	9	16	40	41
Climate Change	2	9	12	15	36	38
Sea Level Rise	2	12	6	17	35	37
Cybersecurity Threats	2	12	7	13	32	34

Hazard Event	Probability	Consequence <i>(Sum of weighted factors)</i>			Consequence Score	Total Risk Score <i>(Probability x Consequence)</i>
	Probability Factor	Extent <i>(sum of the weighted Extent factors)</i>	Vulnerability <i>(sum of the weighted Vulnerability factors)</i>	Impact <i>(sum of the weighted Impact factors)</i>		
Active Shooter Incidents	2	9	5	15	29	32
Terrorism <i>(Weapons of Mass Destruction)</i>	1	18	11	27	56	31
Dam and Levee Failure	1	18	6	31	55	30
Tsunami	1	6	6	22	34	20
Tornado <i>(Severe Weather)</i>	1	6	6	14	26	16

Total Risk Score Legend						
Classification	Probability Factor	Extent <i>(sum of the weighted Extent factors)</i>	Vulnerability <i>(sum of the weighted Vulnerability factors)</i>	Impact <i>(sum of the weighted Impact factors)</i>	Consequence Score	Total Risk Score
Low (L)	1	0 – 6	0 – 6	0 – 12	0 – 24	0 – 24
Medium (M)	2	7 – 12	7 – 12	13 – 26	25 – 50	25 – 54
High (H)	3	13 – 18	13 – 18	27 – 39	51 – 75	55 and above

The legend—specifies the assignment of low, medium, and high—provides an additional means to qualitatively assess the probability factor, sum of weighted factors, and the total risk scores for each hazard. The Consequence Score represents the sum of the Extent, Vulnerability, and Impact Factors. The Total Risk Score is a measure of Probability and Consequence.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Research and experience show that when disasters occur, disabled people and low-income communities are hit the hardest and face higher mortality rates. They also take longer to recover. Disability inclusion in emergency preparedness and response has grown from simply supporting disabled victims of extreme weather to actively including disabled communities in disaster relief strategies and plans.

When electric power ceases during a hazard – shut off due to fire hazard, lost during an earthquake, out due to a flood, off or browned-out during a heatwave – it can have life-altering consequences for persons with disabilities. It is common for disabled people to rely on electricity-dependent equipment. This includes such devices powered by electricity such as electric wheelchairs, tracheostomy suctioning machines, hospital beds, and all manner of assistive devices. Those on fixed incomes generally do not have funds to afford or maintain an emergency generator.

Extreme heat events present challenges to older adults, persons with disabilities, unhoused persons, and lower income residents. Many seniors and persons with disabilities, are more heat-sensitive or may be taking medications that exacerbate the effects of heat. In extreme heat, public resources like Cooling Centers are opened to the public as safe places to come. But these are not necessarily close or nearby all residents. If a resident doesn't have access to a vehicle or if public transit isn't available or consistent, these resources are inaccessible to those persons due to long walking distances to shelter. Extreme heat events also lengthen wildfire season in California and heighten the frequency and severity of fire danger. Earthquakes pose the highest risk in the County especially to low-income households and senior households. Low-income households may lack the financial resources to improve their homes to prevent or mitigate earthquake damage. They are also far less likely to carry expensive earthquake insurance to compensate for earthquake losses. Senior households are more likely to need special medical attention, which may not be available due to isolation caused by earthquakes. Elderly residents also may have more difficulty leaving their homes during earthquake events and could be stranded in dangerous situations.

Table 137 – Consortium Hazard Risk Ranking

Hazard Type	County		Antioch		Concord		Pittsburg		Walnut Creek	
	Risk	Category	Risk	Category	Risk	Category	Risk	Category	Risk	Category
Earthquake (1)	54	High	48	High	48	High	48	High	48	High
Severe weather	30	Med.	30	Med.	30	Med.	30	Med.	30	Med.
Landslide	39	High	27	Med.	18	Med.	28	Med	39	High
Flood	18	Med.	18	Med.	18	Med.	18	Med.	18	Med.
Drought (2)	9	Low	9	Low	9	Low	9	Low	14	Low
Dam & levee failure	22	Med.	6	Low	11	Low	2	Low	11	Low
<u>Wildfire</u> (3)	27	Med.	6	Low	6	Low	6	Low	6	Low
<u>Sea level rise</u> (4)	12	Low	6	Low	0	None	12	Low	0	None
<u>Tsunami</u> (5)	12	Low	0	None	0	None	0	None	0	None

Notes: (1) Earthquake risk uses Hayward fault, 7.05 magnitude, to assign probability and impacts; (2) Drought effects rating being updated; (3) Wildfire, no risks except potential impacts to people and the economy from smoke from other areas; (4) Sea Level Rise data from Adapting to Rising Tides, 2 reports, one for Pittsburg and all areas West, one for Antioch and all areas east in Delta. (5) Only effect of tsunami might be for Richmond/San Pablo areas.

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

The Strategic Plan establishes the priority of needs, objectives and strategies. The objectives are intended to meet the identified priority needs. The strategies are programs or policies intended to implement the objectives. Each strategy is identified with one or more objectives that it advances.

A priority need is one that has a demonstrated level of need and will have a preference for funding. A higher level of priority can be established as the result of a high absolute level of need or a high level of need in relation to resources available to meet that need.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction

Receiving CDBG funds from HUD allows Pittsburg to be able to use resources to fund support services and programs citywide that benefit the low to moderate income population. However, it is also concentrating some funding for Code Enforcement and Infrastructure and Accessibility in the low-income census tracts.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Priority Need Name	Affordable Housing
Priority Level	High
Population	Extremely Low Low Moderate
Geographic Areas Affected	
Associated Goals	AH-1: Increase Affordable Rental Housing Supply AH-2: Increase Affordable Supportive Housing AH-3: Maintain and Preserve Affordable Housing

Description	The high cost of housing relative to household income continues to indicate a high priority need for affordable housing. The City continues to seek partnerships with developers to create affordable housing opportunities.
Basis for Relative Priority	Affordable housing is a high priority for the City. This program will: <ul style="list-style-type: none"> - maintain the housing stock in the city and provide suitable and affordable living environment for persons of low and moderate income - eliminate blight and prevent blighting influences caused by the deterioration of property and neighborhoods - eliminate conditions which are detrimental to health, safety and public welfare, by rehabilitation, demolition or removal - provide improvements needed for disabled accessibility - stabilize and enhance older neighborhoods in order to encourage future investment from the private sector and other public funds and programs
Priority Need Name	Reduce/Alleviate Homelessness
Priority Level	High
Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth
Geographic Areas Affected	
Associated Goals	H-1: Permanent Housing for the Homeless H-2: Homeless Prevention
Description	Homelessness is a result from a combination of factors related to the socioeconomic systems and personal and family issues. In response to the urgent need for services to help homeless individuals and families and to prevent further incidents of homelessness, the City is committed to working with the County Continuum of Care to reduce homelessness by supporting homeless prevention services.
Basis for Relative Priority	Housing and services for the homeless population is a high priority for the City of Pittsburg.

Priority Need Name	Non-Housing Community Development
Priority Level	High
Population	Extremely Low Low Moderate Non-housing Community Development
Geographic Areas Affected	
Associated Goals	CD-1: General Public Services CD-2: Non-Homeless Special Needs CD-3: Youth CD-4: Fair Housing CD-5: Tenant/Landlord Counseling CD-6: Economic Development CD-7: Infrastructure and Accessibility
Description	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 Pittsburgh residents.
Basis for Relative Priority	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.
Priority Need Name	Program Administration
Priority Level	High
Population	Other
Geographic Areas Affected	
Associated Goals	CD-8: Administration
Description	Program and Planning Administration.
Basis for Relative Priority	Having budget to assist with administering of the CDBG program is essential to the City.

Narrative

With the “Needs Assessment” information and the survey information, the Consortium has identified four main priorities for the next five-year period. The use of federal funds for the next five-year period will be for the following priorities:

- 1) Affordable Housing** (New unit Development and Rehabilitation of existing units)
- 2) Homelessness** (Providing Housing and Services)

3) Non-Housing Community Development (Public Services, Infrastructure/Public Facilities, Economic Development)

4) Administration (Program administration)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Pittsburg's 2020 entitlement grant amount is \$609,112. The City will continue to use its grant funds to serve the community by funding various agencies, programs and projects.

Anticipated Resources

Table 139 – Anticipated Resources								
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	609,112	4,217	35,000	648,329	2,400,000	Annual allocation was confirmed in mid-February 2020. Expected amount available for remainder of Consolidated Plan to be \$600,000 per year.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City leverages Federal, State, and local resources to the greatest extent feasible. Moreover, the City continues to encourage non-profit organizations to seek other federal, state, and local funding for both housing and non-housing community development activities.

The City’s Police Department has applied for the following grants which will enable the City to provide the support the community needed in various areas.

- Alcohol Beverage Control (ABC) Policing Partnership Program (APP) for FY 2025-2026 - \$86,554

- California Department of Justice Tobacco Enforcement Grant for FY 2025-2028 - \$700,000

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

The Successor Agency started with over 60 properties to sell upon its dissolution in 2012 and sold the last property in January 2023. Several of the properties that were sold are going to be developed into housing projects. Since affordable housing is a high priority, the City supports the development of these housing projects.

Veterans Square – Two (2) Successor Agency owned properties were sold to a developer for the Veterans Square housing project which consists of twenty-nine (29) units of much needed affordable housing for lower income households. Nineteen (19) of the 29 units will be dedicated to veterans and will also serve special needs households. Ten (10) of the units will be set aside for homeless residents with serious mental illness through the Department of Housing and Community Development’s (HCD) No Place Like Home Program.

Beacon Villas – Three (3) Successor Agency owned properties were sold to a developer for the Beacon Villas housing project which consist of fifty-three (53) units with rents ranging from 50%-70% of AMI.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 140 – Institutional Delivery System			
Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Pittsburg	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Pittsburg Housing Authority	PHA	Rental	Jurisdiction
Contra Costa Continuum of Care	Government	Homelessness	Region

Assessment of Strengths and Gaps in the Institutional Delivery System

Contra Costa County, Department of Conservation and Development (DCD) is the lead agency for the Contra Costa HOME Consortium. It is responsible for the administration duties of the HOME, ESG, and Housing Opportunities for Persons with AIDS (HOPWA) programs as well as its own CDBG program. Although Contra Costa County is the lead agency of the Contra Costa County Consortium, all the Consortium jurisdictions take a highly collaborative approach in administering and implementing goals and objectives in their respective programs, and coordinate consolidated planning efforts.

The Consortium developed a streamlined process for applying for program funds that allows 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.

The Consortium also developed a joint monitoring process, eliminating duplicative and repetitive monitoring efforts for many CDBG/HOME funded programs within Contra Costa County. Furthermore, the Consortium established a 2-year funding cycle for the first two years of the five-year Plan period, and a 3-year funding cycle to complete the last three years of the five-year Plan period. Multiple-year funding cycles have greatly reduced the time spent on completing and reviewing applications for both subrecipient and CDBG/HOME program staff.

Pittsburg is responsible for administering its CDBG program and completes its own annual planning and allocation process; including preparation of the Annual Action Plan and CAPER. The Action Plan and CAPER are subsidiary documents to the Consolidated Plan. However, all of these processes have a high degree of collaboration with the Consortium members, and the County as lead agency.

Pittsburg has created a homeless team which consist of various staff members from different departments including the Police Department to address homelessness in the city. The homeless team meets once a month and creates realistic goals and discusses the steps necessary to achieve these goals. Current topics of discussion includes homeless encampment cleanups, mobile showers, RV parking, and a pilot job program.

Services listed below are available to residents in the entire City which makes the resources more readily available and easier to access by the community.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 141 – Homeless Prevention Services Summary			
Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X	X	
Transportation		X	
Other			

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Contra Costa County’s Countywide Health Care for the Homeless program utilizes its mobile healthcare van to provide direct medical care, testing and immunization services, as well as outreach. There is a bilingual Healthcare for the Homeless team that assess client needs, provide social support, and connects clients to programs and services, including mental health and substance abuse programs, Medi-Cal, the Contra Costa County’s Basic Adult Care program, and the Covered California Healthcare program. The County provides four Dental Clinics in various areas of Contra Costa County that provide free or low-cost dental services to eligible families and will

soon be adding a Homeless Dental Van to provide much-needed and difficult-to-access services for homeless persons.

In cooperation with the local Veterans Affairs office, Contra Costa's CoC has worked to increase its capacity to house and serve homeless veterans, including the distribution of HUD's Veterans Affairs Supportive Housing (VASH) vouchers and rental assistance for permanent housing units provided to homeless veterans and their families under the Supportive Services for Veteran Families (SSVF) program. The Pittsburg Housing Authority has 142 VASH vouchers which may be used towards rental assistance for veterans.

The County also operates an award-winning Homeless Medical Respite Center, which is a joint effort between the Homeless Program and Health Care for the Homeless. The Philip Dorn Respite Center, located in Central Contra Costa County, is a respite care program for homeless adults who are discharged from local hospitals and require medical stabilization services. Respite care refers to recuperative services for those homeless persons who may not meet medical criteria for hospitalization but who are too sick or medically vulnerable to reside in an emergency shelter and cannot be returned to the streets. The primary goal of this program and all emergency housing programs is to get homeless persons off of the street and help them achieve their highest level of self-sufficiency.

When foster youth age out of the foster care system, they are linked 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. In addition, Pittsburg provides CDBG funds to Court Appointed Special Advocates (CASA). CASA provides advocacy, mentoring and representation services to abused and neglected children who are wards of the County Juvenile Dependency Court to improve access to social services, health care, therapeutic services, and a safe permanent living situation.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Many of the services provided to special needs populations are provided by various highly committed nonprofit agencies that provide services to all of Contra Costa County to specific special needs populations, including those experiencing homelessness. Many of these agencies provide "in-home" services to better serve their clients, especially those who have physical disabilities. In addition to the nonprofit service providers, the County provides various services to special needs populations as well. In addition to providing shelter and shelter related service to

the homeless, Contra Costa County's Health Services Department provides treatment and counseling services to those who are suffering with alcohol/other drug addictions and those who are HIV positive or who are living with AIDS.

The system is currently developing resources and integrating services for special needs populations, such as persons exiting jails and prisons, and persons who are high utilizers of multiple systems. The multiple agencies tasked with supporting these populations are working with CCHS's H3 to integrate both funding and services, to ensure housing placement and stability upon identification of these individuals. These key agency partners are working with H3 to learn the homelessness system of care, including the federally mandated Coordinated Entry process, and various best practices and standards used by the County to ensure quality, low barrier, client centered and trauma informed approaches to housing persons at risk of and experiencing homelessness. These collaborations are a strength that the system is building upon to better address the lack of services previously unavailable to these high and special need populations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In the Summer of 2019 the County developed a system map with a Technical Assistance provider, which was designed to identify system gaps and strengths and develop strategies and benchmarks for addressing those issues in the institutional structure and service delivery system. The system map was a great success and is now used as a "living" tool by which the community creates an annual priority plan to identify and strategically address priority needs. The system map outlined long-term and short-term goals and strategies, which guide the priority planning process and allow the Council on Homelessness and CCHS's H3 to make data driven and evidence-based policy, funding, and operational decisions to grow and improve the system.

Additionally, as mentioned above, there is ongoing concern about the long-term capacity of the non-profit community to provide services in Contra Costa County, particularly during severe budgetary times, and their ability to comply with often complex federal regulations and requirements to implement federally funded programs. Factors that contribute include the relatively low pay scale associated with non-profits leading to high staff turnover and a severe lack of resources for ongoing training and professional development. In an effort to address this issue, the County Consortium jurisdictions provide technical assistance to non-profit organizations that receive County CDBG and HOME funds, to build capacity and assist in the development of programs/projects designed to meet the Consortium's Consolidated Plan goals and objectives.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Table 142 – Goals Summary								
Sort Order	Goal Name	Start Year	End Year	Category	Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-1: Increase Affordable Rental Housing Supply	2020	2025	Affordable Housing		Affordable Housing		
2	AH-2: Increase Affordable Supportive Housing	2020	2025	Affordable Housing		Affordable Housing		
3	AH-3: Maintain and Preserve Affordable Housing	2020	2025	Affordable Housing		Affordable Housing		Homeowner Housing Rehabilitated: 15 Household Housing Unit
4	H-1: Permanent Housing for the Homeless	2020	2025	Homeless		Reduce/Alleviate Homelessness		
5	H-2: Homeless Prevention	2020	2025	Homeless		Reduce/Alleviate Homelessness		
6	CD-1: General Public Services	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
7	CD-2: Non-Homeless Special Needs	2020	2025	Non-Homeless Special Needs		Non-Housing Community Development		
8	CD-3: Youth	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
9	CD-4: Fair Housing	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
10	CD-5: Tenant/Landlord Counseling	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
11	CD-6: Economic Development	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
12	CD-7: Infrastructure and Accessibility	2020	2025	Non-Housing Community Development		Non-Housing Community Development		

Table 142 – Goals Summary								
Sort Order	Goal Name	Start Year	End Year	Category	Area	Needs Addressed	Funding	Goal Outcome Indicator
13	CD-8: Administration	2020	2025	Non-Housing Community Development		Program Administration		

Goal Descriptions

Table 143 – Goal Descriptions		
1	Goal Name	AH-1: Increase Affordable Rental Housing Supply
	Description	Expand housing opportunities for extremely low-income, very low-income, low-income by increasing the supply of decent, safe and affordable rental housing.
2	Goal Name	AH-2: Increase Affordable Supportive Housing
	Description	Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, and persons with HIV/AIDS.
3	Goal Name	AH-3: Maintain and Preserve Affordable Housing
	Description	Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households and housing in deteriorating lower income neighborhoods.
4	Goal Name	H-1: Permanent Housing for the Homeless
	Description	Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.
5	Goal Name	H-2: Homeless Prevention
	Description	Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.
6	Goal Name	CD-1: General Public Services
	Description	Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.
7	Goal Name	CD-2: Non-Homeless Special Needs
	Goal Description	Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.
8	Goal Name	CD-3: Youth
	Description	Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.

9	Goal Name	CD-4: Fair Housing
	Description	<u>CD-4: Fair Housing</u> . Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in Pittsburgh.
10	Goal Name	CD-5: Tenant/Landlord Counseling
	Description	<u>CD-5: Tenant/Landlord Counseling</u> . Support the investigation and resolution of disagreements between tenants and landlords and to educate both as their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.
11	Goal Name	CD-6: Economic Development
	Description	<u>CD-6: Economic Development</u> . Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low- income residents, and increase the viability of neighborhood commercial areas.
12	Goal Name	CD-7: Infrastructure and Accessibility
	Description	<u>CD-7: Infrastructure and Accessibility</u> . Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.
13	Goal Name	CD-8: Administration
	Description	CD-8: Administration. Support development of viable urban communities through extending and administer federal grant programs in a fiscally prudent manner.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

See the Consortium HOME estimates, as administrator of Pittsburgh's allocation of HOME funds.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Addressing LBP hazards within the home is important because high blood lead levels can cause serious health effects. This includes seizures, coma and death at >70 ug/dL, and even impairments of cognitive development, growth, and behavior among children aged 1-5 years at levels as low as 10ug/dL Since lead has been eliminated from gasoline and other consumer products from the United States, lead-based paint in homes remains the major source of lead exposure for children through the chronic ingestion of lead-contaminated dust or paint chips. Most children who are ingesting lead do not look or act sick.

Reporting. Medicaid and California state regulations require that every child in a government-funded health program be screened for blood lead level at 12 months and again at age 2, and the County in which they live is recorded.

Lead Poisoning Prevention Project. Contra Costa Health conducts the Lead Poisoning Prevention Project throughout the County. It tracks and reports lead results to the State and provides community resources on their webpage here: [Lead Prevention | Contra Costa Health](#). Resources include: [Protect Your Child From Lead](#); [Is There Lead In Or Around Your Home](#); [Lead Checklist](#); [Keep Your Newborn Safe from Lead](#); [Lead in Drinking Water](#).

Lead and Imported Goods. The Project has found that a primary source of lead poisoning is from products not produced in the U.S. This includes some traditional cultural products like home remedies and eye powders for eye health and beauty. Children treated with or ingesting these products can get very high blood levels. Lead can also be found in imported spices, snacks and candies purchased outside of the U.S. especially from Mexico. Jewelry from other countries can contain lead. Some dishware and clay cookware contain high levels of lead in the glaze or decoration. Outreach to immigrant communities, especially Spanish speaking residents, is important to educate about all lead poisoning causes.

Lead in Housing. The County Health Department has identified house paint containing lead as one of several potential sources of lead in homes. Lead-based paint was used prior to 1978, with the highest concentrations of lead paint in the older homes. When paint peels and cracks, it makes lead paint chips and dust that can be ingested by children. Lead dust can be inhaled, and is common in areas such as windows, doors, floors, porches, stairways and cabinets, as well as in the dirt children may play in outside doors and windows or by painted home exteriors.

Actions to Address LBP hazards. The Health Department conducts outreach to immigrant communities and provides information and resources on the issue. Pediatricians who conduct testing on children have literature and inform parents about LBP hazards.

Increasing Housing Without LBP Hazards. County and Consortium members continue to protect young children from lead hazards by making available information for home remodelers at their Permit counters such as the EPA's "Protect Your Family from Lead in Your Home" and "Renovate Lead-Safe" which are available in multiple languages.

Housing that is funded with CDBG, HOME, ESG, HOPWA and State PLHA funds must also follow guidelines in 24 CFR Part 35.

How are the actions listed above related to the extent of lead poisoning and hazards?

The most recent Lead Exposure Risk Index at the City level is for 2021. Reporting is done on a 10 point scale with lower being better, with the national average being 5.5. Among Consortium cities Antioch, Concord, and Pittsburg scored 4 while Walnut Creek scored 2, all of which indicate better outcomes for Contra Costa children.

Both the City of Richmond and the City of Concord (2007) were awarded Lead Hazard Control grants by HUD. This allowed these jurisdictions which were at a higher risk of LBP to build a comprehensive strategy to identify all single and multi-family housing built before 1979 that had the possibility of being contaminated by lead-based paint. Both cities conducted extensive

outreach and provided education about the hazard of lead poisoning and lead-based paint. Owners of multi-family properties built before 1979 were contacted directly and given information about health hazards associated with lead-based paint and the methods and resources for lead based paint stabilization and abatement. It is estimated that, through this program, the cities of Concord and Richmond were able to address a large percentage of the lead hazards in homes.

How are the actions listed above integrated into housing policies and procedures?

Housing that is funded with CDBG, HOME, ESG, HOPWA and State PLHA funds must follow guidelines in 24 CFR Part 35, Lead-Based Paint Poisoning Prevention in Certain Residential Structures. This rule applies to federally owned and target housing receiving federal assistance, including housing rehabilitation assistance for single family homes or multifamily apartments and first-time homebuyer programs. This rule applies whether or not children are present (unless the housing is exclusively for elderly/disabled) although there are some additional requirements if children are present that are under the age of 6 or have Elevated Blood Lead Levels (EBLLs). Zero bedroom dwellings, including efficiency apartments, single-room occupancy housing, dormitories or military barracks are excepted, as well as some other types of structures.

Consortium members with housing programs, including homeowner and rental housing rehabilitation and first-time homebuyer programs that are funded with the mentioned funds, have created Lead-Based Paint Implementation Plans (LBP Plan). The implementation plan includes procedures to test lead-based paint, determine a scope of work to address lead-based paint hazards, ensure qualified contractors are performing the required work, and obtain a clearance examination at project completion. The LBP Plan is part of the Program policies and procedures that incorporate the requirements of 24 CFR Part 35.

In general, applicants for housing rehabilitation are informed of the dangers of lead-based paint and about the Lead-Based Paint Plan during the application stage and sign a certification acknowledging receipt of the information. A plan is created for how the project will comply with LBP Plan requirements. In summary, prior to rehabilitation activities, paint is tested for lead. If lead is found, it must be remediated pursuant to the Lead-Based Paint Plan. Following remediation activities, the unit is tested again to ensure all work was completed correctly. Compliance is then documented and required certification forms are retained.

These procedures can be costly, depending on the extent of the remediation required. Remediation services are contracted with qualified firms for the level of remediation being conducted. Some Consortium jurisdictions provide LBP grants to alleviate the cost to lower income households.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

One of the most significant efforts taken by Pittsburg to reduce persons living below the poverty level is funding economic development programs and several agencies that provide services for persons within the community who are extremely- or very low- income. In particular, Pittsburg believes by funding economic development programs that provide microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family child care providers; funding agencies that provide small business development training and consulting to assist qualifying clients in starting or expanding microbusiness; and funding organizations that provide job training and placement plays a role in reducing the number of persons below the poverty line. These funded programs impact client's lives and businesses in a variety of ways, including increasing social and human capital and household income, decreasing reliance on public assistance, and generating jobs in the community.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Housing cost burden occurs when households pay more than 30 percent of their monthly income for housing expenses (rent or mortgage, utilities, homeowner or renter insurance, and property taxes for homeowners only). In many parts of California, particularly urban areas, it is not uncommon for households to experience a housing cost burden. However, to the extent that cost burden is often disproportionately concentrated among the most vulnerable members of a community, maintaining a reasonable level of housing cost burden is an important goal.

Housing cost burden is a significant problem throughout the Bay Area. In Pittsburg, approximately 50 percent of households are cost burdened with a much higher proportion of very low- and low-income households—35 percent combined—experiencing the problem.

Pittsburg promotes the expansion of our affordable housing stock by:

- 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 utility fee credits when redeveloping sites for affordable housing and/or housing developments serving an identified special needs population
- Giving priority in processing to project applications with an affordable housing component and/or serving an identified special needs population

SP-80 Monitoring - 91.230

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

The Contra Costa Consortium works diligently to ensure activity compliance with federal regulations and timeliness in accomplishing goals and drawing down funds. Monitoring includes:

Risk Analysis. A Risk Analysis spreadsheet is compiled for the entire Consortium with each Con Plan and risk assessed on a standardized form at least annually for all funded activities for Consortium members. In addition, the list is updated throughout the year as factors may change to increase risk. Consortium members review the list at Consortium meeting and jointly determine which agencies in the High/Medium risk categories receive Site Monitoring and when.

Desk Monitoring. The Consortium conducts rigorous desk monitoring quarterly. Narrative quarterly reports are thoroughly reviewed to: compare contract goals to achievements; compare racial/ethnic percentages of persons served to jurisdictional populations percentages; examine the income level of persons served; and to note issues reported with program delivery. Board minutes are required quarterly accompanying the report and are reviewed for a big-picture perspective of agency challenges and successes. A Sources and Uses budget is required and reviewed to gauge progress in obtaining program financial support from non-CDBG sources and to ensure leverage is being obtained. Expense Summary reports and backup are carefully reviewed to ensure compliance with 2 CFR 200 Uniform Administrative Requirements, and other HUD regulations, prior to payment being released. Timesheets are attached and spot reviewed to verify Expense Summary personnel expenses. Functional timesheets signed by the employee and supervisor are required. Independent financial audits are submitted by most agencies annually. Services to clients with limited English proficiency, numbers of staff who speak Spanish and other languages, materials translated into other languages, accessibility of programs to persons with disabilities and other info is required upon application and in the year-end report.

Site Monitoring (Virtual and On-Site). Agencies scoring as High/High Medium risk in the Risk Analysis receive a physical site monitoring. This is a single visit, coordinated and shared by

Consortium members who fund the agencies to reduce staff costs and burden and save valuable agency time. Site monitoring includes a physical inspection for accessibility and language access, interviews with the Executive Director and key program and finance staff, verification of source data from quarterly reports, and review of project files. A standardized Consortium Program and Financial monitoring form is used by the Consortium. All monitoring contact letters, completed monitoring forms, final monitoring results, documentation of remediation of findings, and any follow-up communication about the monitoring are electronically submitted and stored in the CDS on-line reporting system.

DRAFT

CITY OF PITTSBURG



Pittsburg
CALIFORNIA

DRAFT COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM 2025-2026 Annual Action Plan

65 Civic Avenue
Pittsburg, CA 94565
CDBG Program Administrator
Ishani Rasanayagam
925-252-4155

Annual Action Plan
2025

1

EXECUTIVE SUMMARY

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Community Development Block Grant (CDBG) funds are distributed annually to entitlement communities by the U.S. Department of Housing and Urban Development (HUD) to support various community development activities benefiting lower-income individuals and households. To receive these annual allocations, jurisdictions must submit a five-year Consolidated Plan along with annual Action Plans outlining their investments, goals, and how these align with the objectives of the Consolidated Plan.

CDBG funding is designated for a variety of public services benefiting Pittsburg's most vulnerable populations, including the elderly, severely disabled adults, abused and neglected children, and victims of domestic violence. Additionally, CDBG funds support economic development initiatives, infrastructure improvements, and other public service needs for lower-income residents and microenterprises. It also supports infrastructure projects in lower-income neighborhoods.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

For jurisdictions to receive annual CDBG fund allocations, they must prepare and submit a five-year Consolidated Plan, an Annual Action Plan and a Consolidated Annual Performance Evaluation Report that details all the accomplishments in relation to the Annual Action Plan.

The entitlement jurisdictions of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa Consortium (Consortium). Together, the Consortium is preparing a joint Fiscal Year (FY) 2025-2030 Contra Costa Consortium Five-Year Consolidated Plan (Consolidated Plan). The priority needs for the City, the strategy and objectives to address those needs are detailed in the Consolidated Plan.

The Consolidated Plan is a detailed planning document that provides a needs assessment, describes the jurisdiction's non-housing community development needs, its housing needs and market conditions, sets out a five-year strategy identifying priorities and available resources and establishes the Action Plan which outlines intended uses of the resources. The Consolidated Plan incorporates the requirements of HUD's CDBG Program. HUD must approve both the Consolidated Plan and the City's Action Plan. The Consortium divides the Consolidated Plan into two funding cycles:

- 2025-2026 and 2026-2027 - two-year funding cycle
- 2027-2028, 2028-2029 and 2029-2030 - three-year funding cycle

The City's CDBG funds can only be used for projects and programs that benefit residents of Pittsburgh. To comply with HUD'S 70% rule, which requires grantees to ensure that at least 70% of its expenditures over a period must be used for activities that benefit low- and moderate-income persons, the City has determined that its use of CDBG entitlement funds shall be one Program Year (PY) beginning July 1, 2025, and ending June 30, 2026. PY 2025-2026 is concurrent with the City's FY 2025-2026. The Action Plan has been prepared in compliance with the Consolidated Plan.

The Consolidated Plan is guided by three overarching goals:

1. To provide a suitable living environment through safe, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Contra Costa County communities, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
2. To expand economic opportunities through more jobs paying self-sufficient wages, opportunities for homeownership, development activities that promote long-term community viability, and empowerment of low- and moderate-income persons to achieve self-sufficiency.
3. To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, and reducing discriminatory barriers.

3. Evaluation of Past Performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City remains dedicated to enhancing and upholding compliance with the CDBG program's standards. Despite changes in HUD representatives over recent years, City staff

persist in collaborating with HUD counterparts to ensure effective program management and identify avenues for enhancement. Infrastructure projects that faced delays due to supply chain issues and understaffing are now on track and scheduled to be completed on time. All the funded programs and activities have stayed on track, with grant disbursements occurring promptly. The Pittsburg grant program continues to achieve its goals and maintain adherence to established guidelines, as detailed below:

1. **Housing** – CDBG funds are not being used for the Housing Rehabilitation Loan Program to preserve and maintain the existing housing stock. The City is using alternate sources of funding for this effort.
2. **Public Services** – The City has allocated funds to a variety of supportive services, including assistance for the homeless, medically uninsured, and programs for at risk youth.
3. **Economic Development** – The City funds a job training and placement program. Additionally, assistance was also given to support micro-enterprises that result in business and job creation.
4. **Infrastructure/Public Facilities** – The City committed to enhancing its infrastructure by replacing sidewalks and installing ADA ramps in eligible census tracts. This includes the construction of 33 ADA-compliant curb ramps in subdivisions where they are currently missing or do not meet accessibility standards. The City is also implementing a traffic safety improvement project on Linscheid Drive to benefit approximately 2,000 nearby residents and support safer access to Heights Elementary School, which serves hundreds of local students. The improvements will enhance safety for all pedestrians and drivers using the area’s roads and crosswalks.

The City is dedicated to collaborating with the Consortium to achieve the objectives and policies outlined in the Consolidated Plan. It remains focused on ensuring that funded activities align with the required performance metrics.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Community Forums

Five Consolidated Plan Community Forums, five virtual Focus Groups Forums (one Housing, two Non-Housing, and three Homelessness) and a survey (361 responses received County wide) were conducted throughout Contra Costa County to introduce the

Consortium’s Five-Year Consolidated Plan Process and to solicit input from residents and workers throughout Contra Costa County on the level of need for various types of improvements that can potentially be addressed by the 2025-2030 Consolidated Plan.

Outreach

Over a thousand entities, organizations, and persons were directly contacted via outreach efforts and requested to share materials with their beneficiaries, partners, and contacts; encourage attendance at the forums; and to respond to the Community Needs Survey. The survey was available in English, Spanish, Tagalog and Simplified Chinese.

Results from the forums and outreach efforts help direct each jurisdiction’s funding recommendations to ensure that community needs are addressed each fiscal year.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Newspaper ads were published in the East Bay Times in English, Spanish and Tagalog regarding the CDBG FY 2025-2026 funds on April 04, 2025. The comment period is from April 04, 2025 through May 05, 2025 and during the public hearing to be held on May 05, 2025.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments have been received thus far.

7. Summary

No comments have been received thus far.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Ishani Rasanayagam	City of Pittsburg

Table 1 – Responsible Agencies

Narrative

The City of Pittsburg is a member of the Contra Costa HOME Consortium. The Consortium consists of the Contra Costa Urban County and four CDBG entitlement jurisdictions: Antioch, Concord, Pittsburg, and Walnut Creek.

Consolidated Plan Public Contact Information

Ishani Rasanayagam, Administrative Analyst II

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Phone: 925-252-4155

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

To achieve the objectives outlined in the Consolidated Plan, the City government engages in a collaborative process with the community and service providers at all levels. This collaborative effort is essential for ensuring that the funding activities recommended for FY 2025-26 are aligned with the needs and priorities of the community.

This process is initiated by consulting with a wide range of stakeholders, including various funded agencies and County departments that provide services to residents. These consultations help city staff gain a comprehensive understanding of the current needs and challenges facing the community. They also provide valuable insights into the most effective strategies for addressing these needs and improving the quality of life for residents.

Overall, this collaborative approach ensures that the Consolidated Plan reflects the input and priorities of the community and is tailored to address the most pressing needs of residents. By working closely with the community and service providers, the City government is able to develop funding recommendations that have a meaningful impact on the lives of residents and contribute to the overall well-being of the community.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Consortium's outreach and consultation strategies included the formation of community outreach partnerships with affordable housing, social service, and mental health providers; workforce developers; community advocates; and others. Subrecipients alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries.

The Consortium conducted a Community Needs Survey to solicit input from residents and workers in Contra Costa County during the Consolidated Plan process. Respondents were informed that the Consortium was updating the Consolidated Plan for federal funds that primarily serve low and moderate income residents and special needs populations. The questionnaire polled respondents about the level of need in their respective neighborhoods for various types of improvements that can potentially be addressed using entitlement funds.

The City provides information to the Housing Authority of the City of Pittsburg (Housing Authority) regarding programs that can enhance the living situation of its clients by providing resources to assist with becoming a homeowner, landlord/tenant issues, as well as other programs that may be of benefit to the household. In addition, the City, through its senior center services, has established partnerships with agencies that provide assistance to the senior population.

Community Forums

Five Consolidated Plan Community Forums were conducted throughout Contra Costa County to introduce the Consortium’s Five-Year Consolidated Plan Process and to solicit input from residents and workers throughout Contra Costa County on the level of need for various types of improvements that can potentially be addressed by the 2025-2030 Consolidated Plan.

Outreach

Over a thousand entities, organizations, and persons were directly contacted via outreach efforts and requested to share materials with their beneficiaries, partners, and contacts; encouraged attendance at the forums; and to respond to the Community Needs Survey. The survey was available in both English and Spanish.

Results from the forums and outreach efforts help direct each jurisdiction’s funding recommendations to ensure that community needs are addressed each fiscal year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City actively participates in the Continuum of Care (CoC) by engaging in various activities and staying informed about CoC initiatives. This includes:

- Regularly attending CoC meetings to stay updated on key issues, developments, and strategies related to homelessness
- Participating in committees within the CoC, such as those focused on funding allocation, program evaluation, and strategic planning
- Staying informed about CoC activities through newsletters and email communications from the CoC, ensuring that the City is aware of important updates and opportunities for collaboration
- Meeting regularly with staff from the Contra Costa County Health, Housing & Homeless Services, which serves as the lead agency for the CoC. These meetings help coordinate efforts among jurisdictions and ensure alignment with broader regional strategies to address homelessness.

By actively participating in the CoC, the City demonstrates its commitment to addressing homelessness and collaborates with regional partners to develop effective solutions and strategies.

Chronic homelessness - During the five years since its 2019 homeless point-in-time count, Contra Costa Health (CCH) and community partners have added hundreds of shelter beds across the county, a 30% increase. The County's 2024 point-in-time count, estimated that 2,843 people were staying in shelter beds or living outdoors on an average night in Contra Costa, compared to 2,372 in 2023, a 19.8% increase. On the night of the 2024 point-in-time count, there were 1,633 unsheltered people in Contra Costa County compared to 11,563 in 2023.

A motel was converted into a transition housing facility in 2020, after having received \$21.5 million in Homekey funding. The facility continues to be a significant transitional housing resource in the City of Pittsburg, offering essential support to individuals and families

experiencing homelessness or housing insecurity. It provides temporary housing solutions for those in need, serving as a bridge between homelessness and permanent housing.

Additionally, the facility plays a crucial role in the community by reducing the number of individuals and families experiencing homelessness and providing a safe and supportive environment for those in need. By offering transitional housing and support services, it helps individuals and families rebuild their lives and regain self-sufficiency.

The Agreement for Overnight Park Patrol Services approved by City Council in 2023 includes a provision allowing the City Manager to extend the services for two additional terms. Given the continued success of the program, the City will exercise this option to extend the agreement for Fiscal Year 2025–2026. The City entered into a Contract with Contra Costa Health Services to provide homeless outreach services (Coordinated Outreach Referral Engagement – CORE) for three fiscal years – 2024-2025, 2025-2026 and 2026-2027. City staff participate in monthly meetings with staff from the Continuum of Care (CoC), Health and Housing and Homeless (H3). H3 provides advice on the operations of homeless services, program operations, and program development efforts in the county to strategically plan to prevent and end homelessness. CoC coordinates the community’s policies, strategies and activities toward preventing and ending homelessness in Contra Costa County. Together, all agencies are working collaboratively to ensure homeless services are available while minimizing negative impacts to the community.

Veterans – The Housing Authority (HA) administers nineteen (19) project based vouchers for Veterans’ Square. The HA also administers 185 Veteran Affairs Supportive Housing (VASH) vouchers. The HA averages 125 voucher holders per month.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Pittsburg does not receive ESG funds but Contra Costa County is a recipient of these funds and coordinates its allocation with the CoC. The CoC will complete an annual action plan each year. This annual action plan will guide the work of the CoC and inform the decisions of the Contra Costa Interagency Council for Homelessness (CCICH) Executive Committee and the CoC.

The expansive participation in Homeless Management Information Systems (HMIS) by service providers throughout the CoC has given us more knowledge about the population being served. Changes to the policies and procedures for the operation and administration of HMIS is overseen by CCICH Executive Committee to ensure compliance with HUD requirements and best practices.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Pittsburg Housing Authority
	Agency/Group/Organization Type	Housing COPHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pittsburg Housing Authority has clients that are interested in becoming homeowners and this has become attainable through HUD's Homeownership Voucher Program.
2	Agency/Group/Organization	Contra Costa County Department of Conservation and Development
	Agency/Group/Organization Type	Service-Fair Housing Other government - County

	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Department of Conservation and Development was the lead agency in the development of the 2020-2025 Consolidated Plan and is the lead agency in the development of the upcoming 2025-2030 Consolidated Plan.</p>
<p>3 Agency/Group/Organization</p>	<p>Contra Costa Health Services Homeless Program</p>
<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County</p>

	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Contra Costa County's Health and Homeless Services staff participate in the community meeting/public hearing process and provide information on special needs populations, including homeless populations. This consultation results in improved coordination of services to the City's at risk and homeless populations.</p>
<p>4 Agency/Group/Organization</p>	<p>Contra Costa Continuum of Care</p>
<p>Agency/Group/Organization Type</p>	<p>Services-homeless Other government - County Other government - Local Regional organization</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>City staff participates in monthly meetings with staff from the Continuum of Care (CoC) as well as the Health, Housing, and Homeless Services (H3).H3 provides advice on the operations of homeless services, program operations, and program development efforts in the county to strategically plan to prevent and end homelessness. The City and H3 are working collaboratively to ensure homeless services are available while minimizing negative impacts to the community.</p>

Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were intentionally excluded. Organizations were consulted on an individual and group basis. An effort was made to reach as many organizations as possible.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Coalition of Homeless Services Providers	Through the outreach process, homelessness and homeless prevention services were identified as a priority for the CDBG program. These services will complement the CoC Strategy.
Housing Element 2023-2031	City of Pittsburg Planning Department	The 2023-2031 Pittsburg Housing Element was adopted on May 22, 2023, by City Council Resolution 23-14301. This document was heavily consulted for all housing goals and objectives to assure unity and conformity.
Contra Costa County Consortium	Contra Costa County Department of Conservation and Development	The cities of Antioch, Concord, Pittsburg and Walnut Creek and the County of Contra Costa have formed the Contra Costa HOME Consortium to cooperatively plan for the housing and community development needs of Contra Costa County.

Table 3 - Other local / regional / federal planning efforts

Ap-12 Participation - 91.401, 91.105, 91.200(C)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal setting**

The Consortium divides the Consolidated Plan into two (2) funding cycles:

- 2025-2026 and 2026-2027 - two-year funding cycle
- 2027-2028, 2028-2029 and 2029-2030 - three-year funding cycle

With the Consortium's designated funding cycles, FY 2025-2026 is the first year of the two-year funding cycle that covers 2025-2027. Renewal applications for the first year funding cycle were due on December 5, 2024.

On April 04, 2025, a public notice in English, Spanish and Tagalog were published in the East Bay Times announcing the May 05, 2025 public hearing at the City Council meeting. Interested parties were encouraged to send comments on the draft 2025-2026 Annual Action Plan. Written comments were accepted from April 04 – May 05, 2025.

On May 05, 2025, through Resolution 25- XXXX City Council had the opportunity to approve the 2025-2026 Annual Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	2 Council Members; 2 Life Enrichment Subcommittee Members; 0 Members of the Public	No public comments received	Not applicable	https://www.pittsburgca.gov/services/community-services/community-development-block-grant-cdbg

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	City Council Members, Staff and the members of the Public attended the in-person City Council Meeting where the public hearing was held.	No public comments received	Not applicable	https://www.pittsburgca.gov/services/community-services/community-development-block-grant-cdbg/public-notices-and-postings/-fsiteid-1#!/
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish and Tagalog Non-targeted/broad community	City Council Members, Staff and the Public attended the in-person City Council Meeting where the public hearing was held.	No public comments received	Not applicable.	https://www.pittsburgca.gov/services/community-services/community-development-block-grant-cdbg/public-notices-and-postings/-fsiteid-1#!/

Table 4 – Citizen Participation Outreach

EXPECTED RESOURCES

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

As of April 10, 2025, HUD has not yet released its allocation for Pittsburg for the FY 2025-2026. In FY 2024-2025, the City received \$54,434.41 in program income, which will be allocated for Public Services and Administration Expenses.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$652,097	54,434	0	\$706,531		CDBG allocation for the FY 2025-2026 has not been released by HUD as of 04/10/2025. Staff recommends funding sub-recipients on a percentage level and allocate funds proportionate to those percentages once the total allocation is released.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other Successor Agency	public - local	Other	150,000	0	0	150,000	150,000	City plans to issue 5 housing rehabilitation loans in the fiscal year 2025-2026.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City leverages Federal, State, and local resources to the greatest extent feasible. Moreover, the City continues to encourage non-profit organizations to seek other federal, state, and local funding for both housing and non-housing community development activities.

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

- FY 2025-2026 - Alcohol Beverage Control (ABC) Policing Partnership Program (APP) - \$86,554
- FY 2025-2028 - California Department of Justice Tobacco Enforcement Grant - \$700,000

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Successor Agency began with 65 properties to sell upon its dissolution in 2012, and the last property was sold in 2023. The City recognizes the need for affordable housing and is developing Requests for Proposals (RFPs) to convert vacant city-owned land into mixed use development projects. This effort reflects our recognition that affordable housing is a critical priority and there is a need for it in Pittsburg.

Discussion

ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-3: Maintain and Preserve Affordable Housing	2025	2030	Affordable Housing	City of Pittsburgh	Affordable Housing	Successor Agency: \$150,000	Homeowner Housing Rehabilitated: 5 Household Housing Units
2	CD-1: General Public Services	2025	2030	Non-Housing Community Development	City of Pittsburgh	Non-Housing Community Development	\$105,975	
3	CD-3: Youth	2025	2030	Non-Housing Community Development	City of Pittsburgh	Non-Housing Community Development	N/A	
4	CD-6: Economic Development	2025	2030	Non-Housing Community Development	City of Pittsburgh	Non-Housing Community Development	\$112,127	
5	H-2: Homeless Prevention and Services (Non-Shelter)	2025	2030	Homeless	City of Pittsburgh	Reduce/Alleviate Homelessness	N/A	
6	CD-7: Infrastructure and Accessibility	2025	2030	Non-Housing Community Development	City of Pittsburgh	Non-Housing Community Development	\$358,006	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	CD-8: Administration	2025	2030	Non-Housing Community Development	City of Pittsburg	Program Administration	\$130,419	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	AH-3: Maintain and Preserve Affordable Housing
	Goal Description	<p>Maintaining and preserving affordable housing during this Annual Action Plan includes the following:</p> <ul style="list-style-type: none"> • Cal -Home funds will contribute \$150,000 to the housing rehabilitation budget making the total budget for the program be \$150,000 <p>The total housing rehabilitation budget will be \$150,000 for the program year 2025-2026.</p>

2	Goal Name	CD-1: General Public Services
	Goal Description	<p>Public Service Activities will fund the following subrecipients as recommended by the Life Enrichment Sub committee and approved by the City Council. These sub recipients funded are:</p> <ul style="list-style-type: none"> • Loaves and Fishes - \$17,662.50 • Dentists on Wheels - \$17,662.50 • La Clinica de La Raza - \$17,662.50 • St. Vincent DePaul RotaCare Clinic - \$17,662.50 • The Bay Compassion - \$17,662.50 • Monument Crisis Center - \$17,662.50 <p>At the time of the Life Enrichment Subcommittee meeting on March 19, 2025, the Department of Housing and Urban Development (HUD) had not yet released the City’s funding allocation. As a result, staff recommended allocating funds to subrecipients based on percentages of the total expected amount, rather than fixed dollar figures, since the final allocation was still unknown.</p> <p>In addition, during FY 2024–2025, the City received \$54,434 in housing rehabilitation loan payoffs, originally funded with CDBG dollars. This revenue qualifies as Program Income and will be added to the total available funding for that category once received.</p> <p>After HUD released the final allocation, subrecipients were funded according to the percentage recommendations approved by the Life Enrichment Subcommittee.</p>
3	Goal Name	CD-3: Youth
	Goal Description	Youth services will continue to be funded through other sources (Measure M and General Fund and other grants as received).

4	Goal Name	CD-6: Economic Development
	Goal Description	Economic Development activities during this Annual Action Plan include the following: <ul style="list-style-type: none"> • COCOKIDS - \$17,348 • Renaissance Entrepreneurship Center - \$27,879 • Opportunity Junction Administrative Careers Training Program - \$66,900
5	Goal Name	H-2:Homeless Prevention and Services (Non-Shelter)
	Goal Description	Homeless Prevention activity during this Annual Action Plan will be funded with ARPA funds. Funds will be allocated to provide assistance to non-profit organizations who apply and qualify for the assistance.
6	Goal Name	CD-7: Infrastructure and Accessibility
	Goal Description	The following projects will be funded with CDBG funds in FY 2025-2026. <ul style="list-style-type: none"> • City of Pittsburg – ADA Ramps Installation and Sidewalk Replacement - \$279,954 • City of Pittsburg - Citywide Roadway Safety Improvements - \$78,052
7	Goal Name	CD-8: Administration
	Goal Description	\$130,419

AP-35 PROJECTS - 91.420, 91.220(D)

Introduction

Pittsburg’s CDBG program’s major objectives are to:

- Provide assistance to programs and activities that benefit lower income persons.
- Prevent or reduce deterioration in designated neighborhoods.
- Preserve the existing housing stock for lower income persons.
- Provide assistance to programs that create permanent employment opportunities for lower income persons.
- Improve the public works infrastructure, including improvements that aid in the revitalization and improve safety in neighborhoods, increase access for persons with disabilities and seniors and increase the health and safety of residents.
- Provide assistance to neighborhood and public facilities that serve lower income persons and families.

#	Project Name
1	2025-2026 Loaves and Fishes
2	2025-2026 Dentists on Wheels
3	2025-2026 La Clinica de La Raza
4	2025-2026 The Bay Compassion
6	2025-2026 COCOKIDS Road to Success
7	2025-2026 - Opportunity Junction - Administrative Careers Training Program
8	2025-2026 - Renaissance Entrepreneurship Center - Igniting the power of Entrepreneurship
9	2025-2026 St. Vincent DePaul - RotaCare Program
10	2025 2026 Monument Crisis Center
11	2025-2026 - City of Pittsburg - Citywide Roadway Safety Improvements
12	2025-2026 - City of Pittsburg - Handicapped Pedestrian Transportation Improvements
13	2025-2026 Planning & Administration

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Pittsburg remains committed to addressing barriers that hinder meeting the needs of underserved populations. To this end, Pittsburg will continue to allocate CDBG funds for public facility and infrastructure improvements, public service activities benefiting special needs populations and low-income families, and housing rehabilitation efforts. Additionally, the city

employs various strategies to combat poverty, including initiatives to stimulate economic growth and create job opportunities, as well as to equip residents with the skills needed to access these opportunities.

A significant step taken by the City to reduce poverty is funding agencies that offer economic development programs and services for individuals with extremely low to very low incomes in the community. By supporting programs like CoCoKids, Opportunity Junction, and the Renaissance Entrepreneurship Center, the City aims to reduce the number of individuals living below the poverty line. These programs provide individuals with the resources and training necessary to compete in the job market or start their own businesses, ultimately empowering them to improve their economic circumstances.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	2025-2026 Loaves and Fishes
	Target Area	City of Pittsburg
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	: \$17,662.50
	Description	Loaves and Fishes of Contra Costa County (LFCCC) offers a hot meal program and food pantry service to combat food insecurity, a significant concern in Contra Costa County. These services provide homeless individuals and residents with very low to low incomes access to nutritious meals every day. To reach more people, both dine-in and take-out options are available. This support enables individuals to allocate their income to other critical needs such as rent, utilities, and healthcare, while also granting easier access to nutritious food, including fresh produce, for the homeless and food-insecure population.
	Target Date	6/30/2026

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Loaves and Fishes is estimated to serve 1,600 residents of Pittsburg. Ninety-eight percent of those served are individuals who are low to very low-income, including those who are recently unemployed, homeless, underemployed, or disabled. Loaves and Fishes offers meals and groceries to people who are unable to afford nutritious meals for themselves or their families. Their services are available to anyone experiencing hunger, including adults, children, families, and the elderly.</p> <p>Performance Measures:</p> <p>Objective - Creating a Suitable Living Environment</p> <p>Outcome - Availability/Accessibility</p> <p>HUD Performance Measure Type - Provide New or Continuing Access to a Service</p> <p>HUD Matrix Code – 05W Food Banks</p> <p>HUD National Objective - LMA</p> <p>HUD Accomplishment Type - Persons (General)</p>
	<p>Location Description</p>	<p>Pittsburg Dining Room-1415 Simpson Court Pittsburg, CA 94565</p>
	<p>Planned Activities</p>	<p>LFCC strives to serve well-balanced meals with low salt content, including fresh green salads, seasonal fruit salads, and an entrée. In the past year, LFCC has expanded its mission to include community-based food programs and partner services focused on basic needs, in addition to providing meals.</p> <p>Through partnerships with other nonprofits, LFCC extends its reach and provides essential services in a cost-effective manner. During the pandemic, when dining rooms were required to close, LFCC adapted its services by packing meals for takeout, ensuring continued support for those in need.</p>

2	<p>Project Name</p>	<p>2025-2026 Dentists on Wheels</p>
	<p>Target Area</p>	<p>City of Pittsburg</p>
	<p>Goals Supported</p>	<p>CD-1: General Public Services</p>
	<p>Needs Addressed</p>	<p>Non-Housing Community Development</p>
	<p>Funding</p>	<p>: \$17,662.50</p>

	Description	Free dental care services are provided with access to a multidisciplinary team of oral healthcare providers and specialists who collaborate to deliver comprehensive, quality care. Specialized dental treatments, including those typically offered by endodontists, oral surgeons, and periodontists are made available to low-income, uninsured residents. These services are rarely offered by other low-cost dental health organizations, where tooth extractions are often recommended as the only treatment option for patients unable to afford restorative procedures.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	<p>Estimated to help approximately 46 low and moderate- residing in Pittsburg.</p> <p>Performance Measures:</p> <ul style="list-style-type: none"> Objective - General Public Services Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 05M Health Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	2210 Gladstone Drive, Pittsburg, CA 94565

Planned Activities	<p>As the first and only completely free dental clinic in Contra Costa County, Dentists on Wheels (DOW) Free Dental Clinic at St. Vincent de Paul strives to improve the overall health of vulnerable low-income and uninsured adults and seniors facing oral health crisis by providing completely free access to crucial dental treatments and oral health resources they might never be able to afford. The specific target population DOW program benefits are the low-income and uninsured adult and senior residents of Pittsburg. DOW is dedicated to overcoming barriers to care for low-income uninsured patients, a commitment reflected in our mission to provide accessible, free-of-charge dental services without requiring insurance. Patients will have access to a multi-disciplinary team of oral healthcare providers and specialists who collaborate to provide comprehensive quality care. DOW is uniquely able to provide low-income uninsured Contra Costa County residents with specialized dental care including endodontists, oral surgeons and periodontists. Most of these services are not even available at other low-cost dental health organizations, which recommend tooth extractions as treatment to patients unable to pay for restorative work.</p> <p>Once accepted to DOW, every patient has access to our 11 treatment programs. Services include:</p> <ul style="list-style-type: none"> Dental X-Ray Program Detecting Oral Cancer Program Detecting Gum Disease Program Dental Exam Program Deep Cleaning Program Cavity Filling Program Root Canal Program Extraction Program Crown / Bridge Program Denture Program Oral Health Education Program
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3	Project Name	2025-2026 La Clinica de La Raza
	Target Area	City of Pittsburg
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	: \$17,662.50

<p>Description</p>	<p>A lack of health insurance coverage or underinsurance is one of the primary factors for limited or no health care access for the low-income population. There are several low-income monolingual families lacking health care coverage and are affected by transportation barriers. Based on the US Census 2023, 7.5% of the population in the City of Pittsburg below 65 years of age did not have health insurance. The percentage of people living in poverty in Pittsburg is 9.9%.</p> <p>Due to low wages jobs, the industries/employers do not provide employees with health insurance. Health insurance is unaffordable for the low-income population due to high cost, consequently, the population lack health coverage and have lower access to health care than people who have insurance. Studies demonstrated that uninsured people are less likely to receive preventive and other chronic health services as compared to insured people due to high health care expenses. Lack of health insurance also impacts low-and moderate-income population financially when they receive unaffordable medical bills that lead them into medical debt. There are several undocumented Latinos of different age groups who lost insurance coverage because states resume annual eligibility checks that were stopped at the time of COVID-19 pandemic. These State and Federal changes increased demand for enrollment and renewal assistance for the low-income underserved population. A state sponsored survey identifies that Hispanic population is more likely to face challenges in completing the renewal forms due to lack of knowledge regarding renewal process.</p> <p>La Clinica’s Community Health Access project will assist children, adults, and seniors to enroll in health care coverage programs and increase access to healthcare for the low-income population. The program will also include the low-income population who have limited English proficiency, illiterate adults, migrant farm workers, individuals affected by domestic violence, and population experiencing homelessness.</p>
<p>Target Date</p>	<p>6/30/2026</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Estimated to help approximately 2,120 Pittsburg residents.</p> <p>Performance Measures:</p> <p>Objective - Creating a Suitable Living Environment</p> <p>Outcome - Availability/Accessibility</p> <p>HUD Performance Measure Type - Provide New or Continuing Access to a Service</p> <p>HUD Matrix Code – 05M Health Services</p> <p>HUD National Objective - LMC</p> <p>HUD Accomplishment Type - Persons (General)</p>
<p>Location Description</p>	<p>PO Box 22210, Oakland, CA 94623</p>

Planned Activities	<p>Through the Community Health Access Project (CHAP), La Clinica will assist target population for enrollment into coverage to increase access to medical preventive services in each jurisdiction selected: Antioch, Concord, Pittsburg, and Contra Costa (Brentwood, Oakley, and Bay Point). CHAP will assist children, adults, and seniors to enroll in health care coverage programs and increase access to healthcare for low-income population in all the jurisdictions mentioned. Through this program, the compassionate and bilingual staff will address the need of the population and provide culturally and linguistically appropriate services to the low-income population having limited English proficiency, illiterate adults, migrant farm workers, individuals affected by domestic violence, and the population experiencing homelessness. Transportation services will be arranged for physically disabled and individuals experiencing transportation barriers.</p> <p>The certified enrollment counselors are bilingual and known in the community for their flexibility to go where people are and trusted for their tracked record serving the community for many years. La Clinica’s staff members are vested in the community for their commitment to bridging the health care access barriers and will continue to be flexible to meet people where they are. CHAP will build new partnerships to reduce language or transportation barriers.</p> <p>In this program, La Clinica’s Health Educators/Certified Enrollment Counselors (CECs) will provide a combination of outreach activities, educational workshops, enrollment and navigation assistance through one time enrollment events and satellite enrollment at local centrally located partner agencies. The staff will also increase awareness in the community about the available resources that they can utilize. All these program components will be implemented in each jurisdiction selected: Antioch, Concord, Pittsburg, and Contra Costa (Brentwood, Oakley, and Bay Point).</p>
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4	Project Name	2025 -2026 The Bay Compassion
	Target Area	City of Pittsburg
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	: \$17,662.50

	Description	<p>Unsheltered homeless individuals in Martinez, Bay Point, Pittsburg, and Antioch are served through outreach efforts that provide assistance to people of all ages and ethnic backgrounds. A laundry voucher service has been introduced, and ongoing development continues for care navigation and housing support services.</p> <p>When the program was initiated in 2021, only a small number of individuals were served on an otherwise quiet street each Saturday. Today, the site has transformed into a vibrant hub of activity and community, with an average of over 30 showers provided each week. Many individuals have since secured housing, obtained employment, and been connected to medical services as needed.</p>
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	<p>Estimated to help approximately 1,200 Pittsburg residents.</p> <p>Performance Measures:</p> <p>Objective - Creating a Suitable Living Environment</p> <p>Outcome - Availability/Accessibility</p> <p>HUD Performance Measure Type - Provide New or Continuing Access to a Service</p> <p>HUD Matrix Code – 05M Health Services</p> <p>HUD National Objective - LMCA</p> <p>HUD Accomplishment Type - Persons (General)</p>
	Location Description	<u>4725 Evora Road, Concord, CA 94520</u>
	Planned Activities	<p>Grant funds will be used to enhance support for shower and hygiene supplies, facilitate trailer repairs and fuel costs, expand the laundry voucher program, and address specific needs identified through direct engagement with guests (e.g., emergency 1–2 night motel stays or transportation assistance for medical appointments).</p> <p>For individuals who express interest in spiritual care, prayer is offered in acknowledgment of spirituality as a determinant of health for many (CIT: Long et al., Spirituality As A Determinant Of Health: Emerging Policies, Practices, And Systems, Health Affairs, 2024). Clean Start Homeless Outreach remains committed to respecting the cultural and religious diversity of the communities it serves and does not use religious participation or prayer as a condition for receiving services.</p>

5	Project Name	2025-2026 COCOKIDS Road to Success
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Target Area	City of Pittsburg
Goals Supported	CD-6: Economic Development
Needs Addressed	Non-Housing Community Development
Funding	: \$17,348.00
Description	The program provides microenterprise assistance to very low-income, low-income, and moderate-income residents in the CDBG Consortium who wish to establish or maintain stable small businesses as licensed home-based family childcare providers.
Target Date	6/30/2026
Estimate the number and type of families that will benefit from the proposed activities	<p>Projected to assist around fourteen businesses in Pittsburg, this program is designed to aid very low, low, and moderate-income adults in Pittsburg who are interested in establishing or sustaining licensed family childcare microenterprises. Additionally, the program benefits children aged 0-12, along with their families, who require childcare services in these areas, providing early care and education.</p> <p>Performance Measures: Objective - Creating Economic Opportunities Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 18C Micro-Enterprise Assistance HUD National Objective - LMC HUD Accomplishment Type - Persons (General)</p>
Location Description	Various Pittsburg home sites will receive services provided by staff located at 1035 Detroit Avenue, Suite 200, Concord, CA 94518

	Planned Activities	<p>The primary objective of the project is to support very low, low, and moderate-income residents of Pittsburg in establishing and maintaining family childcare businesses. This includes providing business development training, technical assistance, and ongoing support to ensure the viability and success of these microenterprises. The Road to Success initiative aims to train and support individuals who aspire to become family childcare providers or are looking to sustain existing family childcare home (FCCH) microenterprises.</p> <p>In Pittsburg, the Road to Success program will continue its microenterprise development efforts, serving a total of 11 clients throughout the year. Some providers have already achieved success and expanded to meet the city's childcare needs, including the demand for quality care and early education. The project is designed to be cost-effective, delivering achievable objectives to support microenterprises in staying operational and generating revenue. The agency responsible for the project has the necessary experience and capacity to complete it in a timely manner.</p> <p>The project's focus on retention, sustainability, and recruitment aims to enhance the prospects of success for home-based family childcare microenterprises. This, in turn, contributes to economic self-sufficiency, sustains employment, improves the quality of care and early education for children, stimulates local economies, and enhances small business profitability for the target populations across all jurisdictions.</p>
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6	Project Name	2025-2026 - Opportunity Junction - Administrative Careers Training Program
	Target Area	City of Pittsburg
	Goals Supported	CD-6: Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	: \$66,900.00
	Description	<p>The Administrative Careers Training (ACT) Program, formerly known as the Job Training and Placement Program (JTPP), is designed to train and position low-income individuals in administrative careers. This program offers a comprehensive approach, combining computer training with life skills, case management, paid work experience, mental health services, career skills development, job placement assistance, and long-term alumni support. Opportunity Junction, a Community-Based Development Organization (CBDO), has established employment contracts with for-profit businesses to facilitate the placement of their trainees.</p>
	Target Date	6/30/2026

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>The ACT Program will provide training and job placement assistance to 1 low income Pittsburg resident to be placed under contract with an employer partner. The ACT program is designed to address all of the barriers faced by hard-to-serve low-income adults seeking to enter the job market at sustainable wages. The program integrates computer training with life skills, paid experience, case management and psychological counseling, career counseling and job placement, and long-term ongoing support. Participants enter administrative careers that enable them to become self-sufficient.</p> <p>The ACT Program targets motivated, low-income job seekers facing addressable barriers to employment. Participants must: reside in Contra Costa County and read English at a minimum of a 7th grade level.</p> <p>Performance Measures: Objective – Creating Economic Opportunities Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 18A ED Direct Financial Assistance to For-Profits HUD National Objective - LMJ HUD Accomplishment Type - 1 Job created</p>
<p>Location Description</p>	<p>3102 Delta Fair Blvd., Antioch, CA 94509</p>

	Planned Activities	<p>The ACT Program encompasses several key components:</p> <ol style="list-style-type: none"> 1. Twelve Weeks of Full-Time Training: <ul style="list-style-type: none"> - Life Skills: Includes team-building exercises covering goal setting, overcoming obstacles, managing change, self-care, business, and workplace skills. Also includes a half-unit college credit class taught in partnership with Los Medanos College, focusing on public speaking. - Computer Skills: Focuses on the Microsoft Office Suite and online applications such as Google Docs and Salesforce. Training leads to Microsoft Office Specialist (MOS) certification in Word and Excel, with some trainees earning MOS certification in PowerPoint, Access, and Outlook. - Academic Skills: Includes Business English and Business Math. 2. Up to Four Months Paid, On-the-Job Experience: <ul style="list-style-type: none"> - After training, Opportunity Junction hires participants as paid interns in their Staffing Services social enterprise, providing contracted services for local businesses and administrative support for the staff. Opportunity Junction hires every graduate of the training phase, emphasizing the benefit to the participant. 3. Case Management: <ul style="list-style-type: none"> - Participants receive close support from case managers throughout the program and for 18 months following job placement. Case managers ensure that each participant is linked to child-care, health care, transportation, and other needed services. 4. On-Site Counseling Services: <ul style="list-style-type: none"> - An onsite counselor assesses all ACT participants and provides referrals and counseling. Integrating these services into the program helps to destigmatize them and facilitate participation, especially for participants who have experienced past trauma. 5. Personalized Job Placement: <ul style="list-style-type: none"> - Interns engage in comprehensive career-building activities, including skill and interest assessment, job search assistance, resume and cover letter preparation, and interview practice, to facilitate a good fit between participants and employers.
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7	Project Name	2025-2026 - Renaissance Entrepreneurship Center - Igniting the power of Entrepreneurship
	Target Area	City of Pittsburg
	Goals Supported	CD-6: Economic Development
	Needs Addressed	Non-Housing Community Development

	Funding	: \$27,879.00
	Description	The project contributes to the economic vitality of Contra Costa County by providing intensive small business training, classes, individual consulting, network development, and access to capital services to English and Spanish-speaking low-income residents. These services aim to develop their business skills and acumen, as well as provide access to the resources and networks necessary to establish thriving small businesses.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	<p>Renaissance is estimated to assist approximately 20 residents of Pittsburg. The individuals served by Renaissance come from diverse backgrounds and life experiences, many of whom are lower-income, heads of households, have poor or no credit, face housing insecurity, and have limited formal education. Data indicates that aspiring entrepreneurs from these under-resourced communities often lack appropriate small business training and support services, access to capital, and role models from similar backgrounds. Renaissance addresses these challenges by providing tailored training, resources, and support, thereby changing the dynamic and serving as a long-term ally for the businesses' success.</p> <p>Performance Measures:</p> <ul style="list-style-type: none"> - Objective: Creating Economic Opportunities - Outcome: Availability/Accessibility - HUD Performance Measure Type: Provide New or Continuing Access to a Service - HUD Matrix Code: 18C Micro-Enterprise Assistance - HUD National Objective: LMC - HUD Accomplishment Type: Persons (General)
	Location Description	<p>Los Medanos College, 2700 E Leland Rd, Pittsburg, CA 94565</p> <p>La Clinica de La Raza, 337 E Leland Rd, Pittsburg, CA 94565</p>

	Planned Activities	<p>Various entry points will be used and will include the following program components:</p> <ul style="list-style-type: none"> • 4 sessions of the 4-week Start Smart class (1 per quarter in each of English and Spanish) will be offered in Pittsburgh • 2 sessions of the 10-week Business Prep class (two in English, two in Spanish) will be offered in the Pittsburgh/Antioch area. These are scheduled to follow the Start Smart classes as clients determine they are ready to move forward with their business plans. • Individual consulting services on an ongoing basis. <p>For clients engaging in our industry-specific business growth services, we will offer:</p> <ul style="list-style-type: none"> • 4 Food Workshops (4 in English, 4 in Spanish – 1 each per quarter) • 3 Service Industry Workshops (3 in English, 3 in Spanish) • 3 Retail Workshops and • 2 Makers Workshops (English) • Individual consulting services on an ongoing basis
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8	Project Name	2025-2026 St. Vincent DePaul - RotaCare Program
	Target Area	City of Pittsburgh
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	: \$17,662.50
	Description	<p>The RotaCare Pittsburgh Free Medical Clinic at St. Vincent de Paul (SVDP) is a four-exam room clinic constructed and operated by St. Vincent de Paul. The clinic offers free urgent and chronic medical care to uninsured individuals. It is staffed by a full-time clinic administrator and volunteer medical professionals, including physicians, nurses, social workers, and health educators. All services, including physician/nurse treatment, lab services, x-rays, MRIs, ultrasounds, and diagnostics, are provided free of charge. Patients are also referred for free surgical and specialty care. Bilingual support is available for all services.</p>
	Target Date	6/30/2026

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>This program aims to support 310 residents of Pittsburg, focusing on the uninsured, low-income, minority population of East County requiring medical care. More than 90 percent of the patients served come from minority backgrounds, with over 98 percent having incomes below 200 percent of the Federal Poverty Level.</p> <p>Performance Measures:</p> <p>Objective - Creating a Suitable Living Environment</p> <p>Outcome - Availability/Accessibility</p> <p>HUD Performance Measure Type - Provide New or Continuing Access to a Service</p> <p>HUD Matrix Code – 05M Health Services</p> <p>HUD National Objective - LMC</p> <p>HUD Accomplishment Type - Persons (General)</p>
	<p>Location Description</p>	<p>The St. Vincent de Paul Free Medical Clinic Program is located at the St. Vincent de Paul Family Resource Center: 2210 Gladstone Drive, Pittsburg, CA 94565.</p> <p>Additionally, St. Vincent de Paul has 27 neighborhood-based locations that provide emergency food, clothing, utility assistance, rental assistance and other emergency assistance.</p>

	Planned Activities	<p>The RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul is dedicated to improving the availability and accessibility of health services for low-income and underserved residents of East County, including Pittsburg, where significant health disparities exist.</p> <p>Despite the advancements made by the Affordable Care Act, the services provided by free and charitable clinics remain essential. In recent years, these clinics have faced increased demand from patients alongside a reduction in donations. In November 2023, Los Medanos Health Advisory Committee announced its Grant Program and SVDP was awarded a 2 year grant of \$60,000 per year to support the clinic’s operations. The funding will cover expenses for patients including pharmaceuticals, lab services, diagnostics/X-ray/MRI/Ultrasound, medical supplies, (Glucometers, BP readers), diabetic supplies, (Glucose strips), and some printing/office supply expenses. Despite this grant, the clinic's budget remains insufficiently funded, primarily because of a surge in patient numbers. A significant portion of these patients are facing severe financial hardships, often having to choose between paying for rent and food or covering the costs of medications. SVDP is diligently working to secure additional funding, as the consequence of inadequate funds would be a reduction in the duration of free pharmaceutical services provided to patients.</p> <p>All services at the clinic are provided at no cost to patients. A licensed pharmacist dispenses all medications, and any necessary lab or radiology services are also offered free of charge. Referrals are made to Quest Diagnostics and Antioch Imaging for these additional services, with St. Vincent de Paul covering all associated costs, including those for lab tests (at Quest Diagnostics-Pittsburg) and x-rays/MRI/ultrasound imaging (at Antioch Medical Imaging).</p>
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9	Project Name	2025-2026 Monument Crisis Center
	Target Area	City of Pittsburg
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding:	:\$17,662.50
	Description	Wrap-around safety net services through on-site food distribution, direct referrals to shelter, referrals and workshops for financial assistance, referrals and access to health care and health care services, basic employment workshops, court-mandated community service programs, on-site legal and crisis support services
	Target Date	06/30/2026

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Estimated to serve 1,000 persons</p> <p>Performance Measures:</p> <p>Objective - Creating a Suitable Living Environment</p> <p>Outcome - Availability/Accessibility</p> <p>HUD Performance Measure Type - Provide New or Continuing Access to a Service</p> <p>HUD Matrix Code – 05M Health Services</p> <p>HUD National Objective - LMC</p> <p>HUD Accomplishment Type - Persons (General)</p>
	<p>Location Description</p>	<p>1990 Market Street, Concord, CA 94520</p>

<p>Planned Activities</p>	<p>Provides vital, integrated safety-net services to low-income residents of Concord, Pittsburg, Antioch, Walnut Creek, and other Contra Costa County communities. The organization’s core service is its Food Distribution Program, supported by wraparound services including referrals, application assistance, educational workshops, and targeted outreach. This project will ensure access to healthy food and critical services for thousands of residents experiencing food insecurity, poverty, and related socioeconomic challenges.</p> <p>Activities & Services Provided:</p> <ol style="list-style-type: none"> 1. Food Distribution Services: <ul style="list-style-type: none"> ○ Regular food distributions held three times weekly in Concord and twice monthly in Pittsburg. ○ Distributions include shelf-stable groceries, fresh produce, dairy, meat, eggs, toiletries, feminine hygiene products, diapers, baby formula, and pet food. ○ Seasonal programs include Turkeys with Trimmings and Holiday Food Boxes. 2. Resource & Referral Services: <ul style="list-style-type: none"> ○ Application assistance for CalFresh, Medi-Cal, PG&E CARE, and Season of Sharing. ○ Tax preparation through VITA. ○ Information and referrals related to housing, immigration, legal aid, and public benefits. ○ Annual Resource Fair and year-round adult education classes (language, digital literacy, financial literacy). 3. Health & Wellness Programming: <ul style="list-style-type: none"> ○ On-site and mobile health/dental clinics. ○ Nutrition education, cooking classes, and health screenings. ○ Wellness partnerships, including with Lazarex Cancer Foundation to establish a Cancer Wellness Hub. 4. Youth Education & Empowerment: <ul style="list-style-type: none"> ○ After-school tutoring for grades 1-8 and college prep for high school students. ○ Enrichment activities, mentoring, and summer camps. ○ Back-to-School Backpack Distributions.
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		<p>5. Senior Services – “Senior Moments” Program:</p> <ul style="list-style-type: none"> ○ Social and recreational activities (BINGO, music, themed events), seated exercise, and nutritious meals. ○ Wellness checks and monthly newsletters. ○ Take-home groceries provided during senior sessions. <p>6. Community Engagement & Workforce Development:</p> <ul style="list-style-type: none"> ○ Internships and volunteer opportunities for high school and college students. ○ Training and clinical placements for nursing and health students from CSU East Bay, USF, and John Muir. ○ Service-learning projects in partnership with local academic institutions. <p>Target Population & Geographic Scope:</p> <ul style="list-style-type: none"> ● MCC serves over 15,000 registered clients countywide. In the most recent year: <ul style="list-style-type: none"> ○ Concord: 7,652 clients (50% of total base) ○ Pittsburg: 2,977 clients ○ Antioch: 921 clients ○ Walnut Creek: 450 clients ○ Contra Costa County (County jurisdiction): 2,439 clients ● Pittsburg’s twice-monthly pop-up distribution site at Community Presbyterian Church has enabled the center to serve an additional 2,650 new clients from East County since January 2023. <p>Expected Outcomes:</p> <ul style="list-style-type: none"> ● At least 15,000 individuals will receive access to nutritious food and household essentials. ● Over 3,000 households from East County will access services more conveniently through remote distributions. ● Clients will experience increased stability and capacity to manage household expenses due to reduced food insecurity. ● Service delivery will address the needs of vulnerable populations, including monolingual Spanish-speakers, seniors, children, and individuals experiencing homelessness.
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		<p>This project alleviates hunger and strengthens economic stability for low-income families, individuals, and seniors by addressing food insecurity directly. Monument Crisis Center’s holistic service model creates lasting community impact, promotes health and wellness, and fosters equitable access to essential services throughout Contra Costa County.</p>
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10	2025-2026 - City of Pittsburg - Handicapped Pedestrian Transportation Improvements
	City of Pittsburg
	CD-7: Infrastructure and Accessibility
	Non-Housing Community Development
	: \$279,954.00
	The project aims to enhance accessibility for pedestrians, including those with mobility impairments and physical challenges, by installing curb ramps at specific intersections. This initiative seeks to improve access to public transportation, schools, businesses, and other community facilities. City staff will oversee the design, construction management, and inspection processes to ensure the project's success.
	6/30/2026
	<p>Estimated to install 22 ADA ramps</p> <p>The project aims to enhance access to public transportation, schools, businesses, and other community facilities for pedestrians, the mobility impaired, and physically challenged individuals by installing 33 curb ramps and replacing sidewalks at Subdivisions off of Crestview Drive South of West Leland Road</p> <p>Performance Measures:</p> <ul style="list-style-type: none"> - Objective: Creating a Suitable Living Environment - Outcome: Availability/Accessibility - HUD Performance Measure Type: Provide New or Continuing Access to a Service - HUD Matrix Code: 03L - Sidewalks - HUD National Objective: LMA - HUD Accomplishment Type: Persons
	ADA compliant curb ramps and sidewalks on Dover Way, Dover Court, Teal Court, Atherton Avenue, Atherton Circle, Huntington Circle, Stevenson Street, Sherman Street, Orinda Circle, Fairway Court, Petar Lane, Atlantic Avenue, Atlantic Circle, Presidio Lane, and Harbor Street. These streets meet the HUD-specified census tracts for very low-income and low-income residents.
	These ramps will be designed to provide a smooth transition between the sidewalk and the street, making it easier for people with mobility impairments, wheelchair users, parents with strollers, and others to navigate sidewalks and cross streets safely.

11	2024-2025 - City of Pittsburg - Citywide Roadway Safety Improvements
	City of Pittsburg
	CD-7: Infrastructure and Accessibility
	Non-Housing Community Development
	: \$78,052.00

	<p>The City is using Community Development Block Grant (CDBG) funds to enhance roadway safety and traffic flow for both pedestrians and vehicles. Pedestrian enhancements include installing rectangular rapid flashing beacons at crosswalks and audible signals at traffic lights for the visually impaired. Street safety improvements include installing flashing post speed limit signs, bulb-outs, buffered bike lanes, and additional safety signage.</p>
6/30/2026	
	<p>The project aims to create safer and more accessible streets by implementing a variety of measures aimed at reducing the risk of accidents and improving the overall flow of traffic.</p> <p>Performance Measures:</p> <ul style="list-style-type: none"> - Objective: Creating a Suitable Living Environment - Outcome: Availability/Accessibility - HUD Performance Measure Type: Provide New or Continuing Access to a Service - HUD Matrix Code: 03L - Sidewalks - HUD National Objective: LMA - HUD Accomplishment Type: 5,395 Persons
	<p>Areas in the city that meet the HUD-specified census tracts for very low-income and low-income residents.</p>
	<p>Roadway safety and traffic calming projects that would help assist both pedestrians and vehicles. Pedestrian improvements would consist of installation of rectangular rapid flashing beacons at crosswalks and audibles at traffic signals for the visually impaired. Street safety improvements would consist of installation of flashing post speed limit signs, bulb outs, buffered bike lanes, and/or safety signage.</p>

12	Project Name	2025-2026 Planning & Administration
	Target Area	City of Pittsburgh
	Goals Supported	CD-8: Administration
	Needs Addressed	Program Administration
	Funding	: \$130,419.00
	Description	For planning and administration of the CDBG Program.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable
	Planned Activities	Administration - foster the growth of sustainable urban communities by enhancing partnerships across government levels and the private sector. This includes administering federal grant programs with fiscal responsibility and efficiency.

AP-50 GEOGRAPHIC DISTRIBUTION - 91.420, 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic areas covered by the CDBG entitlement include neighborhoods with concentrations of low-income residents and minority populations. These areas are often characterized by higher levels of poverty, limited access to resources, and disparities in access to quality healthcare and nutrition.

Within these neighborhoods, the CDBG funding will be directed to support programs and services that address the specific needs of low-income and minority residents. This will include initiatives to improve access to healthcare, fresh food and job training skills programs. These programs aim to reduce disparities, enhance outcomes, and promote wellness within these communities.

Funding will also be allocated to improve infrastructure in low-income areas, with a focus on those areas that have a high concentration of low-income and minority demographics. These projects aim to enhance the quality of life for residents by upgrading essential infrastructure such as roads, sidewalks and street lighting. Improving infrastructure in these areas can have a significant impact on the quality of life for residents. Safe and well-maintained roads and sidewalks can improve pedestrian safety and accessibility, making it easier for residents to access essential services such as healthcare facilities, grocery stores, and schools.

Additionally, the CDBG funding may be used to support affordable housing initiatives, economic development projects, and community infrastructure improvements in these areas. These investments are designed to enhance the overall quality of life for residents and promote community revitalization.

By targeting assistance to geographic areas with concentrations of low-income and minority populations, the CDBG program aims to address systemic inequities and promote social and economic inclusion. This approach reflects a commitment to ensuring that all residents of Pittsburgh have access to the resources and opportunities needed to thrive.

Geographic Distribution

Target Area	Percentage of Funds
City of Pittsburgh	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale behind prioritizing the allocation to areas with a high concentration of low-income and minority communities is rooted in the program's overarching goal of promoting community development and improving the quality of life for individuals and families with limited resources.

Discussion

Allocating 100% of Community Development Block Grant (CDBG) funds received in Pittsburgh citywide can have several benefits:

Equity - distributing funds citywide ensures that all neighborhoods and residents, especially those in low-income areas, have access to resources and services. This helps reduce disparities and improves the overall quality of life for the entire community.

- **Community Development** - by investing in various neighborhoods across the city, CDBG funds can support a wide range of community development projects, including affordable housing, infrastructure improvements, and public services. This can lead to a more vibrant and sustainable community.
- **Targeted Impact** - while spreading funds citywide is beneficial for overall equity and development, it's also important to target specific areas or projects that have the greatest need or potential impact. This approach can help address concentrated poverty and other community challenges more effectively.
- **Comprehensive Approach** - utilizing CDBG funds citywide allows for a comprehensive approach to community development, addressing various needs and priorities identified by residents and local officials. This approach can lead to more holistic and sustainable outcomes.

Overall, allocating 100% of CDBG funds received in Pittsburgh citywide can help create a more inclusive, equitable, and prosperous community for all residents.

AP-75 BARRIERS TO AFFORDABLE HOUSING -91.420, 91.220(J)

Introduction

Several common barriers to affordable housing exist throughout the City, including insufficient funds to preserve existing affordable housing and expand the supply. During a meeting with housing developers, a prevalent theme emerged - the high cost of construction and the lack of funding sources at the local, state, and federal levels. Housing developers face challenges in making projects financially feasible.

Given Pittsburg's limited ability to contribute financially to housing projects due to the lack of funding sources, efforts have been made to identify additional opportunities to minimize barriers to affordable housing.

Actions it planned 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

The City offers several mechanisms to facilitate the provision of diverse housing types to meet community needs. These mechanisms include the Planned Development District, density bonuses as per State law, and the Inclusionary Housing Ordinance. Additionally, policies and programs from the 2007–2023 Housing Element support further density bonuses and incentives for mixed-income projects, including special needs housing. This flexibility provides additional support for deviating from development standards for projects that align with community objectives, such as affordable and special needs housing. These policies and programs are proposed to continue into the 2023–2031 Housing Element, which outlines financial and regulatory incentives, concessions, and allowances for developing housing for special needs populations in the city. All these regulations allow flexibility from the base district development standards and are not considered constraints on housing development.

Discussion

Like many cities, Pittsburg requires developers to obtain a series of approvals, or entitlements, before constructing any new development to ensure compliance with the city's design, health, and safety standards. The length of the entitlement process can vary depending on the project's environmental analysis requirements and involves payment of planning permit and Engineering and Building plan check and permit fees. An analysis of the development approval process and

fees indicates that Pittsburg is not overly restrictive in its requirements for development approval, processing time, or fee structure. The entitlement and development process is expeditious and comparable to surrounding communities. The City emphasizes customer service by providing developers with assistance early in the development process. Tools such as online display of development standards on the City's website and free pre-application project reviews by all City departments (separate from the formal Preliminary Plan Review application) help developers ensure that application submittals are complete and comply with the Municipal Code on initial application for a development permit. The pre-application review process also gives developers insight into potential conditions of approval, such as infrastructure installation, frontage improvements, design review conditions, or other potential issues, before formal application submittal.

AP-85 OTHER ACTIONS – 91.420, 91.220(k)

Introduction

Priority is determined by the level of need demonstrated by data collected during the preparation of the Consolidated Plan, information gathered during consultation and citizen participation processes, and the availability of resources to address these needs. Affordable housing, homelessness, non-housing community development needs, and grant administration are all considered "high" priorities based on these components.

Actions planned to address obstacles to meeting underserved needs

Special needs groups, including the elderly/frail elderly, persons with disabilities, and victims of domestic abuse, are present throughout the city. These populations face various obstacles to accessing housing and services. To address these challenges, the City of Pittsburg will continue to allocate CDBG funds for public facility/infrastructure improvements, public service activities, and housing rehabilitation activities whenever possible. In cases where CDBG funds are not available, the city will ensure that other sources of funds are used for housing rehabilitation to support these vulnerable populations.

Actions planned to foster and maintain affordable housing

Pittsburg is committed to creating opportunities for its low-income residents by providing access to affordable housing and resources. The Housing Authority currently owns four residential properties leased to housing choice voucher residents. Additionally, the Housing Rehabilitation Loan Program offers low interest deferred loans to low-income residents, including senior citizens. Many applicants for this program are on fixed incomes and struggle to afford home maintenance and repairs. Pittsburg also funds the Future Build program, which partners with Grid Alternatives to

install solar power on homes of low-income families.

Actions planned to reduce lead-based paint hazards

Lead hazards are a significant concern for the City, especially considering that an estimated 90% of pre-1940 housing units may contain lead-based paint. To protect residents from these hazards, the City will continue to adhere to HUD regulations outlined in 24 CFR Part 35. This regulation focuses on reducing or eliminating lead-based paint hazards in federally owned housing and housing funded with federal funds. The City mandates that its subrecipients comply with these regulations and include requirements for compliance in their projects. Additionally, recipients of homeowner rehabilitation funds must sign HUD's Notification for Lead-Based Paint, and any necessary abatement measures must be included in the home's repairs.

Actions planned to reduce the number of poverty-level families

Pittsburg employs a range of strategies to combat poverty, including initiatives to stimulate economic growth, create job opportunities, and equip residents with the skills needed for these roles. A portion of the city's CDBG funding is allocated to non-profit agencies operating Public Services programs that aid the homeless, directly impacting individuals living in poverty. Various city departments also provide services and support programs promoting personal responsibility, independence, and self-sufficiency.

One of Pittsburg's key efforts to reduce poverty is funding economic development programs and agencies assisting low-income individuals. These programs include microenterprise assistance for those starting or maintaining small businesses, small business development training, and job training and placement services. These initiatives aim to enhance clients' lives and businesses by increasing social and human capital, household income, and job opportunities, ultimately reducing reliance on public assistance and generating jobs within the community.

Actions planned to develop institutional structure

The Contra Costa County Consortium, comprising the County of Contra Costa and the cities of Antioch, Concord, Pittsburg, and Walnut Creek, was established to enhance the administration and implementation of their respective CDBG programs through collaboration. The Consortium members coordinate their Consolidated Planning efforts and have developed a streamlined application process for CDBG/HOME/ESG funds. This process allows applicants to submit one application for multiple jurisdictions and, once funded, complete one periodic performance report for all funding jurisdictions. This collaborative approach has reduced the administrative burden for Subrecipients and facilitates information sharing among jurisdictions.

Additionally, the Consortium has implemented a multiple-year funding cycle, which has

significantly reduced the time spent on completing and reviewing applications for both Subrecipients and CDBG/HOME staff. Each entitlement jurisdiction in the Consortium conducts its own annual planning and allocation process, including the preparation and completion of its annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER). These planning efforts are closely coordinated among Consortium members to align CDBG allocations, maximize funding, and ensure collaboration between agencies.

Actions planned to enhance coordination between public and private housing and social service agencies

The Consortium's jurisdictions collaborate on strategies and actions to address housing discrimination and other obstacles. The Contra Costa Interagency Council on Homelessness (CCICH) partners with local entities, including public and private agencies, the interfaith community, homeless advocacy groups, and other organizations, to implement the CoC Plan aimed at reducing homelessness. The City's goals in the Consolidated Plan and Annual Action Plan are largely achieved through activities conducted by subrecipients, primarily public and private agencies and non-profit organizations within the County. However, there are concerns about the long-term capacity of the non-profit sector during challenging budgetary periods, particularly in meeting complex federal regulations for federally funded programs. Pittsburg will continue to support these agencies by providing technical assistance, fostering collaboration between them, and offering funding assistance whenever feasible.

Discussion

Pittsburg collaborates extensively with public and private affordable housing providers, as well as with Contra Costa County's Public Health, Behavioral Health, and Homeless Services departments, along with various other agencies. This collaboration aims to effectively allocate funds to address the needs of the City's low to moderate-income residents and special needs populations. By coordinating these efforts, Pittsburg maximizes the impact of its CDBG funds and ensures they are used efficiently and effectively.

In working with affordable housing providers, Pittsburg seeks to increase the availability of affordable housing options for its residents. This includes supporting the development of new affordable housing units, as well as the preservation and rehabilitation of existing units. By partnering with these providers, Pittsburg can leverage their expertise and resources to achieve its affordable housing goals.

Pittsburg also collaborates closely with Contra Costa County's Public Health, Behavioral Health, and Homeless Services departments to address the health and well-being of its residents. This includes supporting programs and services that promote access to healthcare, mental health services, and support for individuals experiencing homelessness. Through these partnerships,

Pittsburg aims to improve the overall quality of life for its residents and ensure that they have access to the resources and support they need to thrive.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS - 91.420, 91.220(L)(1,2,4)

Introduction

Projects planned with all expected CDBG funds for the year are identified in the Projects Table. Program income available for use is included in the projects to be carried out. For FY 2025-2026, the City does not anticipate receiving program income.

The City does not have any float-funded activities, Section 108 loan guarantees, or surplus urban renewal settlement funds. Similarly, the County does not have any Urgent Need activities.

All of the City's FY 2025-2026 CDBG funds that are not allocated to Program Administration will benefit persons of low- and moderate-income. The City anticipates allocating 20 percent of all CDBG Program funds towards Program Administration.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)
 Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	54,343
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	54,343

Other CDBG Requirements

- | | |
|---|-------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 0.00% |

Discussion

For this Action Plan, the City calculates the Overall Benefit using a one-year time period, specifically focusing on fiscal year 2025-26.

Entitlement FY 2025-2026	\$	652,097.00
Program Income (PI) Received for FY 2024-2025	\$	54,434.41
Total available for disbursement	\$	706,531.41

Fund Allocation Formula	Public Services = 15% of Entitlement + PI	\$	105,979.71
	Administration = 20% of Entitlement	\$	130,419.40
	ED//PF = Total - PS - Admin	\$	470,132.30
		\$	706,531.41

	PS - PUBLIC SERVICES - 15%	Amount Requested	Amount Allocated on 03/19/2025	Reallocation Option 1
1	Dentists on Wheels	\$ 24,000.00	\$ 21,195.00	\$ 17,662.50
2	La Clinica de La Raza	\$ 45,118.00	\$ 21,195.00	\$ 17,662.50
3	Loaves and Fishes	\$ 19,742.00	\$ 21,195.00	\$ 17,662.50
4	St. Vincent DePaul - RotaCare	\$ 30,000.00	\$ 21,195.00	\$ 17,662.50
5	The Bay Compassion	\$ 20,000.00	\$ 21,195.00	\$ 17,662.50
6	Monument Crisis Center	\$ 25,000.00	\$ -	\$ 17,662.50
	TOTAL	\$ 163,860.00	\$ 105,975.00	\$ 105,975.00
	ED - ECONOMIC DEVELOPMENT			
7	COCOKids	\$ 15,549.00	\$ 17,348.00	\$ 17,348.00
8	Opportunity Junction - Administrative Careers Training Program	\$ 60,000.00	\$ 66,900.00	\$ 66,900.00
9	Renaissance Entrepreneurship Center	\$ 25,000.00	\$ 27,879.00	\$ 27,879.00
	Sub Total for ED	\$ 100,549.00	\$ 112,127.00	\$ 112,127.00
	I/PF - INFRASTRUCTURE/ PUBLIC FACILITIES			
10	City of Pittsburgh - ADA Ramps Installation/ Sidewalk Replacement	\$259,350.00	\$ 279,954.00	\$ 279,954.00
11	City of Pittsburgh - Citywide Roadway Safety Improvements	\$565,613.00	\$ -	\$ 78,052.00
	Sub Total for I/PF	\$ 824,963.00	\$ 279,954.00	\$ 358,006.00
	HSNG - HOUSING			
	Bay Area Crisis Nursery	\$ 10,000.00	\$ 11,152.00	\$ -
	Centro Legal de la Raza	\$ 35,000.00	\$ 39,021.00	\$ -
	Monument Crisis Center	\$ 25,000.00	\$ 27,879.00	\$ -
	Sub Total for Housing	\$ 70,000.00	\$ 78,052.00	\$ -
	TOTAL AWARD FOR ED, I/PF AND HSNG - 65%	\$ 995,512.00	\$ 470,133.00	\$ 470,133.00
	PUBLIC SERVICES - 15%	\$ 163,860.00	\$ 105,975.00	\$ 105,975.00
12	PROGRAM ADMINISTRATION (20%)		\$ 130,419.00	\$ 130,419.00
	PROGRAM BUDGET	\$ 1,159,372.00	\$ 706,527.00	\$ 706,527.00

Funded by the Housing Successor Agency (HSA)				
	Bay Area Crisis Nursery	\$	10,000.00	\$ -
	Centro Legal de la Raza	\$	35,000.00	\$ -
	Total Funded by the HSA		45,000.00	0.00



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving the Self-sufficiency Pilot Training Program and Authorizing its Implementation

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

This item proposes establishing and implementing a pilot program to connect Housing Choice Voucher (HCV) Section 8 participants with job training and skill-building opportunities.

FISCAL IMPACT

This action has no fiscal impact to the General Fund.

RECOMMENDATION

Staff recommends that the City Council adopt this Resolution approving the Self-sufficiency Pilot Training Program and authorizing its implementation.

BACKGROUND

One of the goals identified for Fiscal Year 2024/25 was to create a pilot program aimed at supporting HCV Section 8 participants. The objective is to connect participants with job training and skill-building opportunities. This support helps them achieve financial independence and ultimately transition out of the Section 8 Program permanently.

The Self-sufficiency Pilot Training Program was presented to the Life Enrichment Subcommittee on February 19, 2025. The feedback and direction of the Life Enrichment Subcommittee was to conduct a survey of HCV participants to assess interest in the program and identify barriers to training and education. The survey was open for one month. The results were briefed to the Life Enrichment Subcommittee on May 21, 2025.

A total of 820 survey emails were sent, with 62 being undeliverable. Of the remaining recipients, we received approximately 100 responses to the survey questions. The responses received were positive, with the responders identifying the types of training desired, challenges faced in securing improved job opportunities and obtaining higher-quality employment, and what support would be beneficial for success in the program.

The top requests for job training or skills were computer skills, office and administrative skills, medical and healthcare support, entrepreneurship, resume writing and interview preparation. The challenges identified were lack of training or education, childcare needs, transportation and health issues or disability. The support identified to be beneficial for success in the program were job placement after training, flexible schedules, financial, technology or internet access, transportation assistance and childcare.

SUBCOMMITTEE FINDINGS

On February 19, 2025, the Life Enrichment Subcommittee recommended implementing the Self-sufficiency Pilot Training Program, after a one-month survey period.

STAFF ANALYSIS

The California State Department of Housing and Community Development (HCD) published the 2025 State Income limits on April 23, 2025. According to HCD, the area median income for Contra Costa County for a family of four is \$159,800. The average income for a family of four participating in the HCV program is \$79,900.

The City, through its Community Development Block Grant Program (CDBG), and the Pittsburg Power Company fund the following organizations providing professional development and in some instances placement:

- Future Build – 16+ week pre-apprenticeship training in the solar and construction industries with a graduation rate of approximately 88% and a placement rate of around 85%
- Opportunity Junction – A 12-week career training program offering certification in Nursing Assistant, Medical Assistant, and Administrative career paths. Participants also receive comprehensive career counseling, including résumé assistance, interview preparation, job placement assistance, and employment matching services
- Renaissance Entrepreneurship Center – Offers professional training, expert consulting, access to capital, and a strong support network for entrepreneurs looking to start or grow their business. All programs and services are available in both English and Spanish
- St. Vincent de Paul – The Workforce Program is a 12-week initiative that provides comprehensive support, including résumé development, financial counseling, career coaching and mentoring, communication and interpersonal skills training, time management and organization, interview preparation, and assistance with job applications and cover letters. Participants who register and attend classes are eligible to interview for paid part-time positions at one of the organization’s locations, with roles such as cashier, shelf stocker, or heavy equipment (crane) operator.

The Pilot Program includes a workshop where potential participants will be able to meet service providers and ask questions, helping potential participants narrow down their interest and select their training of choice. Opportunity Junction, Renaissance Entrepreneurship Center, and St. Vincent de Paul currently offer their services at no cost to participants, supported by various grant funding opportunities. However, due to rising operational costs and potential funding gaps, the organizations funded by CDBG are considering implementing a minimal fee in the future.

Upon approval of the attached Resolution, staff will implement the program in order to meet the starting dates of the service providers. It is this program's objective to empower HCV participants to be able to make decisions that do not tie their hands because of financial dependency on the HCV Section 8 Program.

ATTACHMENTS: Resolution
 Program Description
 Flyers

Report Prepared By: Tanya Ray, Housing Manager

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Self-sufficiency Pilot Training)
Program and Authorizing its Implementation)

RESOLUTION NO. 25-

WHEREAS, one of the goals identified for Fiscal Year 2024/25 was to create a pilot program aimed at supporting Housing Choice Voucher (HCV) Section 8 participants; and

WHEREAS, the California State Department of Housing and Community Development (HCD) published the 2025 State Income limits on April 23, 2025. According to HCD, the area median income (AMI) for Contra Costa County for a family of four is \$159,800. The average income for a family of 4 participating in the HCV program is \$79,900; and

WHEREAS, the Community Services Department drafted a pilot program with the objective of connecting participants with job training and skill-building opportunities, helping them achieve financial independence; and

WHEREAS, on February 19, 2025, the Self-Sufficiency Training Pilot Program was presented to the Life Enrichment Subcommittee and recommended for implementation; and

WHEREAS, a month-long survey was conducted to assess participants' needs and challenges, and the survey results for the Self-Sufficiency Training Pilot Program were presented to the Life Enrichment Subcommittee on May 21, 2025

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Pittsburg hereby approves the Self-Sufficiency Training Pilot Program and authorizes its implementation.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk



City of Pittsburgh

Self-Sufficiency Pilot Training Program

ELIGIBLE PARTICIPANT FAMILIES

All families who receive assistance under the HACP HCV (Housing Authority of the City of Pittsburg Housing Choice Voucher) program, are in “good standing” with regards to their HCV Family Obligations, and who wish to participate in the City of Pittsburg’s Self-Sufficiency Pilot Training Program.

ESTIMATE OF PARTICIPATING FAMILIES

The City of Pittsburg’s Self-Sufficiency Pilot Training Program intends to enroll 10 families per calendar year.

INCENTIVES TO PARTICIPATION

HCV Program participants are offered multiple incentives for participation. Some of the incentives offered through the program are:

- Individualized counseling sessions with community-based providers, where available
- Job Skills Counseling
- Vocational training opportunities in various trades
- Career Coaching Services to provide support in resume building, interview preparation, job placement assistance, and other related career development services.
- Other services that may be available or become available

OUTREACH

NOTICE OF AVAILABILITY & RECRUITMENT EFFORTS

All HCV families will be notified of program availability. Notification of the City of Pittsburg’s Self-Sufficiency Pilot Training Program availability is initiated as follows:

- At initial briefings for lease-up, all HCV program participants are informed about the City of Pittsburg’s Self-Sufficiency Pilot Training Program.
- Informational meetings, formal or informal, will be held as needed to discuss program features and requirements.
- Information given at each scheduled reexamination for the family
- Newsletters and/or mailings, which may be supplemented by Electronic Media including but not limited to email, text, website information and social media.
- Distributed informational material to community-based agencies relevant to the City of Pittsburg’s Self-Sufficiency Pilot Training Program.
- Make Interest Cards available to eligible families who express interest.
- Post on the HACP website.

SUMMARY OF PARTICIPANT SELECTION STEPS

Enrollment into the City of Pittsburg's Self-Sufficiency Pilot Training Program is completed after the following:

- The eligible participant family expresses and verifies interest in the program
- The family completes the City of Pittsburg's Self-Sufficiency Pilot Training Program Orientation
- The family completes the Participant Profile and intake paperwork
- The family reviews the Participant Profile with program
- The family agrees to participate; participates in the completion of an Individual Training and Service Plan
- Contract of Participation is executed

HACP POLICY ON STATE AND LOCAL EMPLOYMENT TRAINING PROGRAMS

Incremental earnings and benefits to any family member resulting from participation in qualifying state or local employment training programs (including training programs not affiliated with a local government) and training of a family member as resident management staff are excluded from annual income. Amounts excluded by this provision must be received under employment training programs with clearly defined goals and objectives and are excluded only for the period during which the family member participates in the training program [24 CFR 5.609(c)(8)(v)].

HACP Policy: The HACP defines training program as "a learning process with goals and objectives, generally having a variety of components, and taking place in a series of sessions over a period of time. It is designed to lead to a higher level of proficiency, and it enhances the individual's ability to obtain employment. It may have performance standards to measure proficiency. Training may include but is not limited to: (1) classroom training in a specific occupational skill, (2) on-the-job training with wages subsidized by the program, or (3) basic education" [expired Notice PIH 98-2, p. 3].

The HACP defines incremental earnings and benefits as the difference between: (1) the total amount of welfare assistance and earnings of a family member prior to enrollment in a training program, and (2) the total amount of welfare assistance and earnings of the family member after enrollment in the program [expired Notice PIH 98-2, pp. 3–4].

In calculating the incremental difference, the HACP will use as the pre-enrollment income the total annualized amount of the family member's welfare assistance and earnings reported on the family's most recently completed HUD-50058. End of participation in a training program must be reported in accordance with the HACP's interim reporting requirements.

HUD-FUNDED TRAINING PROGRAMS

Amounts received under training programs funded in whole or in part by HUD [24 CFR 5.609(c)(8)(i)] are excluded from annual income. Eligible sources of funding for the training include operating subsidy, Section 8 administrative fees, and modernization, Community Development Block Grant (CDBG), HOME program, and other grant funds received from HUD.

HACP Policy: To qualify as a training program, the program must meet the definition of training program as described in the HACP Administrative Plan for state and local employment training programs.

EARNED INCOME TAX CREDIT

Earned income tax credit (EITC) refund payments received on or after January 1, 1891 (26 U.S.C. 32(j)), are excluded from annual income [24 CFR 5.609(c)(17)]. Although many families receive the EITC annually when they file taxes, an EITC can also be received throughout the year. The prorated share of the annual EITC is included in the employee's payroll check.

LAUNCH A CAREER IN HEALTHCARE

TUITION-FREE MEDICAL TRAINING PROGRAM



Classroom Training

- 12 weeks of in-class training

Hands-on Experience

- 4 weeks of externship

Certification Testing

- Certification testing is scheduled as soon as possible after training completion

Job Placement Assistance

- Get personalized assistance with job placement and alumni advancement support
- Career guidance and job placement assistance
- Books, certification exams, and scrubs are covered
- Hot lunch (Mon-Thurs)
- Groceries every Friday

**CLASSES START
JANUARY 2025**

**APPLY
NOW**



**NO-COST TO INCOME
QUALIFYING CONTRA
COSTA RESIDENTS (18+)**



This project received \$470,000 (70% of its total cost) from a federal Community Benefit Projects grant, as implemented by the U.S. Department of Labor's Employment and Training Administration.

opportunityjunction.org/careers/ma-training

(925) 776.1133 | 3102 Delta Fair Blvd., Antioch, CA

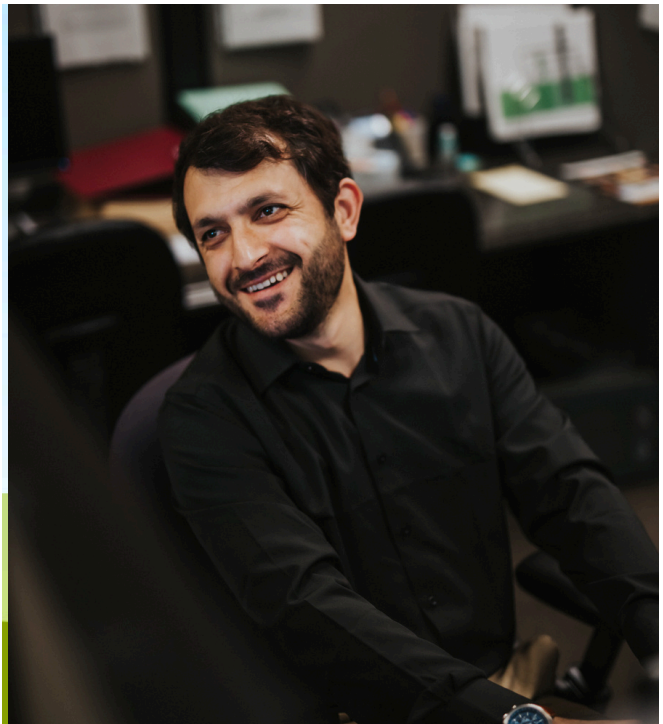
NEED A JOB? FREE OFFICE CAREER TRAINING

12 Weeks Training:

- Microsoft office, including: Word, Excel, PowerPoint
- Computer & technology skills
- Professional etiquette
- Business English & math

Paid Work Experience:

- Resume writing
- Practice interviews
- Career guidance
- Job placement assistance



**NO-COST TO INCOME
QUALIFYING CONTRA
COSTA RESIDENTS (18+)**

**NEXT CLASS STARTS
FEBRUARY 2025**

Program Benefits:

- Books are included
- Hot lunch (Mon-Thurs)
- Groceries every Friday
- Lifetime alumni support



WDBCCC WIOA Title 1 financially assisted programs or activities are an equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities

Government partners include the CDBG Programs of the City of Antioch, City of Pittsburg, and Contra Costa County; the Contra Costa County CSBG Program, and Contra Costa's Employment and Human Services Department

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LAUNCH A CAREER IN HEALTHCARE

TUITION-FREE

CERTIFIED NURSING ASSISTANT TRAINING



APPLY NOW

**CLASSES START
SEPTEMBER 2025
IN ANTIOCH**



Classroom Training

- 12 weeks of training in a healthcare skills lab

Hands-on Experience

- Hands-on training in a skilled nursing facility

Certification Testing

- Certification testing is scheduled as soon as possible after training completion.

Job Placement Assistance

- Get personalized assistance with job placement and alumni advancement support.

NO-COST TO INCOME QUALIFYING CONTRA COSTA RESIDENTS (18+)

- Books, certification exams, and scrubs are covered
- Hot lunch (Mon-Thurs)
- Groceries every Friday



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ENGLISH AS A SECOND LANGUAGE (ESL)

ONGOING TUESDAY AND THURSDAY

Beginner: 6:00 PM - 7:30 PM
Intermediate: 7:30 PM- 9:00 PM

**APRENDA INGLÉS GRATIS.
EL CENTRO ESTÁ TEMPORALMENTE
CERRADO, PERO LAS CLASES SE
OFRECEN
EN LÍNEA, A TRAVÉS DE ZOOM.**

MARTES/JUEVES

Principiantes: 6:00 PM -7:30 PM
Intermedios: 7:30 PM -9:00 PM

PARA MÁS INFORMACIÓN: (925) 776-1133



TYPING TEST CERTIFICATION

Please visit our website
to be scheduled for the typing test

MICROSOFT POWERPOINT

Must have a working version of PowerPoint 2016 or later version installed in your computer before your first class

**December 2nd - December 18th
(M-W; 6PM-7:30PM)**

Learn how to craft stunning slides by inserting videos, adding animations, 3D effects, transitions, layouts, and color schemes to create a fun and professional presentation that captures your audience's attention.

MICROSOFT EXCEL 3

Completion of EXCEL 2 is required to take Excel 3

**December 9th - December 19th
(M-T-TH; 7:30PM- 9:00PM)**

Learn how to Sort, filter, V-lookup, tables, charts, What-If, and pivot tables.

**PLEASE SCAN THE
QR CODE TO SIGN UP
FOR A CLASS**



**Classes are being offered online, via Zoom and taught using Microsoft Office 365 (for Word & PowerPoint) and Microsoft Office 2021 (for Excel Classes)*
Classes are not intended to lead to employment*

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English as a Second Language (ESL)

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APRENDA INGLÉS GRATIS.

EL CENTRO ESTÁ TEMPORALMENTE CERRADO,
PERO LAS CLASES SE OFRECEN EN LÍNEA,
A TRAVÉS DE ZOOM.

Horario

Clases Continuas Martes y Jueves

PRINCIPIANTES:
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INTERMEDIOS:
7:30 p.m. - 9:00 p.m.

Para más información: (925) 776-1133

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The Society of St. Vincent de Paul
of Contra Costa County

Workforce Development

Join a Team & Receive Paid Employment and Training - Find the Job for You!



Skill Development

- Interviewing & Communications
- Resumé Building
- Computer skills
- Networking/Reference building
- Building job search skills

Program Benefits

- Supportive group classes
- 1-on-1 mentorship
- Connection to support services
- 25 weeks of paid, part-time work

Call (925) 439-5060 to reserve your spot!
Participants MUST ATTEND a Part One & a Part Two Session

Pittsburg

SVdP Dining Room/
Community Center,
1415 Simpson Ct.

Part One

Tues. 3/11: 2-5 pm

Part Two

Sat. 3/15: 2-5 pm

Brentwood

SVdP Thrift Store
8890 Brentwood Blvd.

Part One

Fri. 3/7: 10:30 am-1:30 pm

Part Two

Wed. 3/12: 10:30 am-1:30 pm

If selected for the program, workplaces are in Pleasant Hill, Brentwood, and Pittsburg.

Job Preperation Workshop

Two Half-Day Sessions

Job Preparation Workshop is a classroom learning opportunity, **taught in two half-day sessions**. The curriculum contains topics necessary for finding and retaining employment, including development of your personal vision (values, interests, skills, and abilities), indentification of your S.M.A.R.T goals, such as:

- **Resume Writing**
- **Interview Skills,**
- **Networking,**
- **Financial Management**



Transitional Employment Program

24 weeks, On-The-Job Training

Participants will continue learning topics covered in the Job Preperation Workshop **in weekly classes**, and through **one-to-one mentoring**.

On-the-job training includes part-time, paid positions that give each participant experience in areas such:

- **Cashier and store operations**
- **Warehouse operations**
- **Truck driving and navigation**
(for select participants)

Interested?

Connect with us at:

**St. Vincent de Paul of
Contra Cost County
2210 Gladstone Drive
Pittsburg, CA 94565
(925) - 439 - 5060**

**info@svdp-cc.org
www.svdp-cc.org**



**Corportate and Foundation support for
this program is provided by:**

- Contra Costa County
Employment & Human Services
- SVdP National Systemic Change Funding

St. Vincent de Paul is an
equal opportunity organization.
We measure success one individual at
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Help us start your journey.

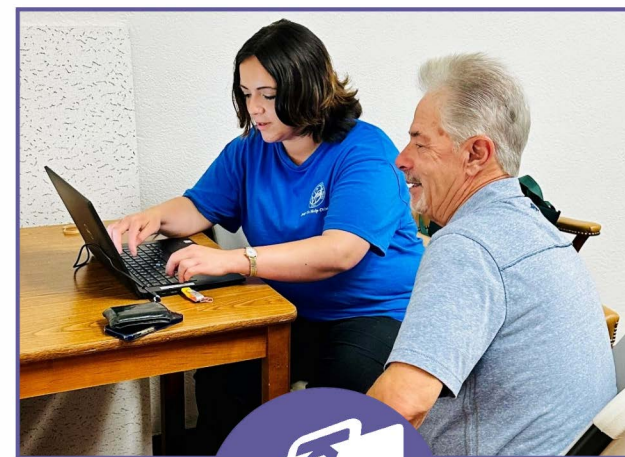


*The Society of St. Vincent de Paul
of Contra Costa County*

WFED

WorkForce Development

**Paid Transitional
Employment
Mentoring Program**



2210 Gladstone Drive
Pittsburg, CA 94565
(925) - 439 - 5060

www.svdp-cc.org



2555 Harbor Street
Pittsburg, CA 94565
925-522-2970

ORGANIZATIONAL SUPPORTERS

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Pittsburg Power Company
Contra Costa Workforce Development Board
Environmental Protection Agency
Construction Trades Workforce Initiative
Y & H Soda Foundation
Pittsburg Adult Education Center
Open Opportunities, Inc.
Keller Canyon Mitigation Funds

Free Training Opportunities

*Are you interested in the following industries:
Green Jobs, Clean Energy, Solar, Refinery,
Manufacturing, Construction and Building Trades*

Minimum Qualifications:

18 Years and Older
Live in East Contra Costa County
Must qualify for Workforce Innovation and Opportunity Act (WIOA)
High School Diploma or GED (or willing to get one)
Social Security Card or Right to Work Documents
Registered for Selective Services by age 26 (males only)
Able to pass a drug test within 30 days of start date

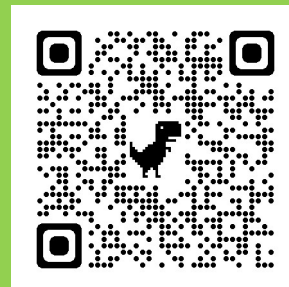
Women & Minorities Encouraged to Apply

Successful Graduates Earn the Following Certificates

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Photovoltaic, Solar Installation.
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Spaces, CPR/First Aid, Forklift,
Flagger, Refinery Safety Overview

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through entrepreneurship

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If you are ready to start a small business or are very new to business, this six week class is for you! Learn the basic tools and business fundamentals needed to start-up successfully.



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Graduates of our courses can book free consultations with our consultants.



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**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Minute Order Accepting the Measure M Citizen's Oversight Committee Report and Proposed Use of Measure M Funds for Fiscal Year 2025/26

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

Measure M requires a Citizen's Oversight Committee ("Committee") charged with making recommendations to the City Council for the use of the Measure M revenue. This item is the Committee's report on the programming of the Measure M revenues used in Fiscal Year (FY) 2024/25 and the proposed programming of Measure M revenues for FY 2025/26 (Report).

FISCAL IMPACT

There is no fiscal impact in accepting the Committee's Report and recommendations.

RECOMMENDATION

Staff recommends that the City Council accept the Committee's Report and recommendations.

BACKGROUND

Due to the 2008 Global Financial Crisis, the City faced substantially decreasing revenues, including a 26% decrease in sales and property taxes since 2008. This financial stress resulted in a loss of approximately \$2.6 million in FY 2011/12. Severe cost cutting measures were implemented, which included the reduction of staff, from 275 full-time employees in 2008 to 239 full-time employees in 2011, through early retirements and not filling vacant positions. In addition, the costs to provide essential City services to the community continued to increase.

The City predicted that without an increase in sales tax revenues, the City would have a General Fund deficit of approximately \$2.7 million in FY 2012/13. To avoid reductions in vital services, the City Council placed Measure P on the June 5, 2012 ballot to temporarily increase the City's sales tax. Measure P language:

“To provide funding that stays in Pittsburg and cannot be seized by the State, to be used for Public Safety, gang prevention, job creation programs for local residents, to keep the Senior Center open, to maintain other City services, shall the City of Pittsburg enact a temporary, half-cent sales tax for five years, reduced to one-quarter cent for five years, then the increase be terminated, altogether, with citizen's oversight committee, mandatory audits and consistent community reporting?”

Of the 7,058 votes received, 5,094 voters said “yes”.

During FY 2015/16, the City projected that without an extension of Measure P, vital City services currently funded would face reductions as Measure P would reduce by 50% in FY 2017/18 and terminate in FY 2022/23. An election to extend Measure P was placed upon the June 7, 2016 ballot, referred to as Measure M. Measure M language:

“To provide funding that stays in Pittsburg and cannot be seized by the State, to be used for Public Safety, gang prevention, job creation programs for local residents, Senior Center operations, repair roads, operate youth programs, and maintain other City services, shall the City of Pittsburg extend its current half-cent sales tax through fiscal year 2034-2035, providing \$3.6-3.8 million annually, then the increase be terminated, altogether, with citizen's oversight, mandatory audits and consistent community reporting?”

Of the 10,581 votes received, 8,631 voters said “yes”.

As required by Section 3.08.140 of the Pittsburg Municipal Code, the City Council established the Committee and is charged with:

- Receiving information from City staff on the receipt of revenues and the expenditures of funds from the measure;
- Providing recommendations to the City Council on the future use of the measure's revenues;
- Producing an annual report that records the results of its recommendations for expenditure of the revenue generated from the tax; and
- Presenting this report to the City Council at a public meeting, making it part of the public record.

Since FY 2021/22 the following allocations for each category have remained in place, creating a total base allocation of \$4.9 million (the “Base Allocation”): Public Safety \$2,850,000; Senior Center \$425,000; Economic Development \$450,000; Youth Programs \$425,000; and Road Repairs \$750,000. In addition, \$200,000 has been set aside as Measure M reserves. As long as the Measure M reserves remain intact, any Measure M funds generated above the Base Allocation are available for allocation as may be recommended by the Committee and considered and approved by the City Council. Measure M funds generated in the current year are programmed for the following fiscal year.

SUBCOMMITTEE FINDINGS

This item was discussed in the Measure M Citizen's Oversight Committee meeting on May 28, 2025.

STAFF ANALYSIS

Currently, the Committee consists of the following members: Dennisha Marsh, Michael Aparicio, and Roland Fernandez (Community Advisory Commissioners) and Tara Sanders and Zane Fiala (local business owners and residents). During the May 28, 2025, the Committee members present received the status report on how Measure M funds were programmed in FY 2024/25 and made recommendations on the programming of Measure M funds for FY 2025/26, as detailed in the attached Measure M Citizen's Oversight Committee Report.

ATTACHMENTS: Measure M Citizen's Oversight Committee Letter
 Measure M Citizen's Oversight Committee Report

Report Prepared By: Maria M. Aliotti, Assistant City Manager

City of Pittsburgh

Measure M Citizen’s Oversight Committee Report

Update on Fiscal Year 2024/25 Programming

Proposed Fiscal Year 2025/26 Programming

Background on Measure M (previously Measure P)

Due to the 2008 Global Financial Crisis, the City faced substantially decreasing revenues, including a 26% decrease in sales and property taxes since 2008. This financial stress resulted in a loss of approximately \$2.6 million in Fiscal Year (FY) 2011/12. Severe cost cutting measures were implemented, which included the reduction of staff, from 275 full-time employees in 2008 to 239 full-time employees in 2011, through early retirements and not filling vacant positions. In addition, the costs to provide essential City services to the community continued to increase.

While some departments experienced staff reductions, the Recreation Department was impacted the most with not only the reduction of staff but also the elimination of programs. The City predicted that without an increase in sales tax revenues, the City would have a General Fund deficit of approximately \$2.7 million in FY 2012/13. To avoid reductions in vital services, the City Council placed Measure P on the June 5, 2012 ballot to temporarily increase the City’s sales tax. Measure P language:

“To provide funding that stays in Pittsburgh and cannot be seized by the State, to be used for Public Safety, gang prevention, job creation programs for local residents, to keep the Senior Center open, to maintain other City services, shall the City of Pittsburgh enact a temporary, half-cent sales tax for five years, reduced to one-quarter cent for five years, then the increase be terminated, altogether, with citizen’s oversight committee, mandatory audits and consistent community reporting?”

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Of the 10,581 votes received, 8,631 voters said “yes”.

Citizen’s Oversight Committee

As required by Section 3.08.140 of the Pittsburg Municipal Code, the City Council established a Citizen’s Oversight Committee (“Committee”). This Committee is charged with:

- Receiving information from City staff on the receipt of revenues and the expenditures of funds from the measure;
- Providing recommendations to the City Council on the future use of the measure’s revenues;
- Producing an annual report that records the results of its recommendations for expenditure of the revenues generated from the tax; and
- Presenting this report to the City Council at a public meeting, making it part of the public record.

Currently, the Committee consists of the following members: Dennisha Marsh, Michael Aparicio, and Roland Fernandez (Community Advisory Commissioners) and Tara Sanders and Zane Fiala (local business owners and residents).

Below is a table of the Measure P and Measure M allocations by fiscal year:

FY	Public Safety \$	%	Senior Center \$	%	Economic Dev. \$	%	Youth Programs \$	%	Repair Roads \$	%	Total
Measure P											
2012/13	2,143,082	86.00%	299,035	12.00%	49,839	2%					2,491,956
2013/14	3,099,204	86.00%	432,447	12.00%	72,074	2%					3,603,725
2014/15	3,647,341	89.00%	327,851	8.00%	122,944	3%					4,098,136
2015/16	3,687,655	89.00%	331,476	8.00%	124,303	3%					4,143,434
2016/17	3,823,357	89.00%	343,673	8.00%	128,877	3%					4,295,907
Measure M											
2017/18	3,826,264	86.00%	355,932	8.00%	133,474	3.00%	88,983	2.00%	44,492	1.00%	4,449,145
2018/19	3,977,790	85.75%	371,106	8.00%	127,568	2.75%	79,954	1.72%	82,404	1.78%	4,638,822
2019/20	4,047,174	85.77%	377,579	8.00%	128,673	2.73%	82,595	1.75%	82,595	1.75%	4,718,616
2020/21	2,751,606	82.82%	320,942	9.66%	109,372	3.29%	70,206	2.11%	70,206	2.11%	3,322,332
2021/22	2,850,000	58.16%	425,000	8.67%	450,000	9.18%	425,000	8.67%	750,000	15.31%	4,900,000

Since FY 2021/22, the following allocations for each category have remained in place, creating a total base allocation of \$4.9 million (the “Base Allocation”): Public Safety \$2,850,000; Senior Center \$425,000; Economic Development \$450,000; Youth Programs \$425,000; and Road Repairs \$750,000. In addition, \$200,000 has been set aside as Measure M reserves. As long as the Measure M reserves remain intact, any Measure M funds generated above the Base Allocation (the “Measure M Surplus”) are available for allocation as may be recommended by the Committee and considered and approved by the City Council. Measure M funds generated in the current fiscal year are programmed for the following fiscal year.

Update on Activities in FY 2024/25 and Proposed Programming for FY 2025/26

The Committee met on May 28, 2025 to review the Measure M funded activities during FY 2024/25 and to consider and recommend the programming of Measure M funds for FY 2025/26.

Public Safety - \$2,850,000

Projects/Programs	FY 2024/25 \$	FY 2025/26 \$
Body-worn Camera/Evidence	350,000	350,000
Public Safety Network	250,000	50,000
Crime Analyst Services	100,000	100,000
Commercial Retail Enforcement	190,000	0
Sworn Staffing	1,399,631	2,090,500
Support Staffing	485,369	184,500
Outside Internal Investigations	75,000	75,000
Total	2,850,000	2,850,000

The Police Department (PD) uses its base allocation to pay for staffing, and equipment, services, and systems as part of PD’s operations. For example, funding for the body-worn cameras and the storage of information from this system, and internal investigations conducted by outside, third-party agencies will be the same in FY 2025/26 as it is in FY 2024/25 because the City wants to ensure accountability and transparency. Funding for crime analyst services, providing real-time data will also be maintained at the same level as these are vital services in the investigation of cases.

Funding for certain efforts in FY 2024/25 will be reduced in FY 2025/26 to increase the funding for sworn staff in order to keep officers on the streets. There are more than 300 cameras in Pittsburg, and while funding for the public safety network is reduced, there will be sufficient funding to maintain the camera system and network related subscriptions.

Senior Center - \$425,000

Projects/Programs	FY 2024/25 \$	FY 2025/26 \$
Exercise Classes	38,154	38,154
Social Groups	16,052	16,052
Classes	14,772	14,772
Tournament	1,500	1,500
Dances	3,000	3,000
Events	11,504	11,504
Personnel	222,734	222,734
Overhead/Utilities/Building Maint.	117,266	117,284
Total	424,982	425,000

According to the United States Census, Pittsburg’s population as of July 1, 2024 was 77,131 and that 13.4% (or 10,336) are 65 years old and older.^[1] The City’s Senior Center makes available many activities to its seniors. The Recreation Department-Senior Center is proposing to use its FY 2025/26 Measure M allocation for the same activities as in FY 2024/25. Some of the activities include but are not limited to art, yoga, heart healthy, line dancing, mental health, pool tournaments, and senior formals. The Recreation Department-Senior Center actively seeks and has been successful in receiving grants that help to supplement the City’s senior program. Measure M funds are also used to pay for staffing and operation related expenses such as utilities and building maintenance.

^[1][U.S. Census Bureau QuickFacts: Pittsburg city, California](#)

Economic Development - \$450,000

Projects/Programs	FY 2024/25 \$	FY 2025/26 \$
Personnel	190,515	346,000
Contractual Services	233,252	55,000
Advertising/Promotion	7,591	10,000
Other Operating Expenses	18,642	39,000
Total	450,000	450,000

During FY 2024/25, an emphasis was placed on facilitating an environment that helped support local businesses while attracting new employers that would bring new jobs to the City. These efforts included placemaking activities that serve to attract patrons to local businesses, including an expanded mural and art installation program, as well as lighting improvements at John Buckley Square, façade improvements, and landscaping enhancements along Railroad Avenue. The City also worked extensively with consultants to facilitate the development of a new hotel to open in the upcoming fiscal year, and in the creation of an Enhanced Infrastructure Financing District (EIFD), which will support improvements to local infrastructure that businesses rely on.

Efforts in advertising and promotions have also been expanded. The City hired North Star Branding and Marketing to assist in the development of a revised City brand marketing and outreach materials intended to position Pittsburg as a municipality on the rise and a great place to do business. Staff has also increased the promotion of shows at the California Theatre via displays along BART lines to encourage visitors to attend the shows and visit the local restaurants. The Economic Development Department also placed ads in certain magazines to attract businesses to Pittsburg. Staff costs and operating expenses represent the economic development efforts and implementation of various programs.

Because these programs are still ongoing, more staff effort and related operating costs are needed in FY 2025/26. Therefore, staff and operating costs have been increased so that appropriate focus is given to economic development efforts and programs.

Youth Programs

Projects/Programs	FY 2024/25 \$	FY 2025/26 \$
Pittsburg Summer Youth Corp	20,220	0
Aquatics	25,000	0
Youth Commission	2,500	0
Black College Expo	1,500	0
Youth Symposium	2,000	0
Bridge Builders	4,858	0
Youth Sports	5,000	0
Youth Services Contract	100,000	0
Overhead/Utilities/Building Maint.	120,722	117,266
Personnel	143,200	143,200
Youth Programming and Activities	0	164,534
Total	425,000	425,000

The Recreation Department-Youth has been very active in providing the Pittsburg youth many opportunities for growth. In FY 2024/25, Measure M funds were used for: youth programs that focus on civic engagement, STEAM and overall wellness; sports, aquatics, and general recreation; and overall support through the youth services contract.

Development programs funded through Measure M encompass the Pittsburg Summer Youth Corp, a job readiness program for youth aged 11-14. This program utilizes community projects, site tours, and speaker engagements to facilitate youth development. In April, a Youth Service Provider Symposium was held, focusing on recruitment and engagement strategies. Additionally, the Pittsburg Youth Commission convenes monthly throughout the school year to provide youth with opportunities for civic engagement on matters pertaining to Pittsburg's youth. The Recreation Department facilitates access to post-secondary education by organizing Bridge Builders Camps and the Black College Expo trip, thereby eliminating barriers to exposure to this educational opportunity.

The City, through the Recreation Department, has contracted with Success Through Self Academy (STS), providing childcare services which include transportation to and from school, meals and snacks, tutoring, sports, and mental health assistance.

The Recreation Department continues to pursue and successfully receives grants that supplement the department revenues for youth related activities. Because of this, the programming details of FY 2025/26 Measure M funds have not been identified as grant funds will be leveraged first and Measure M funds will be used to fill in the gaps.

Road Repairs

Projects/Programs	FY 2024/25 \$	FY 2025/26 \$
Pavement Management Program	650,000	650,000
Arterial Median Improvements	100,000	100,000
Total	750,000	750,000

The Department of Public Works has implemented the Pavement Management Plan (Plan), a long-term plan based on best practices and with the goal of raising the City’s Pavement Condition Index (PCI). The City’s strategy is to rehabilitate roads before they fail and preserve them, while pursuing additional funding for roads that have already failed. Measure M funds, along with other funds such as General Fund, SB1/Road Maintenance and Rehabilitation Account (RMRA), and CalRecycle Grants are used to complete various road improvement projects.

The Plan divides the City into 10 zones. Zone 3 was completed November 2024 which included the repaving and resurfacing of local streets. Zone 4 is currently under construction and is anticipated to be completed in August 2025. Public Works is proposing to use its base allocation for continued roads improvement efforts in FY 2025/26 for Zone 7.

In FY 2024/25, Measure M funds were also used to implement projects that reduce the maintenance cost for the medians by converting current landscaping to drought tolerant plans or decorative concrete. Public Works is proposing to perform the same work in FY 2025/26.

Measure M Surplus

	\$
Carryover from FY 2024-25 (unprogrammed)	12,451
Estimated Measure M (generated FY 2024-25 to be programmed FY 2025-26)	6,084,843
	(4,900,000)
<u>Less Base Allocations</u>	<u>0</u>
Measure M Surplus Available	1,197,294
Less Previously Approved Expenditures	
Sidewalk - Resolution 24-14533	(100,000)
Additional Library Hours - Resolution 23-14279	(121,667)
Park Patrol Services - Resolution 23-14319	(200,000)
<u>Net Measure M Surplus Available-Still Uncommitted</u>	<u>775,627</u>
Measure M Committee Recommendations	
Road Repairs - citywide pavement program	528,330
Central Harbor Park security cameras	50,000
Citywide Lighting and Landscaping	150,000
Additional Road Repairs	47,297
<u>Total</u>	<u>775,627</u>

As mentioned above, as long as the Measure M reserves remain intact, any Measure M funds generated above the Base Allocation are available for allocation as may be recommended by the Committee and considered and approved by the City Council. For FY 2025/26, there will be \$1,197,294 Measure M Surplus available. However, three actions were previously approved by the City Council that authorizes the use of future Measure M Surplus: Resolution 24-14533 – \$100,000 for sidewalks as part of the 2024/25 Capital Improvements Projects (CIP) Program; Resolution 23-14279 – \$121,667 for additional library hours; and Resolution 23-14319 – \$200,000 for Park Patrol Services as part of Economic Development’s effort in keeping the City attractive to potential investors by ensuring that the City’s parks and certain sites are free of overnight camping and vandalism, leaving the remaining balance of \$775,627 of Measure M Surplus still uncommitted and available for programming in FY 2025/26.

During the May 28, 2025 Committee meeting, the \$200,000 for Park Patrol Services was inadvertently left out, thereby resulting in the Committee allocating more Measure M Surplus funds than available. Staff explained that the cost to rehabilitate the roads is approximately \$10 million per zone. The Committee, at that time, recommended to fund the following requested amounts: \$528,330 for Road Repairs; \$50,000 for Central Harbor Park security cameras; and \$150,000 for Citywide Lighting and Landscaping. The Committee allocated the remaining available balance of \$247,297 to Road Repairs as additional funding.

Upon discovering Resolution 23-14319, the additional funding for Road Repairs has been reduced by \$200,000 in order to comply with Resolution 23-14319, which authorized the use of future Measure M Surplus to fund the final extension of the Park Patrol Services contract.

While the City Council takes into consideration the Committee's recommendations, it is the City Council who has authority to allocate the Measure M Funds.



July 7, 2025

To: City Council

From: Measure M Citizen's Oversight Committee

Re: Measure M Funds – Status of Fiscal Year 2024/25 Programming and Proposed Programming for Fiscal Year 2025/26

Members of the Citizen's Oversight Committee (Committee) met on May 28, 2025 to review the Measure M funds generated in Fiscal Year (FY) 2023/24 and programmed in FY 2024/25. During the meeting, the Committee also heard from staff how Measure M funds generated in FY 2024/25 will be programmed in FY 2025/26. It is this Committee's opinion that the City has met the requirements and is properly expending Measure M funds on eligible uses pursuant to the ballot measure presented to the voters on June 5, 2012 and June 7, 2016.

Enclosed with this letter is the Measure M Citizen's Oversight Committee Report for the City Council's review and consideration, which includes the Committee's recommendation for the allocation of Measure M Surplus funds for FY 2025/26.

Respectfully,

Michael Aparicio
Citizen Oversight Committee Member

**CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES**

DATE: June 16, 2025

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS

Jelani Killings, Mayor/Chair
Dionne Adams, Vice-Mayor/Chair
Angelica Lopez, Council/Agency Member
Juan Antonio Banales, Council/Agency Member
Arlene Kobata, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor Killings called the regular meeting to order at 7:03 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA. after having convened in Closed Session at 5:33 P.M. for the following Closed Session:

1. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6:
City designated representatives: Garrett Evans, Maria Aliotti, Jennifer Brizel, Jordan Davis
Employee organizations: American Federation of State, County, and Municipal Employees Local 512 Management/Professional/Confidential Unit and Miscellaneous A Unit; Pittsburg Police Officers' Association; Pittsburg Police Managers Group; Teamsters Local 856; and International Brotherhood of Electrical Workers Local 1295
Unrepresented employees: Management Group; Senior Executive Team

City Attorney Mooney stated that the City Council provided direction to negotiation staff, and there were no reportable actions taken.

ROLL CALL

All members were present.

PLEDGE OF ALLEGIANCE

Mayor Killings led the Pledge of Allegiance.

PROCLAMATIONS

2. Inspire Pittsburg – 2025 Pittsburg High School Valedictorian
3. Juneteenth

4. Relay for Life

CITY MANAGER REPORTS/REMARKS

Assistant City Manager Aliotti gave an update on upcoming community events.

PUBLIC COMMENTS

Greg Osorio, Pittsburg, thanked staff for their help with a successful Juneteenth event.

COMMITTEE REPORTS

Council Member Kobata attended the Public Safety Subcommittee meeting.

Mayor Killings attended the Community and Economic Development Subcommittee meeting.

PUBLIC HEARING FOR THE PITTSBURG POWER COMPANY

8. Adoption of a Pittsburg Power Company Resolution Approving Rate Amendments for Electricity and Natural Gas Retail Services on Mare Island

Vice Mayor Adams recused herself due to being employed by an electric regulator. She left the dais at 7:34 P.M.

Mayor Killings opened the Public Hearing. There being no one to speak on the item, Mayor Killings closed the Public Hearing.

On Motion by Member Banales, seconded by Member Lopez, and adopted by the following vote:

AYES: Banales, Kobata, Lopez, Killings
ABSENT: Adams [Recused]

Vice Mayor Adams returned to the dais at 7:50 P.M.

COMBINED CITY COUNCIL, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSIDERATION

9. Adoption of a City Council Resolution Approving the Operating Budget for Fiscal Year 2025-2026 and Appropriation of Funds for Fiscal Year 2025-2026

On Motion by Vice Mayor Adams, seconded by Member Banales, and adopted unanimously.

10. Adoption of a Pittsburg Power Company Resolution Approving the Fiscal Year 2025-2026 Operating Budget for Pittsburg Power Company and Island Energy, and Appropriation of Funds for Fiscal 2025-2026 for Pittsburg Power Company and Island Energy

On Motion by Member Lopez, seconded by Vice Mayor Adams, and adopted unanimously.

11. Adoption of a Southwest Pittsburg Geologic Hazard Abatement District II (GHAD II) Resolution Approving the Fiscal Year 2025-2026 Operating Budget and Appropriation of Funds for Fiscal 2025-2026

On Motion by Member Lopez, seconded by Member Kobata, and adopted unanimously.

12. Adoption of a Successor Agency Resolution Approving the FY 2025/26 Operating Budget and Appropriation of Funds for FY 2025/26

On Motion by Member Lopez, seconded by Member Kobata, and adopted unanimously.

CONFLICT OF INTEREST STATEMENT

There were none.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

On Motion by Member Banales, seconded by Vice Mayor Adams, and adopted unanimously

13. Minutes of June 2, 2025

14. Adoption of a City Council Minute Order Approving Leave of Absence for Planning Commissioner Ivelina Popova

15. Adoption of a City Council Minute Order Approving Leave of Absence for Planning Commissioner Frank Gordon

16. Adoption of a City Council Resolution Authorizing the City Manager to Execute a Memorandum of Understanding for Development of a Contra Costa Resilient Shoreline Plan

17. Adoption of a City Council Resolution Authorizing the Execution of Cooperative Agreements with East Contra Costa Regional Fee and Financing Authority for Project 3038 West Leland Road Extension Phase II and Project 3039 Pittsburg-Antioch Highway Widening

18. Adoption of a City Council Resolution Authorizing the City Manager to Execute a Contract for Temporary Landscape Maintenance Assistance

19. Adoption of a City Council Resolution Approving the Terms and Conditions of Employment for International Brotherhood of Electrical Workers (IBEW) Local 1245 for the Period July 1, 2025 through June 30, 2028

20. Adoption of a City Council Resolution Approving the Appropriations Limit for the 2025-26 Fiscal Year in Accordance with Proposition 111 and Article XIII (B)

21. Adoption of a Pittsburg Power Company Resolution Approving the First Amendment to the Consulting Services Agreement with Bell Burnett and Associates

22. Adoption of a Pittsburg Power Company Resolution Approving the 2025 Wildfire Mitigation Plan and Directing Staff to File the Wildfire Mitigation Plan with the Office of Energy Infrastructure Safety

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Vice Mayor Adams asked for an item to be brought before the Life Enrichment Subcommittee to determine how former Supervisor Federal Glover’s legacy could be honored and recognized for his contributions to the City of Pittsburg.

COUNCIL MEMBER REMARKS

Vice Mayor Adams thanked staff and the Council for agreeing to put out a statement regarding all the immigration concerns happening in the community.

ADJOURNMENT

The meeting adjourned at 8:25 P.M. to July 7, 2025.

Respectfully submitted,

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members
FROM: Garrett Evans, City Manager
SUBJECT: Adoption of a Minute Order Approving a City Council Recess for Labor Day Week
MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

Resolution 09-11316 states that in the event a regular meeting date falls on a recognized state or federal holiday, the meeting shall be held on the next calendar day. Labor Day holiday falls on the first Monday in September which would result in the meeting being held the next calendar day. Therefore, to avoid the potential of not having a quorum, the City Council typically takes a recess during the first week of September.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

By Minute Order, approve a recess for the first week of September 2025.

BACKGROUND

Regular City Council meetings are scheduled for the first and third Mondays of each month. Except when a regular meeting date falls on a recognized state or federal holiday, the meeting shall be held on the next calendar day.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The City Council takes a recess to allow for both staff and City Council vacations. The recess dates are at the discretion of the City Council.

Report Prepared By: Melaine Venenciano, Director of City Clerk Services



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a Minute Order Amending the 2025 Council Member Committee Assignments and Update the Fair Political Practices Commission Form 806 “Agency Report of Public Official Appointments”

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

In accordance with the City Council Policies and Procedures adopted on November 15, 2021, through Resolution No. 21-14013, the Mayor and Vice-Mayor shall appoint City Council Members to standing committees and such appointments shall be adopted by the City Council. Pursuant to Fair Political Practices Commission regulation 18702.5, Form 806 “Agency Report of Public Official Appointments” must be updated when there is a new appointment. The committee assignments adopted on January 21, 2025 needs to be amended to reflect the new appointees.

FISCAL IMPACT

There is no fiscal impact with this action.

RECOMMENDATION

Adopt the Minute Order amending the 2025 City Council committee assignments.

BACKGROUND

A minute order was adopted on January 21, 2025 for the committee assignments.

Form 806 is used to report compensation that officials receive when appointed to positions on committees, boards, or commissions of another public agency.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The committee reassignments are as follows:

Outside Agency Boards	Previous Council Members	New Council Members
Delta Diablo	Juan Banales Jelani Killings (Alt)	Jelani Killings Arlene Kobata (Alt)
East Contra Costa County Habitat Conservancy	Angelica Lopez Juan Banales (Alt)	Arlene Kobata Juan Banales (Alt)
Los Medanos Health Advisory	Angelica Lopez Jelani Killings	Arlene Kobata Jelani Killings
Green Empowerment Zone	Dionne Adams Jelani Killings (Alt)	Arlene Kobata Jelani Killings (Alt)

Form 806 shall be updated to reflect the reassignments to Delta Diablo and it will also be posted on the City’s website.

ATTACHMENTS: Amended 2025 Committee Assignments

Report Prepared By: Melaine Venenciano, Director of City Clerk Services

Amended City Council Agency/Liaison/Subcommittee Assignments

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
ABAG	Dionne Adams / Jelani Killings Alternate	Standing	Annual		G. Evans
Delta Diablo*	Jelani Killings / Arlene Kobata Alternate	Standing	2nd Wednesday	4:30 PM	J. Samuelson
East Co. Co. County Habitat Conservancy	Arlene Kobata / Juan Banales Alternate	Standing	4th Monday Bi-Monthly	2:00 PM	J. Davis
East County Water Management	Juan Banales / Jelani Killings Alternate	Standing	Bi-Annual	1:00 PM	J. Samuelson
MCE Clean Energy Board	Arlene Kobata / Angelica Lopez Alternate	Standing	3rd Thursday	6:30 PM	D. Buchanan
TRANSPLAN / ECCRFFA	Juan Banales / Dionne Adams Alternate	Standing	2nd Thursday	6:30 PM	J. Samuelson
Tri-Delta Transit (2 reps)**	Angelica Lopez & Dionne Adams / Jelani Killings Alternate	Standing	4th Wednesday	4:00 PM	J. Samuelson
LIAISON TO	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
East Bay League of California Cities	Jelani Killings / Dionne Adams Alternate	Standing	3rd Thursday		G. Evans
Green Empowerment Zone	Arlene Kobata/ Jelani Killings Alternate	Standing	3rd Friday Bi-monthly	9:30 AM	J. Davis
Los Medanos Health Advisory Committee	Arlene Kobata & Jelani Killings	Ad Hoc	As needed		M. Aliotti
Mayor's Conference	Jelani Killings / Dionne Adams Alternate	Standing	1st Thursday	6:30 PM	G. Evans
Pittsburg Police Activities League (PAL)	Arlene Kobata & Angelica Lopez / Dionne Adams Alternate	Standing	Monthly		S. Albanese
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Juan Banales Alternate	Standing	Quarterly		M. Aliotti
SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
Budget Sustainability	Juan Banales & Jelani Killings	Ad Hoc	As needed		G. Evans
Community and Economic Development	Jelani Killings & Dionne Adams / Angelica Lopez Alternate	Standing	2nd Wednesday	5:30 PM	J. Davis
Development Agreement	Jelani Killings & Dionne Adams	Ad Hoc	As needed		J. Davis
Facilities Rental and Usage	Jelani Killings & Dionne Adams	Ad Hoc	As needed		G. Evans
Finance Management	Juan Banales & Jelani Killings / Dionne Adams Alternate	Standing	3rd Friday	5:00 PM	P. Rodrigues
Government Performance	Juan Banales & Jelani Killings	Ad Hoc	4th Friday	4:00 PM	J. Brizel
Infrastructure and Transportation	Juan Banales & Dionne Adams / Angelica Lopez Alternate	Standing	4th Thursday	5:30 PM	J. Samuelson
Tenant Protections	Juan Banales & Angelica Lopez	Ad Hoc	As needed		S. Bellafronte
Life Enrichment	Dionne Adams & Angelica Lopez / Arlene Kobata Alternate	Standing	3rd Wednesday	5:30 PM	K. Simonton
Pittsburg Arts and Community Foundation	Angelica Lopez & Jelani Killings	Standing	As needed		K. Simonton
Public Safety	Arlene Kobata & Angelica Lopez / Jelani Killings Alternate	Standing	1st Wednesday	5:30 PM	S. Albanese
Tobacco, Cannabis, Alcohol Policy Review	Arlene Kobata & Jelani Killings	Ad Hoc	As needed		G. Evans

*Stipend of \$170 per month

** Stipend of \$100 per month



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing a Contract with International Dioxide for Water Treatment Plant Chemical Supply – Sodium Chlorite

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

The Public Works Department is responsible for the maintenance and operation of the City's Water Treatment Plant and solicits bids for necessary chemical supplies.

FISCAL IMPACT

Funding for water treatment chemical supply was approved by the City Council as part of the City's Operating Budget for Fiscal Year (FY) 2025/26 (Resolution No.25-14634).

RECOMMENDATION

City Council adopt the attached Resolution authorizing a contract with International Dioxide, Inc. in an amount up to \$130,000 for Sodium Chlorite.

BACKGROUND

The Public Works Department staff and manages the operation and maintenance of the City's 32 million gallon per day water treatment plant, eight distribution reservoirs, nine pumping stations and two wells, to reliably provide adequate supplies of highest quality drinking water that meet or exceed all federal and state requirements. Chemicals such as Sodium Chlorite are necessary for the water treatment process. The current contract with International Dioxide, Inc. for Sodium Chlorite expires on June 30, 2025.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Water Treatment Plant staff developed and solicited bids from potential vendors for various chemicals necessary for the processes at the Water Treatment Plant. Bids were opened on May 14, 2025 and International Dioxide, Inc. was the lowest responsible, responsive bid submitted for Sodium Chlorite.

ATTACHMENTS: Resolution
 Bid Summary

Report Prepared By: Shannon Tully, Public Works Administrative Assistant

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing a Contract for the Water)
Treatment Chemical Supply - Sodium)
Sodium Chlorite)

RESOLUTION NO. 25-

WHEREAS, the Public Works Department is responsible for the operation and maintenance of the City’s Water Treatment Plant; and,

WHEREAS, Sodium Chlorite is an essential chemical to treat and provide drinking water to the residents of Pittsburg; and

WHEREAS, the Public Works Department solicits bids from potential vendors for Sodium Chlorite each Fiscal Year (FY); and

WHEREAS, International Dioxide, Inc., was the lowest responsible, responsive bidder; and

WHEREAS, there is funding available in the FY 2025/26 budget for the purchase of Sodium Chlorite chemical supplies for the Water Treatment Plant, which was included in the City’s Operating Budget adopted on June 16, 2025 by Resolution 25-14634.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes a purchase contract with International Dioxide, Inc. in the amount of \$130,000 for Sodium Chlorite Chemical Supply for FY 2025/26.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

BID SUMMARY
City of Pittsburgh
Water Treatment Plant Chemicals (WTC51425)

Bids opened – May 14, 2025 at 11:00 a.m. by City of Pittsburgh

Company	Sodium Chlorite Up to 90 tons \$/ton
International Dioxide, Inc.	\$1,632.00
Polydyne Inc.	No Bid
Univar USA	No Bid
PENCCO	No Bid
Pureline Treatment Solutions	\$1,678.44
Nalco Water, LLC.	No Bid



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing a Contract for Water Treatment Plant Chemical Supply – Sodium Hydroxide

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

The Public Works Department is responsible for the maintenance and operation of the City's Water Treatment Plant. Each year, bids are solicited for necessary chemical supplies.

FISCAL IMPACT

Funding for water treatment chemical supplies was approved by the City Council with adoption of the City's Operating Budget for Fiscal Year 2025/26 (Resolution No. 25-14634). No new funds are requested.

RECOMMENDATION

City Council adopt the attached Resolution authorizing the City Manager to execute a contract with Univar USA Inc. in the amount of \$230,000 for Water Treatment Plant (WTP) chemical supply – Sodium Hydroxide.

BACKGROUND

The Public Works Department manages, operates, and maintains the City's 32 million gallon per day water treatment plant, eight distribution reservoirs, nine pumping stations and two wells, to reliably provide quality drinking water that meets or exceeds all federal and state requirements. Chemicals such as Sodium Hydroxide (Caustic Soda) are needed in the water treatment process.

The Bay Area Chemical Consortium (BACC) is a group of water and wastewater agencies in the Bay Area working together to purchase chemicals by combining bid solicitations. Combined bid solicitations offer vendors an opportunity to sell greater quantities of their products. As a result, the 50 participating agencies, including the City, can usually obtain lower prices as a group than by bidding alone. The City has received significant savings for chemical purchases through its participation with BACC.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Bids for the supply and delivery of Sodium Hydroxide in the East Bay region were received by the BACC in February 2025 for the period of July 1, 2025 through June 30, 2026. The cost is \$685.95 per dry ton. From past use of Sodium Hydroxide at the WTP, staff estimates the cost of this chemical will total approximately \$230,000 for the fiscal year. Univar USA Inc. was the lowest responsible, responsive bidder.

ATTACHMENTS: Resolution
 Bid Results

Report Prepared By: Shannon Tully, Public Works Administrative Assistant

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing a Contract for the Water)
Treatment Chemical Supply - Sodium)
Hydroxide)

RESOLUTION NO. 25-

WHEREAS, the Public Works Department is responsible for the operation and maintenance of the City’s Water Treatment Plant; and

WHEREAS, Sodium Hydroxide is an essential chemical to treat and provide drinking water to the residents of Pittsburg; and

WHEREAS, the Public Works Department solicits bids through the Bay Area Chemical Consortium for Water Treatment Plant Chemical Sodium Hydroxide (Caustic Soda) each Fiscal Year (FY); and

WHEREAS, Univar Solutions USA, Inc., was determined to be the lowest responsive, responsible bidder for all local regions; and

WHEREAS, funding is available in the FY 2025/26 Water Operations budget, which was included in the City’s Operating Budget adopted on June 16, 2025 by Resolution 25-14634.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes a purchase contract with Univar Solutions USA, Inc. in the amount of \$230,000 for Sodium Hydroxide Chemical Supply for FY 2025/26.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk



March 17, 2025

Univar Solutions USA Inc.
Attn: Jennifer Perras
8201 S 212th St.
Kent, WA 98032

RE: Award Contract in Response to Bay Area Chemical Consortium (BACC) Bid No. 12-2025 for Supply and Delivery of Sodium Hydroxide 20% Sacramento; Sodium Hydroxide 25% Peninsula, Sacramento, Tri Valley; Sodium Hydroxide 30% North Bay, Sacramento; Sodium Hydroxide 50% East Bay, North Bay, Sacramento, Tri Valley regions.

Dear Ms. Perras,

We are pleased to advise you that the bid submitted by Univar Solutions USA Inc. for Bid No. 12-2025 was determined to be the lowest responsive bid for the supply and delivery of Sodium Hydroxide 20% Sacramento; Sodium Hydroxide 25% Peninsula, Sacramento, Tri Valley; Sodium Hydroxide 30% North Bay, Sacramento; Sodium Hydroxide 50% East Bay, North Bay, Sacramento, Tri Valley regions during the period July 1, 2025 through June 30, 2026.

The participating BACC Agencies should be contacting you shortly to discuss entering into contracts with Univar Solutions USA Inc. for their respective facilities.

Bay Area Chemical Consortium sincerely appreciates your efforts and participation in the competitive bid process.

If you have any questions, please free to contact me at jdymment@bacwa.org

Sincerely,

Jennifer Dymment
Assistant Executive Director
BACWA.org
as Coordinating Agency for the Bay Area Chemical Consortium

Bay Area Clean Water Agencies
 Bid Results for Project 12-2025 SODIUM HYDROXIDE
 Bid Due on February 20, 2025 4:00 PM (PDT)

REGIONAL BID AWARD

Section	SODIUM HYDROXIDE 20% (Caustic)			SODIUM HYDROXIDE 25% (Caustic)					SODIUM HYDROXIDE 30% (Caustic)				SODIUM HYDROXIDE 50% (Caustic)					
	Marin Sonoma N	Sacramento	Central Valley	Marin Sonoma Napa	Peninsula	Sacramento	South Bay	Tri Valley	Marin Sonoma Napa	North Bay	Sacramento	South Bay	Central Valley	East Bay	Marin Sonoma Napa	North Bay	Sacramento	Tri Valley
Description																		
Unit of Measure	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton	dry ton
Univar Solutions USA LLC.	1,360.3400	884.9700	1,076.0500	846.8900	850.7800	881.9400	1,120.7300	829.7800	1,360.3400	812.5200	847.4100	n/a	683.8100	685.9500	764.7900	666.4700	720.5100	681.7800



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing a Contract with Chemtrade Chemicals for the Water Treatment Chemical Supply – Aluminum Sulfate

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

The Public Works Department is responsible for the maintenance and operation of the City's Water Treatment Plant and each year solicits bids for necessary chemical supplies.

FISCAL IMPACT

Funding for water treatment chemical supplies was approved by the City Council with adoption of the City's Operating Budget for Fiscal Year 2025/26 (Resolution No.25-14634).

RECOMMENDATION

Staff recommends the City Council adopt the attached Resolution authorizing the City Manager to execute an agreement with Chemtrade Chemicals US LLC in the amount of \$91,000 for Water Treatment Plant (WTP) Chemical Supply – Aluminum Sulfate.

BACKGROUND

The Public Works Department manages, operates and maintains the City's 32 million gallon per day water treatment plant, eight distribution reservoirs, nine pumping stations and two wells, to reliably provide quality drinking water that meets or exceeds all federal and state requirements. Chemicals such as Aluminum Sulfate are needed in the water treatment process.

The Bay Area Chemical Consortium (BACC) is a group of water and wastewater agencies in the Bay Area working together to purchase chemicals by combining bid solicitation that offers vendors an opportunity to sell greater quantities of their products. As a result, the 50 participating agencies, including the City, can usually obtain lower prices as a group than by bidding alone. The City has received significant savings for chemical purchases through its participation with BACC.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Bids for the supply and delivery of Aluminum Sulfate in the East Bay region were received by the BACC in February 2025 for the period of July 1, 2025 through June 30, 2026. From past use of Aluminum Sulfate at the WTP, staff estimates the cost of this chemical will total approximately \$91,000 for the year. Chemtrade Chemicals US LLC was the only responsible, responsive bidder for Aluminum Sulfate.

ATTACHMENTS: Resolution
 Award Letter with Bid Results

Report Prepared By: Shannon Tully, Public Works Administrative Assistant

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing a Contract for the Water)
Treatment Chemical Supply – Aluminum)
Sulfate)

RESOLUTION NO. 25-

WHEREAS, the Public Works Department is responsible for the operation and maintenance of the City’s Water Treatment Plant; and,

WHEREAS, Aluminum Sulfate is an essential chemical to treat and provide drinking water to the residents of Pittsburg; and

WHEREAS, the Public Works Department solicits bids through the Bay Area Chemical Consortium for Aluminum Sulfate each Fiscal Year (FY); and

WHEREAS, Chemtrade Chemicals, Inc., was the only responsible, responsive bidder for all local regions; and

WHEREAS, funding is available in the FY 2025/26 Water Operations budget (501-44111), which was included in the City’s Operating Budget adopted on June 16, 2025 by Resolution 25-14634.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes the City Manager to execute a purchase contract with Chemtrade Chemicals, Inc. in the amount of \$91,000 for Aluminum Sulfate Chemical Supply for FY 2025-2026.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk



March 17, 2025

Chemtrade Chemicals US LLC
Attn: Elizabeth Ryno
90 East Halsey Road, Suite 200
Parsippany, NJ 07054

RE: Award Contract in Response to Bay Area Chemical Consortium (BACC) Bid No. 01-2025 for Supply and Delivery of ALUMINUM SULFATE.

Dear Ms. Ryno

We are pleased to advise you that the bid submitted by Chemtrade Chemicals US LLC for Bid No. 01-2025 was determined to be the lowest responsive bid for the supply and delivery of ALUMINUM SULFATE during the period July 1, 2025 through June 30, 2026.

The participating BACC Agencies should be contacting you shortly to discuss entering into contracts with Chemtrade Chemicals US LLC for their respective facilities.

Bay Area Chemical Consortium sincerely appreciates your efforts and participation in the competitive bid process.

If you have any questions, please free to contact me at jdymment@bacwa.org

Sincerely,

Jennifer Dymment
Assistant Executive Director
BACWA.org
as Coordinating Agency for the Bay Area Chemical Consortium

Bay Area Clean Water Agencies

Bay Area Clean Water Agencies

Bid Results for Project 01-2025 ALUMINUM SULFATE

Bid Due on February 20, 2025 4:00 PM (PDT)

SINGLE BID AWARD

Section	ALUMINUM SULFATE 44%-49% Liquid Solution					
Description	Central Valley	East Bay	North Bay	Sacramento	South Bay	Tri Valley
Unit of Measure	gal	gal	gal	gal	gal	gal
Chemtrade Chemicals, LLC US	0.9328	0.9328	0.9328	0.8702	1.1068	0.9328



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing a Contract for Water Treatment Plant Chemical Supply – Liquid Chlorine

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

The Public Works Department is responsible for the maintenance and operation of the City's Water Treatment Plant. Each year bids are solicited for necessary chemical supplies.

FISCAL IMPACT

Funding for water treatment chemical supplies was approved by the City Council with adoption of the City's Operating Budget for Fiscal Year 2025/26 (Resolution No. 25-14634). No new funds are requested.

RECOMMENDATION

City Council adopt the attached Resolution authorizing an agreement with Thatcher Company of California (Thatcher) in the amount of \$175,000 for Water Treatment Plant (WTP) chemical supply – Liquid Chlorine.

BACKGROUND

The Public Works Department manages, operates and maintains the City's 32 million gallon per day WTP, eight distribution reservoirs, nine pumping stations and two wells; to reliably provide quality drinking water that meets or exceeds all federal and state requirements. Chemicals such as Liquid Chlorine are needed in the water treatment process.

The Bay Area Chemical Consortium (BACC) is a group of water and wastewater agencies in the Bay Area working together to purchase chemicals by combining bid solicitations. This effort offers vendors an opportunity to sell greater quantities of their products and participating agencies to obtain lower prices as a group than by bidding alone. The City has received significant savings for chemical purchases through its participation with BACC.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Bids for the supply and delivery of Liquid Chlorine in the North Bay region were received by the BACC in February 2025 for the period of July 1, 2025, through June 30, 2026. The cost is \$2,899.00 per one-ton cylinder. From review of previous usage of Liquid Chlorine at the WTP, staff estimates the cost of this chemical will total approximately \$175,000 for the fiscal year. Thatcher was the only responsive, responsible bidder.

ATTACHMENTS: Resolution
 Award Letter with Bid Results

Report Prepared By: Shannon Tully, Public Works Administrative Assistant

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing a Contract for Water)
Treatment Chemical Supply - Liquid)
Chlorine)

RESOLUTION NO. 25-

WHEREAS, the Public Works Department is responsible for the operation and maintenance of the City’s Water Treatment Plant; and,

WHEREAS, Liquid Chlorine is an essential chemical to treat and provide drinking water to the residents of Pittsburg; and

WHEREAS, the Public Works Department solicits bids through the Bay Area Chemical Consortium for Liquid Chlorine each Fiscal Year (FY); and

WHEREAS, Thatcher Company of California, Inc., was the only responsible, responsive bidder for all local regions; and

WHEREAS, funding is available in the FY 2025/26 Water Operations budget (501-44111), which was included in the City’s Operating Budget adopted on June 16, 2025 by Resolution 25-14634.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes a purchase contract with Thatcher Company of California, Inc. in the amount of \$175,000 for Liquid Chlorine Chemical Supply for FY 2025/26.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk



March 17, 2025

Thatcher Company of California, Inc.
Attn: Michael T. Mitchell
PO Box 27407
Salt Lake City, UT 84127

RE: Award Contract in Response to Bay Area Chemical Consortium (BACC) Bid No. 10-2025 for Supply and Delivery of LIQUID CHLORINE.

Dear Mr. Mitchell,

We are pleased to advise you that the bid submitted by Thatcher Company of California, Inc. for Bid No. 10-2025 was determined to be the lowest responsive bid for the supply and delivery of LIQUID CHLORINE during the period July 1, 2025 through June 30, 2026.

The participating BACC Agencies should be contacting you shortly to discuss entering into contracts with Thatcher Company of California, Inc. for their respective facilities.

Bay Area Chemical Consortium sincerely appreciates your efforts and participation in the competitive bid process.

If you have any questions, please free to contact me at jdymment@bacwa.org

Sincerely,

Jennifer Dymment
Assistant Executive Director
BACWA.org
as Coordinating Agency for the Bay Area Chemical Consortium

Bay Area Clean Water Agencies
 Bid Results for Project 10-2025 LIQUID CHLORINE
 Bid Due on February 20, 2025 4:00 PM (PDT)
SINGLE BID AWARD

Section	LIQUID CHLORINE One-Ton Cylinders (2,000 lbs)			LIQUID CHLORINE 150-lb Cylinders (Optional bid item)	
	Marin Sonoma Napa	North Bay	Sacramento	Sacramento	South Bay
Description					
Unit of Measure	ton	ton	ton	lb	
Thatcher Company of California, Inc.	2,899.0000	2,899.0000	2,749.0000	3.3900	3.9900



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing a Contract with Nalco Water, LLC for Water Treatment Plant Chemical Supply – Cationic Polymer

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

The Public Works Department is responsible for the maintenance and operation of the City's Water Treatment Plant. Each year bids are solicited for necessary chemical supplies.

FISCAL IMPACT

Funding for water treatment chemical supply was approved by the City Council as part of the City's Operating Budget for Fiscal Year (FY) 2025/26, Resolution No. 25-14634.

RECOMMENDATION

City Council adopt the attached Resolution authorizing a contract with Nalco Water, LLC. in the amount of \$80,000 for Cationic Polymer.

BACKGROUND

The Public Works Department staff and manages the operation and maintenance for the City's 32 million gallon per day water treatment plant, eight distribution reservoirs, nine pumping stations and two wells, to reliably provide adequate supplies of highest quality drinking water that meet or exceed all federal and state requirements. Chemicals such as Cationic Polymer are necessary for the water treatment process.

The current contract with Neo Solutions, Inc. for Cationic Polymer expires on June 30, 2025.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Water Treatment Plant staff developed and solicited bids from potential vendors for various chemicals necessary for the processes at the Water Treatment Plant. Bids were opened on May 14, 2025, and Nalco Water, LLC was the lowest responsive, responsible bidder for Cationic Polymer.

ATTACHMENTS: Resolution
 Bid Summary

Report Prepared By: Shannon Tully, Public Works Administrative Assistant

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing a Contract for the Water)
Treatment Chemical Supply - Cationic)
Polymer)

RESOLUTION NO. 25-

WHEREAS, the Public Works Department is responsible for the operation and maintenance of the City’s Water Treatment Plant; and,

WHEREAS, Cationic Polymer is an essential chemical to treat and provide drinking water to the residents of Pittsburg; and

WHEREAS, the Public Works Department solicits bids from potential vendors for Cationic Polymer each Fiscal Year (FY); and

WHEREAS, Nalco Water, LLC, was the lowest responsible, responsive bidder; and

WHEREAS, funding is available in the FY 2025/26 budget for the purchase of Cationic Polymer chemical supplies for the Water Treatment Plant, which was included in the City’s Operating Budget adopted on June 16, 2025 by Resolution 25-14634.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes a purchase contract with Nalco Water, LLC in the amount of \$80,000 for Cationic Polymer Chemical Supply for FY 2025/26.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

BID SUMMARY
City of Pittsburgh
Water Treatment Plant Chemicals (WTC51425)

Bids opened – May 14, 2025 at 11:00 a.m. by City of Pittsburgh

Company	Cationic Polymer Up to 80 tons \$/ton
International Dioxide, Inc.	No Bid
Polydyne Inc.	\$1,690.00
Univar USA	No Bid
PENCCO	No Bid
Pureline Treatment Solutions	No Bid
Nalco Water, LLC.	\$1,680.00



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing a Purchase Agreement for Water and Sewer Supplies

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

The Public Works Department maintains the City's water distribution and sewer collection systems. Each year bids are solicited for water and sewer maintenance tools and supplies including concrete water meter boxes and lids.

FISCAL IMPACT

There are sufficient funds for the purchase of water and sewer supplies with adoption of the City's Operating Budget for Fiscal Year (FY) 2025/26, including the Water Operations – Water Lines (501-44101) and Sewer Maintenance budget accounts (521-45101).

RECOMMENDATION

City Council adopt the attached Resolution authorizing a purchase contract with Underground Republic Water Works in the amount of \$320,000 for water and sewer supplies.

BACKGROUND

The Public Works Department maintains and performs scheduled and emergency repairs on approximately 232 miles of water mains, 6,435 isolation valves, 19,640 customer service lines and meters, and 1,985 fire hydrants to maintain system reliability and for regulatory compliance. Public Works also maintains and performs emergency and scheduled repairs on 176 miles of sewer mains, two sewer lift stations, and 19,640 sewer lateral service lines (approximately 111 miles).

The purchase of supplies necessary for these repairs is budgeted in the Water and Sewer Maintenance operating budgets adopted by the City Council each fiscal year, with the most recent adoption on June 16, 2025 by Resolution 25-14634.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The Public Works Department solicited formal bids for Water and Sewer System supplies, including concrete water meter boxes and lids, that will be needed for the upcoming fiscal year. Bids were opened on June 4, 2025, and Underground Republic Water Works was the lowest responsive, responsible bidder.

ATTACHMENTS: Resolution
 Request for Quote

Report Prepared By: Shannon Tully, Public Works Administrative Assistant

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing a Contract for Water and Sewer Supplies)
_____)

RESOLUTION NO. 25-

WHEREAS, the City of Pittsburg operates and maintains its water distribution and sewer collection systems; and,

WHEREAS, each Fiscal Year (FY), the City's Public Works Department solicits bids for water and sewer system maintenance supplies; and

WHEREAS, in May 2025, staff solicited and received bids from suppliers with the capability to provide necessary maintenance supplies, and

WHEREAS, Underground Republic Water Works, is the lowest responsible, responsive bidder; and

WHEREAS, funding is available in the FY 2025/26 Water Operations and Sewer Maintenance Operations budgets, which was included in the City's Operating Budget adopted on June 16, 2025 by Resolution 25-14634.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes a contract with Underground Republic Water Works in the amount of \$320,000 for Water and Sewer Supplies.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**2025-2026
WATER SUPPLIES
RFQ#WSSCBL060425
BID WORKSHEET**

The Undersigned, as bidder, declares that the only person or parties interested in this RFQ as principals are those named herein; that this bid is made without collusion with any other person, firm, or corporation; that bidder and/or agent has carefully examined the location of the proposed work above described, that bidder and/or agent has examined the plans, terms and conditions and specifications therefore, and is familiar with all requirements, that bidder and/or agent has examined this Form and the provisions incorporated by reference herein; and bidder and/or agent hereby proposes, and agrees to the Contract apparatus, and other means of construction, and to do all the work and furnish all the materials in accordance with the scope of work in the time stated herein, for the unit price and/or lump sum price as follows:

WATER SUPPLIES TOTAL: \$209,855.12
SUB-TOTAL: \$192,087.07
TAX (9.25%): \$17,768.05

TOTAL COST (INCLUDING TAX-9.25%):

Two Hundred Nine Thousand Eight Hundred Fifty-Five \$209,855.12
(Written Amount) and Twelve Cents (Numerical Amount)

DELIVERY CHARGE: Ø DELIVERY TURNAROUND TIME (# OF DAYS) 0

Company: Underground Republic Waterworks
 Contact Name: Christian Young / Joe Aliotti
 Address: 2025 E Leland Rd City / State: Pittsburg, CA
 Signed: [Signature] Title: Project Manager Date: 6/3/25
 Telephone: 925-315-7473 Fax: _____
 Email Address: Christian@URwaterworks.com & JAliotti@URwaterworks.com

NOTE: This Bid Worksheet must be completed and returned with all applicable attachments to the City. Any bid submitted without this worksheet will not be considered.

**BID WORKSHEET
WATER SUPPLIES
2025-2026**

Description	Brand	UM	Est.Qty	Ea. Price	Ext. Price
1 112" METER GASKET - DROP IN	Any Brand	ea	25	2.80	70.00
2" METER GASKET - DROP IN	Any Brand	ea	25	4.35	108.75
3" METER GASKET - DROP IN FULL FACE	Any Brand	ea	15	1.70	25.50
4" METER GASKET - DROP IN FULL FACE	Any Brand	ea	15	2.65	39.75
6" FF NEOPRENE GASKET 118 150#	Any Brand	ea	5	2.35	11.75
10" FF NEOPRENE GASKET 118 150#	Any Brand	ea	15	6.20	93.00
1-112" BRASS METER FLANGE (EA)	Any Brand	ea	15	43.75	656.25
2" BRASS METER FLANGE (EA)	Any Brand	ea	20	46.00	920.00
3" THREADED METER FLANGE- BRASS	Any Brand	ea	4	20.85	83.40
4" THREADED METER FLANGE - BRASS	Any Brand	ea	4	29.40	117.60
6" MEGALUG FIDI *BOXED* 1106DEC WI L	Any Brand	ea	12	29.50	354.00
6" PLTD HEX BOLT & NUT KIT (3-114)	Any Brand	ea	2	7.40	14.80
10" SS 304 HEX BOLT & NUT KIT	Any Brand	ea	10	63.75	637.50
HYO BOLTINUT KIT PLATED HOLLOW	Any Brand	ea	40	8.10	324.00
MBW-100L-SS 36 MTR BX LID LIFTER	Any Brand	ea	10	39.00	390.00
14" #31120 ALUMINUM OFFSET W	Any Brand	ea	10	70.90	709.00
18" #31125 ALUMINUM OFFSET W	Any Brand	ea	10	95.75	957.50
4" GRIP 3000P MJ RESTRAINT F*/DI	Any Brand	ea	12	25.00	300.00
6" MJ REGULAR ACC SET 085171	Any Brand	ea	20	37.00	740.00
2-112" BRASS CAP	Any Brand	ea	10	17.00	170.00
2" 240-T08 Any Brand ANGLE GLOBE V - LEAD FREE	Any Brand	ea	5	132.00	660.00
4" x 2" DI TAP END CAP	Any Brand	ea	3	73.50	220.50
8" x 2" DI TAP END CAP	Any Brand	ea	3	100.75	302.25
6" x 2" DI TAP END CAP	Any Brand	ea	3	140.50	421.50
3" S/S BOLT UP SET 304	Any Brand	ea	5	6.75	33.75
4" S/S BOLT UP SET 304	Any Brand	ea	10	13.15	131.50
6" S/S BOLT UP SET 304	Any Brand	ea	10	21.00	210.00
6" MJ KIT FOR PVC PIPE	Any Brand	ea	10	37.25	372.50
6" MJ KIT FOR DI PIPE	Any Brand	ea	6	29.50	177.00
5 LBS BAG OF ANODES (10 GAUGE SOLID LEAD 10 FT	Any Brand	ea	100	68.00	6,800.00
112" - 1" CLAMPS	Any Brand	ea	100	4.50	450.00
950 HYDRANT 1-2 112 1-4 112 - WHITE	Clow	ea	5	2,475.00	12,375.00
960 HYDRANT 2-2 112 1-4 112 -WHITE	Clow	ea	5	3,265.00	16,325.00
FIRE HYDRANT CAPS 2-112	Clow	ea	40	60.00	2,400.00
FIRE HYDRANT CAPS 4-112	Clow	ea	20	148.00	2,960.00
FIRE HYDRANT CAP CHAIN	Clow	ea	10	15.50	155.00
FIRE HYDRANT BURY 6" x 42"	Clow	ea	1	500.00	500.00
6" x 24" HYDRANT BURY MJ	Clow	ea	1	335.00	335.00
6" x 30" HYDRANT BURY MJXFL	Clow	ea	1	410.00	410.00
6" x 36" HYDRANT BURY MJ	Clow	ea	1	423.00	423.00
6" x 48" HYDRANT BURY	Clow	ea	2	522.00	1,044.00
6" x 6" HYDRANT EXTENSION	Clow	ea	10	165.00	1,650.00

**BID WORKSHEET
WATER SUPPLIES
2025-2026**

Description	Brand	UM	Est. Qty	Ea. Price	Ext. Price
6" x 10" HYDRANT EXTENSION WITH BO	Clow	ea	5	190.00	950.00
6" x 12" HYDRANT EXTENSION WITH BO	Clow	ea	5	195.00	975.00
6" x 24" HYDRANT EXTENSION WITH BO	Clow	ea	5	302.00	1,510.00
6" x 14" HYDRANT EXTENSION WITH BO	Clow	ea	5	221.00	1,105.00
6" x 18" HYDRANT EXTENSION WITH BO	Clow	ea	5	246.00	1,230.00
6" x 36" HYDRANT EXTENSION WITH BO	Clow	ea	5	418.00	2,090.00
6" x 18" HYDRANT EXTENSION SOLID	Clow	ea	4	246.00	984.00
6" x 36" HYDRANT EXTENSION WITH SOLID	Clow	ea	4	418.00	1,672.00
3/4" BRASS 90 ELL	Any Brand	ea	15	4.55	68.25
1" BRASS 90 ELL	Any Brand	ea	15	7.30	109.50
2" BRASS ST 90	Any Brand	ea	15	32.50	487.50
2" BRASS COUPLING	Any Brand	ea	15	19.15	287.25
1" x 3/4" BRASS HEX BUSHING	Any Brand	ea	25	3.60	90.00
3/4" x 3" BRASS NIPPLE	Any Brand	ea	10	3.95	39.50
3/4" x 4" BRASS NIPPLE	Any Brand	ea	10	5.10	51.00
1-1/2" x 2" BRASS NIPPLE	Any Brand	ea	5	7.20	36.00
1-1/2" x 4" BRASS NIPPLE	Any Brand	ea	5	13.00	65.00
1-1/2" x 6" BRASS NIPPLE	Any Brand	ea	5	19.20	96.00
2" x 3" BRASS NIPPLE	Any Brand	ea	10	12.75	127.50
2" x 4" BRASS NIPPLE	Any Brand	ea	10	16.70	167.00
2" x 6" BRASS NIPPLE	Any Brand	ea	10	24.70	247.00
2" x 12" BRASS NIPPLE	Any Brand	ea	5	47.15	235.75
2" x 24" BRASS NIPPLE	Any Brand	ea	6	102.00	612.00
2" x 36" BRASS NIPPLE	Any Brand	ea	5	155.00	775.00
2" XCL BRASS NIPPLE	Any Brand	ea	10	10.25	102.50
2" x 20' HARD COPPER TUBE TYPE K	Any Brand	ea	2	25.00	1,000.00
NOTE: ALL REPAIR CLAMPS SINGLE BAND AND 0.1 LUG					
8" 226-00090520-000 FC REPAIR CLAMP	Ford	ea	5	239.00	1,195.00
8" 226-00090512-000 FC REPAIR CLAMP	Ford	ea	5	143.00	715.00
4" REPAIR CLAMP 226-048020 ** RANGE	Ford	ea	5	219.00	1,095.00
4" REPAIR CLAMP 226-0450-12 ** RANGE	Ford	ea	5	120.00	600.00
4" REPAIR CLAMP 226-048007 ** RANGE	Ford	ea	5	85.00	425.00
4" REPAIR CLAMP 226-048012 ** RANGE	Ford	ea	5	124.00	620.00
6" REPAIR CLAMP 226-0690-20 ** RANGE	Ford	ea	10	218.00	2,180.00
4" REPAIR CLAMP 226-0450-20 ** RANGE	Ford	ea	5	139.00	695.00
4" x 1CC 238-0450-07-009 TAP CLAMP**	Ford	ea	5	101.00	505.00
4" x 1cc 238-0480-12-009 TAP CLAMP**	Ford	ea	5	147.00	735.00
6" x 1cc 238-0710-07-009 TAP REP CLAMP	Ford	ea	5	109.00	545.00
6" BELL JT CLAMP 274-0690	Ford	ea	3	134.00	402.00
8" x 10 1/2" X 1" CC FULL CIRCLE REPAIR CLAMP	Ford	ea	10	139.00	1,390.00
8" x 12 1/2" FULL CIRCLE CLAMP NO TAP 0.0. 8.99-9.39	Ford	ea	10	165.00	1,650.00

**BID WORKSHEET
WATER SUPPLIES
2025-2026**

Description	Brand	UM	Est. Qty	Ea. Price	Ext. Price
10" X 12" FULL CIRCLE CLAMP NO TAP O.D.11.75-12.15	Ford	ea	5	183.00	915.00
12" x 15" FULL CIRCLE CLAMP NO TAP O.D.13.10-13.50	Ford	ea	5	234.00	1,170.00
6" x 12 X 1' CC TAP FULL CIRCLE CLAMP O.D.7.05-7.45	Ford	ea	15	166.00	2,490.00
8" BELL JOINT CLAMP	Ford	ea	2	158.00	316.00
10" BELL JOINT CLAMP	Ford	ea	2	190.00	380.00
14" BELL JOINT CLAMP	Ford	ea	1	1,025.00	1,025.00
4" WIDE RANGE FLEX COUPLING STD	HYMAX	ea	8	269.00	2,152.00
6" WIDE RANGE FLEX COUPLING STD	HYMAX	ea	8	357.00	2,856.00
8" WIDE RANGE FLEX COUPLING STD	HYMAX	ea	8	403.00	3,224.00
10" WIDE RANGE FLEX COUPLING STD	HYMAX	ea	5	548.00	548.00
12" WIDE RANGE FLEX COUPLING STD	HYMAX	ea	5	612.00	3,060.00
14" WIDE RANGE COUPLING	HYMAX	ea	1	1,625.00	1,625.00
10" FLANGE ADAPTER COUPLING	HYMAX	ea	1	898.00	898.00
14" FLANGE ADAPTER COUPLING	HYMAX	ea	1	2,550.00	2,550.00
4" FLANGE ADAPTER	HYMAX	ea	4	306.00	1,224.00
6" FLANGE ADAPTER	HYMAX	ea	4	388.00	1,552.00
8" FLANGE ADAPTER	HYMAX	ea	4	529.00	2,116.00
4" C900 PVC PIPE CLASS 150	Any Brand	ft	100	5.30	530.00
6" C900 PVC PIPE CLASS 150	Any Brand	ft	100	10.75	1,075.00
8" C900 PVC PIPE CLASS 150	Any Brand	ft	100	18.45	1,845.00
10" C900 PVC PIPE CLASS 150	Any Brand	ft	100	27.65	2,765.00
12" C900 PVC PIPE CLASS 150	Any Brand	ft	100	38.90	3,890.00
14" C900 PVC PIPE CLASS 150	Any Brand	ft	40	37.20	1,488.00
20" C900 PVC PIPE CLASS 150	Any Brand	ft	1	75.15	75.15
5/8" x 3/4" x 3/4" AMS FIPxMN H14265 GK	Mueller or Approved Equal	ea	20	33.57	671.37
3/4" CURB FIPXFIP MUE 820200 BV W/LW	Mueller or Approved Equal	ea	50	58.00	2,900.00
1" CURB FIPXFIP BALL VALVE 8-20200	Mueller or Approved Equal	ea	30	88.90	2,667.00
1" x 3/4" METER BUSHING H10889	Mueller or Approved Equal	ea	30	11.05	331.50
3/4" CPLG CTS COMP H15403	Mueller or Approved Equal	ea	20	21.05	421.00
3/4" ADAPT COMP X MIP H15428	Mueller or Approved Equal	ea	20	17.30	346.00
3/4" ADAPT COMP X FIP H15451	Mueller or Approved Equal	ea	40	18.20	728.00
3/4" ADAPT FL THRDxCTS COMP H15071	Mueller or Approved Equal	ea	100	19.70	1,970.00
5/8" x 3/4" x 1-1/2" LONG METER COUPLING	Mueller or Approved Equal	ea	30	12.80	384.00
5/8" x 3/4" METER CPLG 2" H10890-12	Mueller or Approved Equal	ea	50	11.25	562.50
5/8" x 3/4" METER CPLG 2-1/2" H10890	Mueller or Approved Equal	ea	50	11.25	562.50

**BID WORKSHEET
WATER SUPPLIES
2025-2026**

Description	Brand	UM	Est.Qtv	Ea. Price	Ext. Price
5/8" x 3/4" x 3/4" ANGLE CURB STOP H14258	Mueller or Approved Equal	ea	80	43.05	3,444.00
1" METER COUPLING 2" H1Q8gQ-12	Mueller or Approved Equal	ea	40	16.85	674.00
1" x 3/4" BRASS BUSHING CC H10036	Mueller or Approved Equal	ea	40	14.55	582.00
5/8" x 3/4" METER CPLG 3" H1Q8gQ-40	Mueller or Approved Equal	ea	40	13.60	544.00
1" METER CPLG H-1Q8gQ-40 3" LONG	Mueller or Approved Equal	ea	50	19.55	977.50
1" COUPLING CTS COMP. H15403	Mueller or Approved Equal	ea	30	24.10	723.00
4" GATE VALVE MJXMJ	Mueller or Approved Equal	ea	5	645.00	3,225.00
6" GATE VALVE MJXMJ	Mueller or Approved Equal	ea	6	825.00	4,950.00
6" GATE VALVE MJXFL	Mueller or Approved Equal	ea	6	825.00	4,950.00
8" GATE VALVE MJXMJ	Mueller or Approved Equal	ea	3	1,310.00	3,930.00
10" GATE VALVE	Mueller or Approved Equal	ea	2	2,120.00	4,240.00
12" BUTTERFLY VALVE	Mueller or Approved Equal	ea	1	2,375.00	2,375.00
10" BUTTERFLY VALVE MJ X MJ	Mueller or Approved Equal	ea	1	1,985.00	1,985.00
14" BUTTERFLY VALVE MJ X MJ	Mueller or Approved Equal	ea	1	3,900.00	3,900.00
20" BUTTERFLY VALVE MJ X MJ	Mueller or Approved Equal	ea	1	7,000.00	7,000.00
2" ANGLE METER STOP B-24276	Mueller or Approved Equal	ea	5	361.00	1,805.00
2" STRAIGHT THREE PART UNION H-15403	Mueller or Approved Equal	ea	5	108.50	542.50
ProPress go° Elbow Qg16XL - ¾"	Viega or Approved Equal	ea	10	2.85	28.50
ProPress go° Elbow og16XL - 1"	Viega or Approved Equal	ea	10	5.20	52.00
ProPress go° Elbow Qg16XL - 1¼"	Viega or Approved Equal	ea	10	10.50	105.00
ProPress go° Elbow 0916XL - 1½"	Viega or Approved Equal	ea	10	19.90	199.00
ProPress go° Elbow 0916XL - 2"	Viega or Approved Equal	ea	10	27.65	276.50
ProPress 90° Elbow 0916XL - 2½"	Viega or Approved Equal	ea	10	90.05	90.05
ProPress go° Elbow 0916XL - 3"	Viega or Approved Equal	ea	10	99.00	990.00
ProPress go° Elbow 0916XL - 4"	Viega or Approved Equal	ea	10	137.00	1,370.00
ProPress Coupling with Stop og15XL - ¾"	Viega or Approved Equal	ea	10	2.10	21.00
ProPress Coupling with Stop 0915XL - 1"	Viega or Approved Equal	ea	10	4.25	42.50
ProPress Coupling with Stop Qg15XL - 1¼"	Viega or Approved Equal	ea	10	5.25	52.50
ProPress Coupling with Stop og15XL - 1½"	Viega or Approved Equal	ea	10	9.80	98.00

**BID WORKSHEET
WATER SUPPLIES
2025-2026**

Description	Brand	UM	Est. Qty	Ea. Price	Ext. Price
ProPress Coupling with Stop 091SXL - 2"	Viega or Approved Equal	ea	10	14.00	140.00
ProPress Coupling with Stop 091SXL - 2½"	Viega or Approved Equal	ea	10	40.05	400.50
ProPress Coupling with Stop 0915XL - 3"	Viega or Approved Equal	ea	10	49.50	495.00
ProPress Coupling with Stop 091SXL - 4"	Viega or Approved Equal	ea	10	79.00	790.00
ProPress Cap 0956XL - ¾"	Viega or Approved Equal	ea	10	5.30	53.00
ProPress Cap 0956XL - 1"	Viega or Approved Equal	ea	10	7.70	77.00
ProPress Cap 0956XL - 1¼"	Viega or Approved Equal	ea	10	8.70	87.00
ProPress Cap 0956XL - 1½"	Viega or Approved Equal	ea	10	13.50	135.00
ProPress Cap 0956XL - 2"	Viega or Approved Equal	ea	10	18.70	187.00
ProPress Cap 0956XL - 2½"	Viega or Approved Equal	ea	10	63.40	634.00
ProPress Cap 0956XL - 3"	Viega or Approved Equal	ea	10	78.00	780.00
ProPress Cap 0956XL - 4"	Viega or Approved Equal	ea	10	91.00	910.00
ProPress Male Adapter 0911XL - ¾"	Viega or Approved Equal	ea	10	3.25	32.50
ProPress Male Adapter 0911XL - 1"	Viega or Approved Equal	ea	10	6.00	60.00
ProPress Male Adapter 0911XL - 1¼"	Viega or Approved Equal	ea	10	13.15	131.50
ProPress Male Adapter 0911XL - 1½"	Viega or Approved Equal	ea	10	18.45	184.50
ProPress Male Adapter 0911XL - 2"	Viega or Approved Equal	ea	10	35.50	355.00
ProPress Male Adapter 0911XL - 2½"	Viega or Approved Equal	ea	10	91.80	918.00
ProPress Male Adapter 0911XL - 3"	Viega or Approved Equal	ea	10	114.00	1,140.00
ProPress Male Adapter 0911XL - 4"	Viega or Approved Equal	ea	10	139.00	1,390.00
ProPress Female Adapter 0912XL - ¾"	Viega or Approved Equal	ea	10	3.55	35.50
ProPress Female Adapter 0912XL - 1"	Viega or Approved Equal	ea	10	6.55	65.50
ProPress Female Adapter 0912XL - 1¼"	Viega or Approved Equal	ea	10	14.75	147.50
ProPress Female Adapter 0912XL - 1½"	Viega or Approved Equal	ea	10	21.50	215.00
ProPress Female Adapter 0912XL - 2"	Viega or Approved Equal	ea	10	36.50	365.00
ProPress Female Adapter 0912XL - 2½"	Viega or Approved Equal	ea	10	92.50	925.00
ProPress Female Adapter 0912XL - 3"	Viega or Approved Equal	ea	10	148.00	1,480.00
ProPress Female Adapter 0912XL - 4"	Viega or Approved Equal	ea	10	NO BID	NO BID
ProPress Tee 0918XL - ¾"	Viega or Approved Equal	ea	10	4.55	45.50

**BID WORKSHEET
WATER SUPPLIES
2025-2026**

Description	Brand	UM	Est. Qty	Ea. Price	Ext. Price
ProPress Tee 0918XL - 1"	Viega or Approved Equal	ea	10	8.35	83.50
ProPress Tee 0918XL - 1¼"	Viega or Approved Equal	ea	10	12.60	126.00
ProPress Tee 0918XL - 1½"	Viega or Approved Equal	ea	10	24.50	245.00
ProPress Tee 0918XL - 2"	Viega or Approved Equal	ea	10	30.25	302.50
ProPress Tee 0918XL - 2½"	Viega or Approved Equal	ea	10	113.40	1,134.00
ProPress Tee 0918XL - 3"	Viega or Approved Equal	ea	10	136.00	1,360.00
ProPress Tee 0918XL - 4"	Viega or Approved Equal	ea	10	194.00	1,940.00
ProPress Street Elbow 0916.1XL - ¾"	Viega or Approved Equal	ea	10	3.15	31.50
ProPress Street Elbow 0916.1XL - 1"	Viega or Approved Equal	ea	10	5.95	59.50
ProPress Street Elbow 0916.1XL - 1¼"	Viega or Approved Equal	ea	10	10.60	106.00
ProPress Street Elbow 0916.1XL - 1½"	Viega or Approved Equal	ea	10	25.50	255.00
ProPress Street Elbow 0916.1XL - 2"	Viega or Approved Equal	ea	10	27.85	278.50
ProPress Street Elbow 0916.1XL - 2½"	Viega or Approved Equal	ea	10	101.55	1,015.50
ProPress Street Elbow 0916.1XL - 3"	Viega or Approved Equal	ea	10	115.00	1,150.00
ProPress Street Elbow 0916.1XL - 4"	Viega or Approved Equal	ea	10	147.00	1,470.00

\$142,087.07

Water SUPPLIES SUB-TOTAL
SALES TAX (9.25%) \$17,768.05
SEWER SUPPLIES TOTAL \$209,855.12

VENDOR: Underground Republic Waterworks

NOTE: BID WORKSHEET MUST BE COMPLETED AND SUBMITTED WITH ALL APPLICABLE ATTACHMENTS. ANY BIDS SUMBMITTED, ABSENT THE BID WORKSHEET WILL NOT BE CONSIDERED.

**2025-2026
SEWER SUPPLIES
RFQ#WSSCBL060425
BID WORKSHEET**

The Undersigned, as bidder, declares that the only person or parties interested in this RFQ as principals are those named herein; that this bid is made without collusion with any other person, firm, or corporation; that bidder and/or agent has carefully examined the location of the proposed work above described, that bidder and/or agent has examined the plans, terms and conditions and specifications therefore, and is familiar with all requirements, that bidder and/or agent has examined this Form and the provisions incorporated by reference herein; and bidder and/or agent hereby proposes, and agrees to the Contract apparatus, and other means of construction, and to do all the work and furnish all the materials in accordance with the scope of work in the time stated herein, for the unit price and/or lump sum price as follows:

SEWER SUPPLIES TOTAL: \$59,181.82
SUB-TOTAL: \$54,171.00
TAX (9.25%): \$5,010.82

TOTAL COST (INCLUDING TAX-9.25%):

Fifty-nine thousand, one hundred eighty-one and
 (Written Amount) eighty-two cents

\$59,181.82
 (Numerical Amount)

DELIVERY CHARGE:

0

DELIVERY TURNAROUND TIME (# OF DAYS) 0

Company: Underground Republic waterworks

Contact Name: Christian Young / Joe Aliotti

Address: 2025 E Leland Rd City/State: Pittsburg, CA

Signed: [Signature] Title: Project Manager Date: 6/3/25

Telephone: 925-315-7473 Fax: _____

Email Address: Christian@URwaterworks.com & JAliotti@URwaterworks.com

NOTE: This Bid Worksheet must be completed and returned with all applicable attachments to the City. Any bid submitted without this worksheet will not be considered.

**BID WORKSHEET
SEWER SUPPLIES
2025-2026**

Description	Brand	UM	Est. Qty	Ea. Price	Ext. Price
4" Plastic to plastic Strong back repair couplings	RC Fernco	ea	60	21.75	1,305.00
6" Plastic to plastic Strong back repair couplings	RC Fernco	ea	60	41.25	2,475.00
8" Plastic to plastic Strong back repair couplings	RC Fernco	ea	20	61.50	1,230.00
10" Plastic to plastic Strong back repair couplings	RC Fernco	ea	20	80.00	1,600.00
4" Clay to plastic Strong back repair couplings	RC Fernco	ea	60	31.75	1,905.00
6" Clay to plastic Strong back repair couplings	RC Fernco	ea	30	54.00	1,620.00
8" Clay to plastic Strong back repair couplings	RC Fernco	ea	20	61.50	1,230.00
10" Clay to plastic Strong back repair couplings	RC Fernco	ea	10	80.00	800.00
4" ACP to plastic Strong back repair couplings	RC Fernco	ea	20	31.80	636.00
6" ACP to plastic Strong back repair couplings	RC Fernco	ea	20	41.25	825.00
8" ACP to plastic Strong back repair couplings	RC Fernco	ea	10	61.50	615.00
10" ACP to plastic Strong back repair couplings	RC Fernco	ea	10	80.00	800.00
25" Manhole Cover marked "Sewer"			10	182.00	1,820.00
25" Manhole Cover marked "Storm Drain"			10	182.00	1,820.00
Manhole frame for 25" cover			10	180.00	1,800.00
Manhole concrete raisers 25" x 4" thick			20	68.40	1,368.00
Manhole concrete raisers 25" x 6" thick			20	78.90	1,578.00
3" and 4" combo Cleanout poppers			100	15.35	1,535.00
4" SOR 26 22 bend			40	30.95	1,238.00
4" SDR 26 45 bend			40	23.30	932.00
4" SDR double sweep cleanout			40	49.20	1,968.00
4" PVC DWV X 4" SDR35 Solvent Weld Reducer Bushing (Sp x S)			200	5.60	1,120.00
4" SDR 35 Female Adapter			100	5.85	585.00
4" ABS 22 bend			40	15.70	628.00
4" ABS 45 bend			40	16.80	672.00
6" x 4" SDR 26" wve			20	69.25	1,385.00
8" x 4" SDR 26" wve			20	96.95	1,939.00
ABS double sweep cleanout combo			100	53.80	5,380.00
6" RI cover oval			10	76.00	760.00
6" RI frame			10	208.00	2,080.00
4" ABS to ABS couplings			50	8.50	425.00
4" ABS cleanout adapter female			100	11.20	1,120.00
4" HDPE Pipe			100 ft.	2.35	235.00
4" SDR Pipe			100 ft.	2.05	205.00
6" SDR Pipe			100 ft.	4.71	471.00
10" SDR Pipe			100 ft.	13.30	1,330.00
6" SDR Two-Way Clean Out		ea	20	279.50	5,590.00
GS Valve Box		ea	10	46.50	465.00
G5 Lid Mark Sewer		ea	10	25.25	252.50
F8 Valve Box		ea	10	23.50	235.00
F8 Concrete Lid Mark Sewer		ea	10	19.35	193.50

SEWER SUPPLIES SUB-TOTAL \$54,171.00
SALES TAX (9.25%) \$5,010.82
SEWER SUPPLIES TOTAL \$59,181.82

VENDOR: Underground Republic Waterworks

NOTE: BID WORKSHEET MUST BE COMPLETED AND SUBMITTED WITH ALL APPLICABLE ATTACHMENTS. ANY BIDS SUBMITTED, ABSENT THE BID WORKSHEET WILL NOT BE CONSIDERED.

**BID WORKSHEET
CONCRETE BOXES & LIDS
2025 - 2026**

DESCRIPTION	Order Code	QTY.	EA. PRICE	EXT. PRICE
FIBRELYTE LID	8-3	40	43.75	1,750.00
UTILITY BOX	B-9X	100	38.35	3,835.00
FIBRELYTE LID	FL9XD	100	52.50	5,250.00
DUAL METER BOX	B-24	5	61.25	306.25
REINFORCED CONCRETE LID WITH 7" x 13-1/2" READING LID	B-24-E	5	71.15	355.75
UTILITY BOX	8-30	10	55.25	552.50
REINFORCED CONCRETE LID WITH 7" x 13-1/2" READING LID	B-30-E	10	67.80	678.00
STEEL CHECKER PLATE WITH 8" ROUND SELF CLOSING READING LID	8-30-61-G	5	267.00	1,335.00
METER BOX	8-36	10	73.00	730.00
REINFORCED CONCRETE LID WITH 7" x 13 1/2" READING LID	B-36-F	10	79.25	792.50
STEEL CHECKER PLATE WITH 8" ROUND SELF CLOSING LID	B-36-61-G	5	326.00	1,630.00
H2O BOX	B-1730	2	332.00	664.00
CHECKER PLATE H2O LOADING BOLT DOWN LID	B-1730-51JH	2	455.00	910.00
METER BOX	8-48	2	257.00	514.00
2 PC REINFORCED CONCRETE LID WITH 210" x 16" OVAL LID	B-48 M-2	2	392.00	784.00
VALVE BOX	G-5	20	46.50	930.00
C.I. LID WATER	G-5	25	25.25	631.25
BOX	FL-9	10	80.75	807.50
FIBRELYTE LID	FL-9D	10	51.00	510.00
10" x 16" CONCRETE OVAL LID	M10RLM	20	33.25	665.00
TRAFFIC VALVE BOX	G-12	10	190.50	1,905.00
C.I. LID	G-12C	10	168.00	1,680.00
UTILITY BOX	8-16	20	48.00	960.00
CONCRETE LID WITH READING LID	FL16D	20	106.50	2,130.00
FIBRELYTE LID FOR B-16		20	88.00	1,760.00

BOXES AND LIDS SUPPLIES SUB-TOTAL *\$32,065.75*
SALES TAX (9.25%) *\$2,466.08*
BOXES AND LIDS SUPPLIES TOTAL *\$34,531.83*

VENDOR: Underground Republic Waterworks

NOTE: BID WORKSHEET MUST BE COMPLETED AND SUBMITTED WITH ALL APPLICABLE ATTACHMENTS. ANY BIDS SUBMITTED, ABSENT THE BID WORKSHEET WILL NOT BE CONSIDERED.

Underground Republic Water Works

Quotation



Project: City Of Pittsburg 2025-2026 Annual Bid
Location: PITTSBURG, CA
Customer: CITY OF PITTSBURG
Quote #: S100035953
Bid Date: 06/04/2025
Estimator: Christian Young/Joe Aliotti
Email: christian@urwaterworks.com & jaliotti@urwaterworks.com
Taxes: Taxes are not included in the quote. You must account for applicable taxes separately.
Requirements: No domestic requirement found for project.
Plan Date:

Qty	U/M	Part #	Description	Unit Price	Extension
WATER SUPPLIES					
25	ea	6693	1-1/2 METER GASKET DROP-IN 1/8 *EPDM/98206*	2.80	70.00
25	ea	6697	2 METER GASKET DROP-IN 1/8 *EPDM/98206*	4.35	108.75
15	ea	1599	3 NEOPRENE FULL FACE 1/8 #150	1.70	25.50
15	ea	1600	4 NEOPRENE FULL FACE 1/8 #150	2.65	39.75
5	ea	1602	6 NEOPRENE FULL FACE 1/8 #150	2.35	11.75
15	ea	1604	10 NEOPRENE FULL FACE 1/8 #150	6.20	93.00
15	ea	6687	1-1/2 BRZ OVAL METER FLANGE LF	43.75	656.25
20	ea	6064	2 BRZ OVAL METER FLANGE LF	46.00	920.00
4	ea	132	3 BLK CI COMPANION FLG	20.85	83.40
4	ea	133	4 BLK CI COMPANION FLG	29.40	117.60
12	ea	12465	6 EBAA MEGALUG F/DI 1106	29.50	354.00
2	ea	1772	6-8 BNK A307 GRADE A ZINC (3/4 X 3-1/2)	7.40	14.80
10	ea	1828	10-12 BNK 304 STAINLESS STEEL (7/8-9 X 4)	63.75	637.50
40	ea	5720	HYD HOLLOW BOLT & NUT KIT *ZINC*	8.10	324.00
10	ea	6129	S.S. METER LID LIFTER - 36 LONG	39.00	390.00
10	ea	27059	REED 14 OFFSET ALUMINUM PIPE WRENCH ARWO14 02202	70.90	709.00
10	ea	27060	REED 18 OFFSET ALUMINUM PIPE WRENCH ARWO18 02204	95.75	957.50
12	ea	12461	4 EBAA MEGALUG F/DI 1104	25.00	300.00
20	ea	12128	6 MJ ACC PACK C153 461180	37.00	740.00
10	ea	29186	2-1/2" BRASS CAP	17.00	170.00
5	ea	24054	LEAD FREE 2" ANGLE GLOBE VALVE IPS WITH BRONZE HANDWHEEL	132.00	660.00
3	ea	3263	4X2 MJ CAP TAP C153 TC	73.50	220.50
3	ea	3265	6X2 MJ CAP TAP C153 TC	100.75	302.25
3	ea	3267	8X2 MJ CAP TAP C153 TC	140.50	421.50
5	ea	1822	3 BNK 304 STAINLESS STEEL	6.75	33.75
10	ea	1823	4 BNK 304 STAINLESS STEEL	13.15	131.50
10	ea	1825	6-8 BNK 304 STAINLESS STEEL (3/4 X 3-1/2)	21.00	210.00
10	ea	12467	6 EBAA MEGALUG F/PVC 2006PV	37.25	372.50
6	ea	12465	6 EBAA MEGALUG F/DI 1106	29.50	177.00
100	ea	4385	5# MAG ANODE W/10 #10 AWG/THHN BLACK WIRE	68.00	6,800.00
100	ea	5589	CPGC-1 BRASS GROUND CLAMP 1/2"-1"	4.50	450.00
5	ea	5250	950 CLOW HYDRANT (1)2-1/2; (1)4-1/2 *WHITE*	2,475.00	12,375.00
5	ea	5260	960 CLOW HYDRANT (2)2-1/2; (1)4-1/2 *WHITE*	3,265.00	16,325.00
40	ea	4835	2-1/2 CLOW M5000188 CI CAP/CHAIN & GASKET	60.00	2,400.00
20	ea	4915	4-1/2 CLOW M5000194 CI CAP/CHAIN & GASKET	148.00	2,960.00
10	ea	4988	CLOW A1630711 CHAIN ASSY F/ CI CAP	15.50	155.00
1	ea	5965	6x42 HYDRANT BURY MJ	500.00	500.00
1	ea	5955	6x24 HYDRANT BURY MJ	335.00	335.00
1	ea	5959	6x30 HYDRANT BURY MJ	410.00	410.00
1	ea	5962	6x36 HYDRANT BURY MJ	423.00	423.00
2	ea	5968	6x48 HYDRANT BURY MJ	522.00	1,044.00
10	ea	6019	6x6 HYD EXTENSION *SOLID*	165.00	1,650.00
5	ea	5993	6x10 HYD EXTENSION W/BO	190.00	950.00
5	ea	5997	6x12 HYD EXTENSION W/BO	195.00	975.00
5	ea	6001	6x24 HYD EXTENSION W/BO	302.00	1,510.00
5	ea	29186	6X14 HYD EXTENSION W/ BO	221.00	1,105.00
5	ea	5999	6x18 HYD EXTENSION W/BO	246.00	1,230.00
5	ea	6005	6x36 HYD EXTENSION W/BO	418.00	2,090.00
4	ea	5998	6x18 HYD EXTENSION *SOLID*	246.00	984.00
4	ea	6004	6x36 HYD EXTENSION *SOLID*	418.00	1,672.00
15	ea	88	3/4 BRASS 90 ELL *LOW LEAD*	4.55	68.25
15	ea	89	1 BRASS 90 ELL *LOW LEAD*	7.30	109.50
15	ea	119	2 BRASS STREET 90 ELL *LOW LEAD*	32.50	487.50
15	ea	82	2 BRASS COUPLING *LOW LEAD*	19.15	287.25
25	ea	58	1X3/4 BRASS HEX BUSHING *LOW LEAD*	3.60	90.00
10	ea	9792	3/4 X 3 BRASS NIPPLE	3.95	39.50
10	ea	302	3/4 X 4 BRASS NIPPLE	5.10	51.00
5	ea	6668	1-1/2 X 2 BRASS NIPPLE	7.20	36.00
5	ea	6670	1-1/2 X 4 BRASS NIPPLE	13.00	65.00
5	ea	317	1-1/2 X 6 BRASS NIPPLE	19.20	96.00
10	ea	321	2 X 3 BRASS NIPPLE	12.75	127.50

10	ea	324	2 X 4 BRASS NIPPLE	16.70	167.00
10	ea	325	2 X 6 BRASS NIPPLE	24.70	247.00
5	ea	318	2 X 12 BRASS NIPPLE	47.15	235.75
6	ea	320	2 X 24 BRASS NIPPLE	102.00	612.00
5	ea	323	2 X 36 BRASS NIPPLE	155.00	775.00
10	ea	326	2 X CL BRASS NIPPLE	10.25	102.50
40	ft	5410	2X20 K HARD COPPER TUBE	25.00	1,000.00
5	ea	24070	8x24 UNIVERSAL CLAMP COUPLING 101-0905-24 * 8.99 - 9.39 *	239.00	1,195.00
5	ea	24071	8x12 UNIVERSAL CLAMP COUPLING 101-0905-12 * 8.99 - 9.39 *	143.00	715.00
5	ea	24072	4x24 UNIVERSAL CLAMP COUPLING 101-0480-24 * 4.74 - 5.14 *	219.00	1,095.00
5	ea	16178	4x12 UNIVERSAL CLAMP COUPLING 101-0450-12 * 4.45 - 4.75 *	120.00	600.00
5	ea	24073	4x7-1/2 UNIVERSAL CLAMP COUPLING 101-0480-7 * 4.74 - 5.14 *	85.00	425.00
5	ea	24074	4x12 UNIVERSAL CLAMP COUPLING 101-0480-12 * 4.74 - 5.14 *	124.00	620.00
10	ea	24075	6x24 UNIVERSAL CLAMP COUPLING 101-0690-24 * 6.85 - 7.25 *	218.00	2,180.00
5	ea	24076	4x24 UNIVERSAL CLAMP COUPLING 101-0450-24 * 4.45 - 4.75 *	139.00	695.00
5	ea	24077	4x7 TAPPED UNIVERSAL CLAMP COUPLINGS 103-0450-7X09CC * 4.45 - 4.75 *	101.00	505.00
5	ea	24079	4x12 TAPPED UNIVERSAL CLAMP COUPLINGS 103-0480-12X09CC * 4.74 - 5.14 *	147.00	735.00
5	ea	24080	6x7 TAPPED UNIVERSAL CLAMP COUPLINGS 103-0710-7X09CC * 7.05 - 7.45 *	109.00	545.00
3	ea	20734	6" BELL JOINT LEAK CLAMP 143-0690	134.00	402.00
10	ea	24081	8x12 TAPPED UNIVERSAL CLAMP COUPLINGS 103-0905-12X09CC * 8.99 - 9.39 *	139.00	1,390.00
10	ea	24071	8x12 UNIVERSAL CLAMP COUPLING 101-0905-12 * 8.99 - 9.39 *	165.00	1,650.00
5	ea	24082	10x12 UNIVERSAL CLAMP COUPLING 101-1175-12 * 11.75 - 12.15 *	183.00	915.00
5	ea	24083	12x15 UNIVERSAL CLAMP COUPLING 101-1320-15 * 13.10 - 13.50 *	234.00	1,170.00
15	ea	24084	6x12 TAPPED UNIVERSAL CLAMP COUPLINGS 103-0710-12X09CC * 7.05 - 7.45 *	166.00	2,490.00
2	ea	20735	8" BELL JOINT LEAK CLAMP 143-0905	158.00	316.00
2	ea	24085	10" BELL JOINT LEAK CLAMP 143-1110	190.00	380.00
1	ea	29822	BELL JOINT LEAK CLAMP FABRICATED 143-1530 * 15.3 * 143-1530	1,025.00	1,025.00
8	ea	435	4 HYMAX 2 FLIP 316SS 4.25-5.63	269.00	2,152.00
8	ea	436	6 HYMAX 2 FLIP 316SS 6.42-7.68	357.00	2,856.00
8	ea	437	8 HYMAX 2 FLIP 316SS 8.54 - 9.84	403.00	3,224.00
5	ea	439	10 HYMAX 2 FLIP 316SS 10.96-12.26	548.00	2,740.00
5	ea	441	12 HYMAX 2 FLIP 316SS 13.15-14.41	612.00	3,060.00
1	ea	13598	HYMAX 14" (15.00-17.10) 260 PSI 860-56-0378-16P	1,625.00	1,625.00
1	ea	24056	HYMAX F/A 10" (10.96-12.26) AWWA-D 175 PSI NBR 874-57-10027812	898.00	898.00
1	ea	20560	14 HYMAX F/A AWWA-D 175PSI 304SS *15.00-17.10* 874-56-14037812	2,550.00	2,550.00
4	ea	12644	4 HYMAX 2 FLIP F/A AWWA-D 175PSI SS316 *4.25-5.63* 874-94-04010812	306.00	1,224.00
4	ea	21133	6 HYMAX 2 FLIP F/A AWWA-D 175PSI SS316 *6.42-7.68* 874-94-06016312	388.00	1,552.00
4	ea	24057	HYMAX 2 FLIP F/A 8" (8.54-9.84)AWWA-D 175 PSI 874-54-08021712	529.00	2,116.00
100	ft	1378	4 DR18 C900 PVC PIPE *PC235*	5.30	530.00
100	ft	1379	6 DR18 C900 PVC PIPE *PC235*	10.75	1,075.00
100	ft	1380	8 DR18 C900 PVC PIPE *PC235*	18.45	1,845.00
100	ft	1381	10 DR18 C900 PVC PIPE *PC235*	27.65	2,765.00
100	ft	1382	12 DR18 C900 PVC PIPE *PC235*	38.90	3,890.00
40	ft	1383	14 DR18 C900 PVC PIPE *PC235*	37.20	1,488.00
1	ft	1386	20 DR18 C900 PVC PIPE *PC235*	75.15	75.15
20	ea	26233	3/4X5/8 ANGLE PLUG VALVE FNPT X METER -NL 74604 5133-352	33.57	671.37
50	ea	4712	3/4 BALL CURB FNPT X FNPT - NL 76101W 5139-112	58.00	2,900.00
30	ea	4713	1 BALL CURB FNPT X FNPT - NL 76101W 5139-113	88.90	2,667.00
30	ea	4757	710J34SG X.25 METER COUPLING-NL 5137-047	11.05	331.50
20	ea	428	3/4 COUPLING CTS X CTS 74758Q 5182-004	21.05	421.00
20	ea	427	3/4 ADAPTER CTS X MNPT 74753Q 5182-013	17.30	346.00
40	ea	4767	3/4 ADAPTER CTS X FNPT-NL 74754Q 5182-016	18.20	728.00
100	ea	24588	3/4 ADAPTER CTS X FEMALE FLR -NL 74755Q 5182-009	19.70	1,970.00
30	ea	4647	3/4X3/4X1.44 MTR CPLG W/INT HEX MTR X MNPT -NL 74620H 5124-180	12.80	384.00
50	ea	4640	3/4X3/4X2.00 MTR CPLG NO HOLE METER X MNPT-NL 74624 5124-089	11.25	562.50
50	ea	4762	3/4X3/4X2.50 STD MTR CPG NO HOLE METERXMNPT-NL 74624 5124-121	11.25	562.50
80	ea	29860	3/4X5/8 ANGLE PLUG VALVE CTS X METER -NL 74602Q 5182-386	43.05	3,444.00
40	ea	4641	1X1X2.00 MTR CPLG NO HOLE METER X MNPT-NL 74624 5124-090	16.85	674.00
40	ea	16651	1X3/4 BUSHING - AWWA X AWWA - NL 747011 5132-406	14.55	582.00
40	ea	23631	3/4X3/4X3.00 METER COUPLING METER X MNPT - NL 74620 5124-079	13.60	544.00
50	ea	29637	1X1X3.00 METER COUPLING METER X MNPT - NL 74620 5131-485	19.55	977.50
30	ea	4685	1 COUPLING CTS X CTS -NL 74758Q 5182-001	24.10	723.00
5	ea	4	MJXMJ A2361-23LN MUELLER GATE VALVE *C515* EPDM/316SS PART# 040A236123LN-0331		
		12236		645.00	3,225.00
6	ea	6	MJXMJ A2361-23LN MUELLER GATE VALVE *C515* EPDM/316SS PART# 060A236123LN-0331		
		12237		825.00	4,950.00
6	ea	6	MJXFLG A2361-19LN MUELLER GATE VALVE *C515* EPDM/316SS PART# 060A236119LN-		
		12232	0331	825.00	4,950.00
3	ea	8	MJXMJ A2361-23LN MUELLER GATE VALVE *C515* EPDM/316SS PART# 080A236123LN-0331		
		12238		1,310.00	3,930.00
2	ea	10	FLGXFLG A2361-06LN MUELLER GATE VALVE *C515* EPDM/316SS PART# 100A236106LN-		
		12229	0331	2,120.00	4,240.00
1	ea	20936	12 PRATT FLGXFLG BFV	2,375.00	2,375.00
1	ea	20959	10 PRATT MJXMJ BFV	1,985.00	1,985.00
1	ea	20961	14 PRATT MJXMJ BFV	3,900.00	3,900.00
1	ea	20964	20 PRATT MJXMJ BFV	7,000.00	7,000.00
5	ea	4626	2 ANGLE BALL CTS X FLANGE - NL 74602BQ 5182-091	361.00	1,805.00
5	ea	4690	2 COUPLING CTS X CTS -NL 74758Q 5182-079	108.50	542.50
10	ea	29186	3/4" PRO PRESS 90	2.85	28.50
10	ea	29186	1" PRO PRESS 90	5.20	52.00

10	ea	29186 1-1/4" PRO PRESS 90	10.50	105.00
10	ea	29186 1-1/2" PRO PRESS 90	19.90	199.00
10	ea	29186 2" PRO PRESS 90	27.65	276.50
10	ea	29186 2-1/2" PRO PRESS 90	90.05	900.50
10	ea	29186 3" PRO PRESS 90	99.00	990.00
10	ea	29186 4" PRO PRESS 90	137.00	1,370.00
10	ea	29186 3/4" PRO PRESS CPLG W/ STOP	2.10	21.00
10	ea	29186 1" PRO PRESS CPLG W/ STOP	4.25	42.50
10	ea	29186 1-1/4" PRO PRESS CPLG W/ STOP	5.25	52.50
10	ea	29186 1-1/2" PRO PRESS CPLG W/ STOP	9.80	98.00
10	ea	29186 2" PRO PRESS CPLG W/ STOP	14.00	140.00
10	ea	29186 2-1/2" PRO PRESS CPLG W/ STOP	40.05	400.50
10	ea	29186 3" PRO PRESS CPLG W/ STOP	49.50	495.00
10	ea	29186 4" PRO PRESS CPLG W/ STOP	79.00	790.00
10	ea	29186 3/4" PRO PRESS CAP	5.30	53.00
10	ea	29186 1" PRO PRESS CAP	7.70	77.00
10	ea	29186 1-1/4" PRO PRESS CAP	8.70	87.00
10	ea	29186 1-1/2" PRO PRESS CAP	13.50	135.00
10	ea	29186 2" PRO PRESS CAP	18.70	187.00
10	ea	29186 2-1/2" PRO PRESS CAP	63.40	634.00
10	ea	29186 3" PRO PRESS CAP	78.00	780.00
10	ea	29186 4" PRO PRESS CAP	91.00	910.00
10	ea	29186 3/4" PRO PRESS MIP ADAPTER	3.25	32.50
10	ea	29186 1" PRO PRESS MIP ADAPTER	6.00	60.00
10	ea	29186 1-1/4" PRO PRESS MIP ADAPTER	13.15	131.50
10	ea	29186 1-1/2" PRO PRESS MIP ADAPTER	18.45	184.50
10	ea	29186 2" PRO PRESS MIP ADAPTER	35.50	355.00
10	ea	29186 2-1/2" PRO PRESS MIP ADAPTER	91.80	918.00
10	ea	29186 3" PRO PRESS MIP ADAPTER	114.00	1,140.00
10	ea	29186 4" PRO PRESS MIP ADAPTER	139.00	1,390.00
10	ea	29186 3/4" PRO PRESS FIP ADAPTER	3.55	35.50
10	ea	29186 1" PRO PRESS FIP ADAPTER	6.55	65.50
10	ea	29186 1-1/4" PRO PRESS FIP ADAPTER	14.75	147.50
10	ea	29186 1-1/2" PRO PRESS FIP ADAPTER	21.50	215.00
10	ea	29186 2" PRO PRESS FIP ADAPTER	36.50	365.00
10	ea	29186 2-1/2" PRO PRESS FIP ADAPTER	92.50	925.00
10	ea	29186 3" PRO PRESS FIP ADAPTER	148.00	1,480.00
10	ea	29186 4" PRO PRESS FIP ADAPTER (NO BID)	0.00	0.00
10	ea	29186 3/4" PRO PRESS TEE	4.55	45.50
10	ea	29186 1" PRO PRESS TEE	8.35	83.50
10	ea	29186 1-1/4" PRO PRESS TEE	12.60	126.00
10	ea	29186 1-1/2" PRO PRESS TEE	24.50	245.00
10	ea	29186 2" PRO PRESS TEE	30.25	302.50
10	ea	29186 2-1/2" PRO PRESS TEE	113.40	1,134.00
10	ea	29186 3" PRO PRESS TEE	136.00	1,360.00
10	ea	29186 4" PRO PRESS TEE	194.00	1,940.00
10	ea	29186 3/4" PRO PRESS ST 90	3.15	31.50
10	ea	29186 1" PRO PRESS ST 90	5.95	59.50
10	ea	29186 1-1/4" PRO PRESS ST 90	10.60	106.00
10	ea	29186 1-1/2" PRO PRESS ST 90	25.50	255.00
10	ea	29186 2" PRO PRESS ST 90	27.85	278.50
10	ea	29186 2-1/2" PRO PRESS ST 90	101.55	1,015.50
10	ea	29186 3" PRO PRESS ST 90	115.00	1,150.00
10	ea	29186 4" PRO PRESS ST 90	147.00	1,470.00

Subtotal

\$192,087.07

****SEWER SUPPLIES****

60	ea	5289 4" CI/PL TO 4" CI/PL *56-44 ARC*	21.75	1,305.00
60	ea	5270 6" CI/PL TO 6" CI/PL *56-66 ARC*	41.25	2,475.00
20	ea	5326 8" CI/PL TO 8" CI/PL *56-88 ARC*	61.50	1,230.00
20	ea	5338 10" CI/PL TO 10" CI/PL *56-1010 ARC*	80.00	1,600.00
60	ea	26732 4 CL TO 4 CI/PL *02-44 ARC* 5002-44WCRC	31.75	1,905.00
30	ea	26735 6 CL TO 6 CI/PL *02-66 ARC* 5002-66WCRC	54.00	1,620.00
20	ea	26736 8 CL TO 8 CI/PL *02-88 ARC* 5002-88WCRC	61.50	1,230.00
10	ea	5333 10" CL TO 10" CI/PL *02-1010 ARC*	80.00	800.00
20	ea	5347 4" CONC TO 4" CI/PL *06-44 ARC*	31.80	636.00
20	ea	5327 6" CONC TO 6" CI/PL *06-66 ARC*	41.25	825.00
10	ea	5304 8" CONC TO 8" CI/PL *06-88 ARC*	61.50	615.00
10	ea	5277 10" CONC TO 10" CI/PL *06-1010 ARC*	80.00	800.00
10	ea	9969 SBF A1900-14 24CVR M/SEWER W/BPH	182.00	1,820.00
10	ea	9968 SBF A1900-15 24CVR M/STORM W/CPH	182.00	1,820.00
10	ea	9967 SBF A1900-R1 24MH FRAME	180.00	1,800.00
20	ea	14718 24 X 3 CONCRETE GRADE RING	68.40	1,368.00
20	ea	14719 24 X 6 CONCRETE GRADE RING	78.90	1,578.00
100	ea	14706 3-4 MIP SEWER RELIEF VALVE S62304	15.35	1,535.00
40	ea	777 4 SDR26 22 1/2 GXG	30.95	1,238.00
40	ea	787 4 SDR26 45 GXG	23.30	932.00
40	ea	804 4 SDR26 2/WAY C/O TEE GXGXG	49.20	1,968.00
200	ea	704 4 IPS X SDR35 BUSHING	5.60	1,120.00
100	ea	701 4 SDR35 HXFIP C/O ADAP	5.85	585.00
40	ea	16 4 ABS 22	15.70	628.00

40	ea	16 4 ABS 45	16.80	672.00
20	ea	748 6X4 SDR26 WYE GXGXG	69.25	1,385.00
20	ea	750 8X4 SDR26 WYE GXGXG	96.95	1,939.00
100	ea	16 4 ABS 2-WAY CLEANOUT	53.80	5,380.00
10	ea	16215 6 SBF 1248 LAMP HOLE COVER * SEWER *	76.00	760.00
10	ea	16216 6 SBF 1248 LAMP HOLE FRAME	208.00	2,080.00
50	ea	16 4 ABS COUPLING	8.50	425.00
100	ea	16 4 ABS C/O FIP	11.20	1,120.00
100	ft	6253 4 X 20' GOLDFLO DUAL-WALL PIPE 04WT20NP	2.35	235.00
100	ft	1494 4X20 SDR35 PVC SEWER PIPE GASKETED	2.05	205.00
100	ft	1495 6X20 SDR35 PVC SEWER PIPE GASKETED	4.71	471.00
100	ft	1497 10X20 SDR35 PVC SEWER PIPE GASKETED	13.30	1,330.00
20	ea	805 6 SDR26 2/WAY C/O TEE GXGXG	279.50	5,590.00
10	ea	359 G05T CONC TRAFFIC VALVE BOX	46.50	465.00
10	ea	361 G05CT CI LID MK: *SEWER*	25.25	252.50
10	ea	364 F08R CONC CURB VALVE BOX	23.50	235.00
10	ea	365 F08R CONC LID MK: *SEWER*	19.35	193.50
			Subtotal	\$54,171.00

****CONCRETE BOXES & LIDS****

40	ea	24059 LID; FL03 D 'WATER' FHC091402SW00XY000	43.75	1,750.00
100	ea	7559 BOX; BX09 UTILITY	38.35	3,835.00
100	ea	6859 LID; FLX09 P - 'WATER'	52.50	5,250.00
5	ea	380 B24 CONC BOX	61.25	306.25
5	ea	16 1003655 Kit, B24E Water W/ Reader (2 pieces for 1 lid)	71.15	355.75
10	ea	384 N30 CONC BOX	55.25	552.50
10	ea	24984 LID; B30E W/ READER M10 7X13 MK:WATER *KIT*	67.80	678.00
5	ea	13946 COVER; B30 61G - WATER" W/READER *** 2002560	267.00	1,335.00
10	ea	388 N36 CONC BOX	73.00	730.00
10	ea	24983 LID; B36E W/ READER M10 7X13 MK:WATER *KIT*	79.25	792.50
5	ea	5714 COVER; B36 61G"WATER" W/READER 2003180	326.00	1,630.00
2	ea	407 B1730 CONC TRAFFIC BOX	332.00	664.00
2	ea	409 B1730-51JH CHK STL COVER; MK: *WATER*	455.00	910.00
2	ea	5625 BOX; N48 UTILITY 1000230	257.00	514.00
2	ea	5633 LID; B48 M2 1/2 L/RDR	392.00	784.00
20	ea	359 G05T CONC TRAFFIC VALVE BOX	46.50	930.00
25	ea	360 G05CT CI LID MK: *WATER*	25.25	631.25
10	ea	14654 BOX; FL09 T 02011000	80.75	807.50
10	ea	14655 LID; FL09 D - SPECIAL 2500240	51.00	510.00
20	ea	9059 LID; M10 O STD D - WATER" " 1008470	33.25	665.00
10	ea	7562 BOX; G12 TRAFFIC VALVE 1000450	190.50	1,905.00
10	ea	7563 LID; G12 C - WATER	168.00	1,680.00
20	ea	376 B16 CONC BOX	48.00	960.00
20	ea	11310 LID; B16 GP - WATER	106.50	2,130.00
20	ea	14562 LID; FL16 D - WATER" " 2001395	88.00	1,760.00
			Subtotal	\$32,065.75

Project Total

\$294,403.82

We are pleased to offer you our proposal for furnishing the above material. This is our understanding of the requirements as indicated in the project plans & specifications. We believe the material does reasonably cover the requirements. However, you should carefully check this list as it is not in any way guaranteed.

The URWW terms & conditions are set forth here:

<https://www.urwaterworks.com/>

These terms & conditions are incorporated herein, and this quote is subject to such terms & conditions. By accepting this quote, customer acknowledges it has read and approves these Underground Republic Water Works terms & conditions.



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Amending the Designated Board Members to the Municipal Pooling Authority

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

The governing documents of the Municipal Pooling Authority (MPA) require the City Council of each member city to appoint one Board Member and to appoint one alternate Board Member to the Board of Directors of MPA. The City Manager proposes amending the primary Board Member to be the Director of Human Resources and the alternate Board Member to be the Director of Finance.

FISCAL IMPACT

There is no fiscal impact with this resolution.

RECOMMENDATION

It is recommended that the City Council adopt the proposed Resolution designating the Director of Human Resources as the City of Pittsburg's appointee to the MPA Board of Directors and the alternate MPA Board Member as the Director of Finance.

BACKGROUND

MPA was established in 1978 as a Joint Powers Authority to provide for property, workers' compensation, public liability, vehicle and other insurance programs for 13 member cities in Contra Costa County. The membership has grown to over 20 cities in Northern California.

Prior to 2003, the City Council designated individual employees, rather than the positions, as the City's representatives to the MPA Board of Directors. In 2016, the City Council adopted Resolution 16-13248 setting the Director of Finance (Primary) and the Assistant City Manager (Alternate) as the City of Pittsburg's delegates to the MPA Board of Directors. In 2017, the City Council adopted Resolution 17-13304 setting the Director of Finance (Primary) and the Director of Human Resources (Alternate) as the City's delegates to the MPA Board of Directors.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The attached Resolution amends the Primary MPA Board Member to “Director of Human Resources” and alternate MPA Board Member to “Director of Finance.” The proposed amendment is recommended due to the vacant Director of Finance position and Director of Human Resources’ experience and involvement as a Board Member for MPA.

ATTACHMENTS: Resolution

Report Prepared By: Jennifer Brizel, Director of Human Resources

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending the Designated Board Members)
To the Municipal Pooling Authority)

RESOLUTION NO. 25-

WHEREAS, the Municipal Pooling Authority was established in 1978 as a Joint Powers Authority to provide for property, workers' compensation, public liability, vehicle and other insurance programs for member cities in Contra Costa County and has expanded to other cities within Northern California; and

WHEREAS, the City of Pittsburg is a member of the Municipal Pooling Authority, where the governing documents of the Municipal Pooling Authority require the City Council of each member city to appoint one Board Member and to appoint one Alternate Board Member to the Board of Directors of the Municipal Pooling Authority; and

WHEREAS, the City of Pittsburg's current delegates to the Municipal Pooling Authority's Board of Directors are the Director of Finance (Primary) and Director of Human Resources (Alternate); and

WHEREAS, staff proposes to amend the current delegates to the Municipal Pooling Authority to have the primary representative be the Director of Human Resources and the alternate be the Director of Finance.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby adopts this Resolution amending the City of Pittsburg's designated Board Members to the Municipal Pooling Authority and assigns the position of Director of Human Resources as the City's Primary Board Member and assigns the Director of Finance as the City's Alternate Board Member.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving the Terms and Conditions of Employment for American Federation of State, County and Municipal Employees (AFSCME) Local 512, Miscellaneous and Management, Professional and Confidential Units for the Period July 1, 2025 through June 30, 2028

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

The City of Pittsburg and American Federation of State, County and Municipal Employees (AFSCME) Local 512, propose terms and conditions of employment for AFSCME Local 512 Miscellaneous and Management, Professional and Confidential Units for the period of July 1, 2025 through June 30, 2028 (Contract Period).

FISCAL IMPACT

The total net impact to the General Fund in Fiscal Year (FY) 2025/26 is approximately \$523,000, of which \$335,000 is reflected in the adopted budget. The additional cost over the adopted FY 2025/26 budget is \$188,000. The costs associated with the terms and conditions for the remaining fiscal years of the Contract Period will be budgeted accordingly in future fiscal years.

RECOMMENDATION

Staff recommends that the City Council adopt the Resolution approving the tentative agreement between the City and AFSCME Local 512 for the Contract Period, authorizing the City Manager to prepare and execute a successor Memorandum of Understanding (MOU), and authorizing corresponding budget appropriations, expenditures, and funding to be incorporated into the budget for Fiscal Years 2025/26, 2026/27, and 2027/28.

BACKGROUND

The City and AFSCME Local 512 started negotiation sessions in April 2025 to develop a successor MOU and after meeting numerous times to discuss proposals surrounding the upcoming contract term, wages and other contract items, have reached a tentative agreement on the terms and conditions of employment that provides for a three-year contract, cost of living adjustments (COLAs) each year, and an amendment to the contract terms regarding holidays, dental insurance, shift differential, bilingual pay, limited reciprocity, certification pay, and terms for a classification and compensation study. The current AFSCME Local 512 MOUs expire June 30, 2025.

AFSCME Local 512 membership ratified the parameters of the tentative agreements package on June 25, 2025.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

The term of the agreement between the City and AFSCME Local 512 includes terms for the Miscellaneous employee bargaining group and Management, Professional and Confidential employee bargaining group.

Major terms of the agreements are as follows:

- Effective the first pay period following July 1, 2025, AFSCME represented employees will receive a cost-of-living adjustment (COLA) of 2.7%.
- Effective the first pay period following July 1, 2026, AFSCME represented employees will receive a COLA minimum of 2% and maximum of 3% based on the December 2025 Consumer Price Index for All Urban Consumers for San Francisco-Oakland-Hayward (CPI-U). The maximum COLA may rise to 4% based on the December 2025 CPI-U and a general fund on-going revenue target of \$65.5m according to the FY 2026/27 adopted budget.
- Effective the first pay period following July 1, 2027, AFSCME represented employees will receive a COLA minimum of 2% and maximum of 3% based on the December 2026 CPI-U. The maximum COLA may rise to 4% based on the December 2026 CPI-U and a general fund on-going revenue target \$68m according to the FY 2027/28 adopted budget.

“On-Going Revenue” is defined as revenue generated by existing and ongoing programs such as sales tax; transit occupancy tax; property tax; franchise fees; fines and forfeitures; intergovernmental revenue; permits, licenses, and fees; service fees; and other transfer “types” into the General Fund having taken place consistently for the previous three (3) years. On-going revenue excludes any one-time funds that have restrictions in which they may be used and those funds specifically designated for capital projects as well as fees or sales taxes paid in relation to development projects subject to a development agreement, as these projects may require one-time fees in excess of the City’s anticipated ongoing revenue projections.

- Floating Holiday: One (1) additional Floating Holiday (for up to 24 hours of Floating Holiday); swap Lincoln's Birthday with Juneteenth. Washington's birthday becomes "President's Day" (third Monday in February). In exchange for acceptance of this comprehensive package with the City's proposed COLA, bargaining unit members will receive an additional Floating Holiday (for a total of 32 hours of Floating Holiday) for the duration of the three-year term. The additional 8 hours of Floating Holiday will sunset June 30, 2028, reverting to a total of 24 hours of Floating Holiday.
- Dental Insurance: Joint Labor-Management Benefits Committee (JLMBC) to identify additional dental insurance options to reduce employee out-of-pocket costs. The City shall provide an annual dental supplement benefit of \$250 to be deposited into the employee's FSA; until a viable alternative plan is available and offered to employees; annual payment discontinued thereafter.
- Bilingual Pay: Increase to \$150 per month.
- Certification Pay for Construction Inspectors.
- Limited Reciprocity: Includes COLAs, lump-sum cash payments, benefits (medical, dental, vision care, life insurance, retirement plans, long-term disability insurance, life/accidental death and dismemberment insurance, dependent care assistance program, holidays, leave accruals, and/or deferred compensation contributions).
- Memorialize Survey Agencies
- Compensatory time upon promotion
- Terms for a Classification and Compensation Study
- Increasing the Citywide Vacation Buy-Back allocation to \$225,000 and limit the program to one pay-out period.
- Increase the vacation accrual limit to 320 hours; remove service achievement accrual limits.
- Memorialize existing side letter agreements and other non-economic items to provide clarity in the agreement

Should the City Council approve these terms identified in the comprehensive tentative agreement, staff will prepare a successor MOU that incorporates the agreed upon changes.

ATTACHMENTS: Exhibit A – Comprehensive Tentative Agreement between the City of Pittsburg and AFSME, Local 512 Union Resolution

Report Prepared By: Jennifer Brizel, Director of Human Resources

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Terms and Conditions of)
Employment for American Federation of)
State, County and Municipal Employees)
Local 512 for the Period of July 1, 2025)
Through June 30, 2028)

RESOLUTION NO. 25-

WHEREAS, the most recent Memorandum of Understanding (MOU) between the City of Pittsburg and American Federation of State, County and Municipal Employees (AFSCME) Local 512 Miscellaneous and Management, Professional and Confidential Units expires on June 30, 2025; and

WHEREAS, after meeting numerous times to discuss proposals surrounding the upcoming contract term, wages and other contract concerns, the City and AFSCME Local 512 have reached a tentative agreement on the terms and conditions of employment; and

WHEREAS, staff recommends a three-year contract term, cost of living adjustments each year, and amendment to the contract terms regarding holidays, dental insurance, bilingual pay, certification pay, limited reciprocity, survey agencies, compensatory time upon promotion, terms for a classification and compensation study, vacation buy-back and removal of the service achievement program accrual limits as well as other non-economic items; and

WHEREAS, City representatives and the duly appointed representatives of AFSCME Local 512 Miscellaneous and Management, Professional and Confidential bargaining units have met and conferred in accordance with Section 3500 et seq. of the California Government Code; and

WHEREAS, the membership of the AFSCME Local 512 ratified the tentative agreement, attached as Exhibit A to the Staff Report on June 25, 2025; and

WHEREAS, upon adoption of this Resolution, the City Manager and staff will prepare successor MOUs that incorporates the agreed upon terms and conditions.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby approves the tentative agreement between the City and AFSCME Local 512 for the period of July 1, 2025 through June 30, 2028, authorizes the City Manager to prepare and execute a successor MOU consistent with the terms and conditions outlined in the agreement, attached hereto and marked as Exhibit A, and authorizes corresponding budget appropriations, expenditures, and funding to be incorporated into the budget for Fiscal Years 2025/26, 2026/27, and 2027/28.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7^h day of July 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

EXHIBIT A

City of Pittsburg and AFSCME
 Successor Agreement Negotiations
 City Comprehensive Proposal Package
 Emailed on June 18, 2025

The following summary contains the City of Pittsburg comprehensive proposals and counters to AFSCME proposals as of June 18, 2025.

<p>CITY COMPREHENSIVE PROPOSAL</p>
<p><i>Term and Cost of Living Adjustments</i></p> <p>3 year term: July 1, 2025 – June 30, 2028, as follows:</p> <p>COLA:</p> <p>Yr 1, 2.7% of base salary;</p> <p>Yr 2, 2%-3% of base salary based on December 2025 CPI-U. Ceiling may rise to 4% based on December 2025 CPI-U and a general fund on-going revenue target of \$65.5M.</p> <p>Yr 3, 2%-3% of base salary based on December 2026 CPI-U. Ceiling may rise to 4% based on December 2026 CPI-U and a general fund on-going revenue target of \$68M.</p> <p>“On-Going Revenue” is defined as revenue generated by existing and ongoing programs such as sales tax; transit occupancy tax; property tax; franchise fees; fines and forfeitures; intergovernmental revenue; permits, licenses, and fees; service fees; and other transfer “types” into the General Fund having taken place consistently for the previous three (3) years. On-going revenue excludes any one-time funds that have restrictions in which they may be used and those funds specifically designated for capital projects as well as fees or sales taxes paid in relation to development projects subject to a development agreement, as these projects may require one-time fees in excess of the City’s anticipated ongoing revenue projections.</p>
<p><i>Holidays</i></p> <p>One (1) additional Floating Holiday (for up to 24 hours of Floating Holiday); swap Lincoln’s Birthday with Juneteenth. Washington’s birthday becomes “President’s Day (third Monday in February).”</p> <p>In exchange for acceptance of this comprehensive package with the City’s proposed COLA, bargaining unit members will receive an additional Floating Holiday (for a total of 32 hours of Floating Holiday) for the duration of the three-year term. The additional 8 hours of Floating Holiday will sunset June 30, 2028, reverting to a total of 24 hours of Floating Holiday.</p>
<p><i>Dental Insurance</i></p> <p>JLMBC to identify additional dental insurance options to reduce employee out-of-pocket costs.</p> <p>The City shall provide an annual dental supplement benefit of \$250 to be deposited into the employee’s FSA; until a viable alternative plan is available; annual payment discontinued thereafter.</p>
<p><i>Shift Differential</i></p> <p>Misc A – 2% for swing shift; 4.5% for graveyard shift for any member; schedule must be approved in advance.</p>
<p><i>Bilingual Pay</i></p> <p>Increase to \$150 per month for Misc A and MPC Bilingual Pay</p>

Limited Reciprocity

Based on union proposal presented on 4/14/2025. Reciprocity includes COLAs, lump-sum cash payments, benefits (medical, dental, vision care, life insurance, retirement plans, long-term disability insurance, life / accidental death and dismemberment insurance, dependent care assistance program, holidays, leave accruals, and / or deferred compensation contributions.)

Survey Agencies

Retain existing survey agencies; add Contra Costa Water District for positions assigned to Water Treatment Operations.

List survey agencies in Appendix C; use for all future surveys; any deviation must meet and confer. Must use Total Compensation for surveys.

Compensatory Time Upon Promotion

Eligible for cash out or deferred comp, employees will be provided options.

Certification Pay

Misc A: Add the following Professional Certifications for Construction Inspectors I/II; 5% maximum to base pay (non-stacking):

- Certified Professional in Storm Water Quality
- CASQA Qualified SWPPP Practitioner (QSP) Certificate

MPC: Add the following Professional Certification for Senior Construction Inspectors; 5% maximum to base pay:

CASQA Qualified SWPPP Practitioner (QSP) Certificate

Classification and Compensation Study

The City agrees to conduct a classification and compensation study to be performed for benchmark classifications represented by AFSCME during the term of this MOU. AFSCME shall be included in the selection process for the benchmark classifications. The study shall be a total compensation study, however, it shall not factor in winter closure information, nor any one-time benefits (i.e. floating holidays, dental FSA offset).

The study shall commence no later than June 30, 2027, and shall be completed no earlier than six months prior to the expiration of this MOU. The parties agree that the parties will discuss the results of the class and comp study as part of good faith MOU negotiations on a successor MOU to this 2025-2028 MOU.

The City and AFSCME agree to establish a joint Class and Comp Study Task Force that shall meet regularly while the study is underway and shall have up to four City representatives and four AFSCME representatives plus the Business Agent.

During these Task Force meetings, the City will provide updates on the status of the class and comp study and AFSCME representatives may provide input on issues relevant to the study. The Task Force shall exist solely for discussing the class and comp study, and the Task Force shall dissolve and no longer exist upon termination of this MOU.

Vacation Buy-Back

Increase Citywide Vacation Buy-Back allocation to \$225K annually; limit to one payout period annually

Disciplinary Action

Written reprimands will be appealed to Dept Director; employee may write a rebuttal statement; remove City Attorney references.

Use of Vacation

Increase Vacation Accrual limit to 320 hours; remove service achievement accrual limits.

Remove COVID Leave References in MOU

Memorialize Current Side letters:

Uniform Allowance (MiscA and MPC)
Working Out-of-Class (CalPERS)
Administrative Leave Classifications
MPC Certifications

Signed by:

 6/23/2025

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AFSCME, Local 512

Signed by:

 6/23/2025

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City of Pittsburg



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Donna Mooney, City Attorney

SUBJECT: Adoption of a City Council Resolution Authorizing the City Attorney to Execute First Amendment to Outside Counsel Services Agreement with Civica Law

MEETING DATE: July 7, 2025

EXECUTIVE SUMMARY

The City Attorney proposes amending an Outside Counsel Services Agreement with the law firm, Civica Law, to increase the compensation and extend the duration for legal services in connection with the receivership and code enforcement matters.

FISCAL IMPACT

The amendment would add \$125,000 to the contract, which would be funded by Community and Economic Development with anticipated reimbursement for most of the funds.

RECOMMENDATION

Adopt the Resolution authorizing the City Attorney to execute the First Amendment to the Outside Counsel Services Agreement with the law firm Civica Law.

BACKGROUND

The City Attorney retained the law firm of Civica Law in 2023 to handle receiverships of nuisance properties and provide advice on code enforcement matters. Civica Law firm has filed receivership petitions with the Court for the properties located at 77 Carpino Avenue and 652 School Street. The City identified that these properties have conditions that constitute violations of the law that pose a substantial danger to health, safety and general welfare of occupants.

The Agreement for Outside Counsel Services initially provided for \$75,000 in compensation, which is the amount of the City Attorney signing authority in the Pittsburg Municipal Code. The services over the course of the receiverships have included review and analysis of the subject properties, preparation of staff declarations, filing of the summons and the complaints, service of process of the lawsuit on multiple potential stakeholders as required

by law, preparation and filing of ex parte applications to approve notice of service and motion for a receiver. Typically, legal fees and costs incurred for a receivership are reimbursed through sale proceeds after the receiver rehabilitates the property. The original contract has a term ending December 31, 2025, and a total compensation of \$75,000. An extension of the term to June 30, 2026 and an increase to the total compensation to \$200,000 is sought to fund the receivership efforts at the two properties, as well as a potential third property, and to continue obtaining code enforcement legal advice.

SUBCOMMITTEE FINDINGS

This item was not submitted to a subcommittee.

STAFF ANALYSIS

An increase of \$125,000 to the compensation will fund the pending receivership matters, with the expectation of reimbursement upon sale of the rehabilitated properties, and potentially a third property, and fund legal advice for code enforcement matters as the need arises.

ATTACHMENTS: Resolution
 First Amendment

Report Prepared By: Donna Mooney, City Attorney

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing City Attorney to Execute)
First Amendment to Outside Counsel)
Services Agreement with Civica Law,)
APC)

RESOLUTION NO. 25-

WHEREAS, the City Attorney entered into an agreement for Outside Counsel Services (“Agreement”) with the law firm, Civica Law, a professional corporation, in October 2023 to provide legal advice and defense regarding legal matters as requested by the City Attorney; and

WHEREAS, the Agreement set forth a maximum compensation of \$75,000, which is within the signing authority of the City Attorney pursuant to the Pittsburg Municipal Code; and

WHEREAS, the City has pending receivership matters for the properties located at 77 Carpino Avenue and 652 School Street, may seek a receiver for an additional property this fiscal year, and requires legal advice on code enforcement matters from time to time; and

WHEREAS, the City Attorney seeks to amend the Agreement to add \$125,000 to the compensation and extend the term to June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes the City Attorney to execute the First Amendment to the Outside Counsel Services Agreement with the law firm, Civica Law.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 7th day of July 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**FIRST AMENDMENT TO
OUTSIDE COUNSEL SERVICES AGREEMENT BETWEEN
CITY OF PITTSBURG AND CIVICA LAW, APC**

This First Amendment to the Principal Agreement made and entered into on October 5, 2023, hereafter referred to as Agreement, between Civica Law, a professional corporation, therein referred to as (“Outside Counsel”), and City of Pittsburg, a municipal corporation, therein referred to as (“City”), is made and entered into on this 1st day of July, 2025.

WHEREAS, the parties entered into the Principal Agreement on October 5, 2023, for a term ending December 31, 2025; and

WHEREAS, the parties desire to extend the term to June 30, 2026, and increase the compensation amount to \$200,000.

NOW, THEREFORE, Outside Counsel and City do mutually agree as follows:

1. Term. Section 3 of the Agreement term is hereby amended to read as follows: The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2026, or the date the Outside Counsel completes the services specified in Exhibit A, whichever occurs first, unless the term of the Agreement is otherwise terminated or extended, as referenced herein

2. Compensation. Section 5 of the Agreement is hereby amended to read as follows: City hereby agrees to pay Outside Counsel a sum not to exceed Two Hundred Thousand Dollars (\$200,000), as set forth in Exhibit B, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Outside Counsel, but is merely a limit of potential City expenditures under this Agreement.

3. Integration. This First Amendment contains the entire agreement between the parties with respect to its subject matter and supersedes whatever oral or written understanding they may have had prior to the execution of this First Amendment. This First Amendment shall not be amended or modified except by a written agreement executed by each of the parties. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Outside Counsel shall perform all duties, obligations and conditions required under the Agreement.

4. Inconsistencies. In the event of any conflict or inconsistency between the provisions of this First Amendment and the Agreement, the provisions of this First Amendment shall control in all respects.

5. Ambiguities. The parties have each carefully reviewed this First Amendment and

have agreed to each term of this First Amendment. No ambiguity shall be presumed to be construed against either party.

6. Counterparts. This First Amendment may be executed by the parties in one or more counterparts all of which collectively shall constitute one document and agreement.

7. Authority. The person signing this First Amendment for Outside Counsel hereby represents and warrants that he or she is fully authorized to sign this First Amendment on behalf of Outside Counsel.

IN WITNESS WHEREOF, the parties have entered into this First Amendment on the day and year first hereinabove appearing.

OUTSIDE COUNSEL:

CITY:

CIVICA LAW, a professional corporation

CITY OF PITTSBURG, a municipal corporation of the State of California

By: _____
Matthew Silver, Managing Partner

By: _____
Donna Mooney, City Attorney

APPROVED AS TO FORM:

By: _____
Donna Mooney, City Attorney