



**CITY OF PITTSBURG
AGENDA**

April 17, 2017

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

**BUDGET WORKSHOP
5:00 P.M.**

**CLOSED SESSION
6:30 P.M.**

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

**CITY COUNCIL
HOUSING AUTHORITY
SUCCESSOR AGENCY**

PRESIDING

**Marilyn “Merl” Craft, Mayor/Chair
Dwayne “Pete” Longmire, Vice-Mayor/Chair
Sal Evola, Council Member/Board Member
Juan Antonio Banales, Council Member/Board Member
Jelani Killings, Council Member/Board Member**

**FOR HOUSING AUTHORITY:
Michelle King, Housing Authority Member
Annie Hill Herring, Housing Authority Member**

Pittsburg City Council 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.ci.pittsburg.ca.us. 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.

NOTICE TO PUBLIC (Attached)

COUNCIL COMMITTEES LIST (Attached)

COMMISSIONS/COMMITTEES MEETING SCHEDULE (Attached)

5:00 P.M.

BUDGET WORKSHOP

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.

6:30 P.M.

CONVENE IN CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION FOR THE CITY OF PITTSBURG; Significant exposure to litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9:

One (1) case

7:00 P.M.

CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATION

Sexual Assault Awareness Month

PRESENTATIONS

Police Activities League (PAL) Update

Grid Alternative

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)

CITIZENS REMARKS

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)

HOUSING AUTHORITY

CONSENT CALENDAR

2. Minutes

Minutes of March 20, 2017

3. Disbursement Lists

Disbursement List of March 31, 2017

ADJOURNMENT OF THE HOUSING AUTHORITY to May 15, 2017

CITY COUNCIL MEETING

PUBLIC HEARING

4. Adoption of City Council Resolutions Approving the Community Development Block Grant 2017-2018 Annual Action Plan and the Analysis of Impediments to Fair Housing

The US Department of Housing and Urban Development (HUD) provides funding to jurisdictions to help meet their housing and community needs. As recipients of these federal funds, HUD requires the City Council to review and approve the Community Development Block Grant (CDBG) 2017-2018 Annual Action Plan (2017-2018 Annual Action Plan). The 2017-2018 Annual Action Plan states the funding recommendations for that fiscal year and includes the list of subrecipients and their funding allocations. 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) which has prepared a joint Analysis of Impediments to Fair Housing (AI).

5. Adoption of Two City Council Resolutions: (1) Formation of Community Facility District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), Providing for Future Annexation of Territory and Providing for the Levy of a Special Tax Therein to Finance Certain Public Services in and for Such Community Facilities District and to Call for Special Election; and (2) Declare Results of Election; Introduction and Waive the First Reading of Ordinance Levying Special Tax in CFD 2017-1 and Accept and File a Hearing Report and to Conduct a Public Hearing

In accordance with the policy of the City Council and the development agreement between the City of Pittsburgh (the "City") and Discovery Homes (the "Developer"), the City has agreed to form a Community Facilities District ("CFD") to provide funding for fire protection and emergency facilities and services to serve the Belle Harbor subdivision, now known as Waterstone subdivision. In addition, this Resolution considers the formation of the CFD and provides for the future annexation of territory.

CONFLICT OF INTEREST STATEMENT

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

CONSENT CALENDAR

COMBINED CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

6. Minutes

Minutes of April 3, 2017

7. Claims - Rejection of Claims against the City which may cause expenditure of funds; on file in the Office of the City Clerk.

Claim #2308 Hartford Recovery for Delores Hall

Claim #17-0005 Herrick, Linda

Claim #17-0018 West, Rachel

8. Adoption of a City Council Resolution to Approve Territories for Annexation No. 7 to Community Facilities District No. 2005-1 (Public Safety Services)

The City has received written approval from the current property owners, Seeno Enterprises, LLC. and Century Plaza Development Corporation, to annex their parcels into Community Facilities District No. 2005-1 to provide funding for police services for these newly developed areas.

9. Adoption of a City Council Resolution to Approve Annexation No. 2 of Certain Territory to Community Facilities District No. 2016-1 (Maintenance of Project Facilities)

The City has received written approval from the current property owner, Century Plaza Development Corporation to annex their parcel into Community Facilities District No. 2016-1 to provide funding for the continuous maintenance of certain off-site stormwater treatment facilities.

COUNCIL MEMBER REPORTS/REMARKS

Council Members may make brief announcements or informal comments at this time. Council members may ask questions for clarification from City staff, and make a report on their activities, including reports on committee assignments (see attached list of ad hoc committees and other public agencies in which Council members participate). (No Action Required)

ADJOURNMENT to May 1, 2017

NOTICE TO PUBLIC

GENERAL INFORMATION

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 City holidays). The full packets are also located on the City's website at www.ci.pittsburg.ca.us. 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 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 citizens. 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 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.ci.pittsburg.ca.us on the Streaming Media page. Past meetings are also archived on that webpage. City Council meetings are also broadcast live on CCTV, Channel 24 also re-run at a later date. For more information, please contact the City Clerk's office at 252-4850.

City Council Outside Agency / Liaison / Sub-Committees Assignments - 2017

Updated February 7, 2017

<u>OUTSIDE AGENCY BOARDS</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
ABAG	Merl Craft / Pete Longmire Alternate	Standing	Annual	J. Sbranti
SF Bay Regional Water Quality Board	Merl Craft / Pete Longmire Alternate	Standing	As needed	J. Sbranti
Contra Costa County Fire Dist.	Pete Longmire / Jelani Killings Alternate	Standing	2 nd Monday	J. Sbranti
Delta Diablo**	Pete Longmire / Juan Banales Alternate	Standing	2 nd Wednesday	F. McKinley
East Co.Co.County Habitat Conservancy	Sal Evola / Pete Longmire Alternate	Standing	Monthly	F. McKinley
East County Water Management	Merl Craft / Pete Longmire Alternate	Standing	Annual	F. McKinley
TRANSPLAN / ECCRFFA	Sal Evola / Juan Banales Alternate	Standing	2 nd Thursday	F. McKinley
Tri-Delta Transit (2 reps)***	Pete Longmire&Merl Craft / Jelani Killings Alt.	Standing	Last Wednesday	F. McKinley
<u>LIAISON TO</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
East Bay League of Calif. Cities	Sal Evola / Merl Craft Alternate	Standing	3 rd Thursday	*Rotational
Mayor's Conference	Merl Craft / Pete Longmire Alternate	Standing	1 st Thursday	J. Sbranti/G. Evans
School Districts Committee (2 reps)	Merl Craft &Jelani Killings / Juan Banales Alt.	Standing	4 th Thursday even months	J. Sbranti
<u>SUBCOMMITTEES (2 reps)</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
CAC/CDBG	Juan Banales & Jelani Killings / Pete Longmire Alt.	Standing	As needed	M. Aliotti
Pittsburg Recognition Committee	Merl Craft / Pete Longmire Alt.	Ad Hoc	As needed	J. Hecht
Economic Develop/Waterfront Subcommittee	Pete Longmire &Juan Banales / Sal Evola Alt.	Standing	Quarterly	G. Evans
Finance Subcommittee	Sal Evola & Pete Longmire / Merl Craft Alt.	Standing	As needed	B. Farmer
Land Use Subcommittee	Sal Evola &Juan Banales / Merl Craft Alt.	Ad Hoc	As needed	F. McKinley
Local Contracting & Preference Policy	Merl Craft & Sal Evola	Ad Hoc	As needed	F. McKinley/B.Farmer
Pittsburg Arts & Community Foundation	Merl Craft& Jelani Killings / Pete Longmire Alt.	Standing	As needed	J. Sbranti
Pittsburg Police Activities League (PAL)	Banales / Killings Alt.	Standing	Monthly	B. Addington
Power Company Advisory	Pete Longmire & Juan Banales / Merl Craft Alt.	Standing	As needed	G. Evans
Sister City Committee	Sal Evola&Merl Craft/ Pete Longmire Alt.	Ad Hoc	As needed	G. Evans
Successor Agency Subcommittee	Merl Craft &Jelani Killings / Pete Longmire Alt.	Standing	As needed	G. Evans

*Rotational Staff as assigned by City Manager

**Stipend of \$209 per month

***Stipend of \$100 per month

COMMISSION/SUBCOMMITTEE MEETING SCHEDULE

Following is a tentative list of currently scheduled Commission meetings for the upcoming month. For further information, please visit our website at www.ci.pittsburg.ca.us and click on the CALENDAR link for meetings, dates, times and locations.

Commission	Tentative Meeting Dates
Planning Commission	2 nd and 4 th Tuesdays
Community Advisory Commission	1 st Wednesday

Planning Commission meetings are regularly held the second and fourth Tuesdays of the month in the Pittsburg City Hall Council Chambers.

Community Advisory Commission meetings are regularly held the first Wednesday of the month in the Pittsburg City Hall Council Chambers.

In addition to the Commission Meetings listed above, there are several Council Member Subcommittees that meet on an “as needed basis”. For a list of subcommittees that Council Members and staff are assigned to, please see the “Council Committee List” attached to the agenda.

Subcommittee Meetings that are anticipated to occur in the coming month vary. The meeting dates, times and locations for these meetings are yet to be determined. This information will be posted on the City’s website, www.ci.pittsburg.ca.us, as soon as it is determined. Please check the Calendar on the City’s website for information.

For further information, contact the City staff member assigned to that Commission or Subcommittee.

**CITY OF PITTSBURG
HOUSING AUTHORITY MEETING MINUTES**

DATE: March 20, 2017

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

CITY COUNCIL/AGENCY MEMBERS

Marilyn Craft, Mayor/Chair
Dwaine "Pete" Longmire, Vice-Mayor/Chair Member
Sal Evola, Council/Agency Member
Juan Antonio Banales, Council/Agency Member
Jelani Killings, Council/Agency Member
Michelle King, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Joe Sbranti, City Manager/Executive Director
Ruthann Ziegler, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

CALL TO ORDER

Chair Craft called the meeting of the Housing Authority to order at 8:20 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Member Longmire was absent and excused.

PUBLIC HEARING

5. Adoption of a Housing Authority Resolution Approving the Public Housing Agency Annual Plan for 2017 and Authorizing the Executive Director to Submit the Public Housing Agency Annual Plan for 2017 to the U.S. Department of Housing and Urban Development

Chair Craft opened the public hearing. There being no one to speak to the item, Chair Craft closed the public hearing.

On motion by Member Evola, seconded by Member Banales, to adopt and carried by the following vote:

AYES: Banales, Evola, Herring, Killings, King, Craft
ABSENT: Longmire

6. Adoption of a Housing Authority Resolution Approving the Pittsburg Housing Authority Administrative Plan for 2017

Chair Craft opened the public hearing.

Willie Mims commented that his research into the Section 8 Program showed that the city was doing an excellent job. He asked for an explanation of the landlord participation rating and whether it has been successful. He also asked for explanation of the scoring system by HUD.

There being no one to speak further to the item, Chair Craft closed the public hearing.

On motion by Member Evola, seconded by Member Killings, to adopt and carried by the following vote:

AYES: Banales, Evola, Herring, Killings, King, Craft

ABSENT: Longmire

CONSENT CALENDAR

On motion by Member Evola, seconded by Member Banales, to adopt and carried by the following vote:

AYES: Banales, Evola, Herring, Killings, King, Craft

ABSENT: Longmire

7. Minutes of February 21, 2017
8. Disbursement List of February 28, 2017
9. Adoption of a Housing Authority Resolution Approving the Pittsburg Housing Authority 2017 Utility Allowances
10. Adoption of a Housing Authority Minute Order Approving and Annual Report Pursuant to SB 341

ADJOURNMENT

The Housing Authority was adjourned at 8:34 P.M. to April 17, 2017.

Respectfully submitted,

Alice E. Evenson, Secretary

PITTSBURG HOUSING AUTHORITY

Disbursement List Summary For the month of March 2017

	Ck#	Amount	HAP ¹	VASH ²	UR ³	Portability	Admin. Fee	TOTAL
VOUCHERS	145602 -145727 30117001- 30117479	1,222,684.59	1,069,477.52	124,450.00	8,954.99	13,540.00	6,262.08	1,222,684.59
	145728-145737 31517001-31517023	28,990.58	12,783.11	13,068.00	1,058.89	925.00	1,155.58	28,990.58
								-
								-
								-
	TOTAL	1,251,675.17	1,082,260.63	137,518.00	10,013.88	14,465.00	7,417.66	\$ 1,251,675.17

¹Housing Assistance Payment

²Veterans Affairs Supportive Housing

³Utility Reimbursement

	Amount	Description	TOTAL
ADMINISTRATIVE EXPENSES	Paid to City of Pittsburgh (3/17 Operating Expenses)	\$ 35,365.62 Full Time salaries	\$ 35,365.62
		\$ - Stipend	-
		- Part Time salaries	-
		- Overtime salaries	-
	5,629.54	Retirement	5,629.54
	8,958.25	Retirement-Pension bonds	8,958.25
	5,741.73	Health Insurance	5,741.73
	118.12	Life Insurance	118.12
	486.90	Dental Insurance	486.90
	1,891.36	Workers Comp	1,891.36
	195.76	Unemployment Insurance	195.76
	140.74	Disability Ins.	140.74
	2,695.46	FICA	2,695.46
	335.00	Deferred Compensation	335.00
	606.58	Allocated Retiree/Med/Vac Buy-Bk/Empl Term	606.58
	2,687.50	Retiree OPEB Costs	2,687.50
	1,249.66	Office Supplies	1,249.66
	-	Textbooks	-
	2,704.54	Postage	2,704.54
	-	Misc Equip & Furniture < \$5,000	-
	319.48	Other Special Departmental Supplies	319.48
	1,877.91	Utilities (Gas, Electric & Water)	1,877.91
	1,441.74	Telephone - Regular	1,441.74
	79.67	Telephone - Other	79.67
	-	Membership Dues & Subscriptions	-
	64.10	Travel, Training, & Conference	64.10
	1,312.91	Insurance - Alloc Chgs	1,312.91
	-	Legal Fees	-
	-	Auditing Expense	-
	-	Settlement Hearing	-
	1,560.00	Other Contractual & Professional Service	1,560.00
	105.86	Advertising & Promotion	105.86
	1,744.24	Maintenance Agreements	1,744.24
	-	Maintenance & Repairs	-
	-	Equipment Rental	-
	2,375.00	Building Rental	2,375.00
	571.91	Fleet Maintenance Alloc Chgs	571.91
	1,276.16	Building Maintenance Alloc Chgs	1,276.16
	2,655.41	Information Systems Alloc Chgs	2,655.41
	-	Bad Debt Expense	-
	4,376.66	Admin overhead paid to city	4,376.66
	368.00	Legal - Non Retainer/Non Reimbursable	368.00
	63.77	Utilities (Gas, Electric, & Water) - Rental	63.77
	-	Advertising & Promotion	-
	309.00	Maintenance & Repairs - Rental	309.00
	-	Property Tax payment - Rental	-
	1,501.35	Other fees - Rental	1,501.35
	-	Lighting & Landscape Assessment - Rental	-
	1,465.91	Transfer-Out to OPEB (Unfunded Liabilities)	1,465.91
	TOTAL	92,275.84	92,275.84

	Ck#	Amount	Reason	TOTAL
VOIDED CHECKS & ADJUSTMENTS	145313	(14.00)	Check lost - reissued 3/15/17	(14.00)
	30117036	(1,923.00)	ACH returned (reissued on 3/15/17)	(1,923.00)
	30117353	(835.00)	ACH returned (incorrect information, owner to provide banking information)	(835.00)
				-
				-
	TOTAL	(2,772.00)		\$ (2,772.00)

NET of Issued and Voided \$ 1,341,179.01

I:\Departments\Finance\Divisions\Housing\Housing\Council's Disbursement List\Disbursement List Summary for Council

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4/4/17

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Check Summary

March 1, 2017

Check Number	Check Date	Payee Tax ID	Payee	Amount
Choice Voucher				
* 145602	3/1/17	*****2494	Amana K Cornish	171.00
145603	3/1/17	*****7496	Angel R White	22.00
145604	3/1/17	*****1508	Angela N Taylor	183.00
145606	3/1/17	*****6117	Athena A Ruiz	136.00
145607	3/1/17	*****8598	Cheryl A Edwards	43.00
145608	3/1/17	*****6061	Denise R Ford	44.00
145609	3/1/17	*****6094	Devon D Cravanas	3.00
145610	3/1/17	*****2940	Donnette L Terrell	103.00
145611	3/1/17	*****2521	Erica W Kelley	179.00
145612	3/1/17	*****8921	I'Janae D Elder	78.00
145613	3/1/17	*****7375	Johnnie B Hayes	1.00
145614	3/1/17	*****0262	Lalinda M Reyna	62.00
145615	3/1/17	*****9706	Lenaye A Lee-Carter	7.00
145616	3/1/17	*****6385	Marcia Price	69.00
145617	3/1/17	*****7280	Mareece M Harrison	14.00
145618	3/1/17	*****5133	Mary P Grigsby	16.00
145619	3/1/17	*****8275	Mildred G Botello	102.00
145620	3/1/17	*****4119	Pashenia D Sanders	158.00
145621	3/1/17	*****6216	Ricolya N Tiger	23.00
145622	3/1/17	*****6935	Samaiyah A Warren	131.00
145624	3/1/17	*****1512	Shawn A Prince	4.00
145625	3/1/17	*****3058	Sherlina R Reed	35.00
145626	3/1/17	*****3542	Starr C Bronson	11.00
145627	3/1/17	*****8485	Talina D Hoover	14.00
145630	3/1/17	*****5605	Tomicka M Brumfield	93.00
145632	3/1/17	*****7492	Yeong P McMorris	128.00
145633	3/1/17	*****9283	Latoya C Roper	83.00
145634	3/1/17	*****1418	Patricia A Blocker	51.00
145635	3/1/17	*****8240	Vanna L Warga	58.00
145637	3/1/17	*****0864	Rochelle Scurlock	88.00
145638	3/1/17	*****8623	Kimberly A Limas	138.00
145639	3/1/17	*****7724	Carla R Fortenberry	3.00
145640	3/1/17	*****4208	Ono c Rothschild	171.00
145641	3/1/17	*****2184	Evelyn Smith	282.00

145642	3/1/17	*****1433	Tamiesha S Smith	83.00
145643	3/1/17	*****2077	Samantha L Reed	3.00
145644	3/1/17	*****6624	Cyndie I Bliss	49.00
145645	3/1/17	*****8889	Rosemarie Fagundes	30.00
145646	3/1/17	*****9247	Laverne B Rice	29.00
145647	3/1/17	*****8683	Angel M Gulley	65.00
145648	3/1/17	*****4785	Kanya D Ridley	214.00
145649	3/1/17	*****6527	Brandi N Davis	83.00
145650	3/1/17	*****5753	Kevin j Hernandez	218.00
145651	3/1/17	*****6015	Sherron A Camp	133.00
145652	3/1/17	*****2405	Christina M Torres-Turner	172.00
145653	3/1/17	*****6241	Felisha L Lee	145.00
145654	3/1/17	*****2941	Sadrina Sims	214.00
145655	3/1/17	*****6458	Tywanda b Jackmon	223.00
145656	3/1/17	*****0531	Akilah Z Parker	143.00
145657	3/1/17	*****8384	Laura L Jacobsen	41.00
145658	3/1/17	*****3256	Melanie M Brooks	14.00
145659	3/1/17	*****5492	Michelle m Williams	89.00
145660	3/1/17	*****3136	Sheree M Nessler	119.00
145661	3/1/17	*****0046	Letta D Christian	91.00
145662	3/1/17	*****7135	Michele N Nichols	96.00
145663	3/1/17	*****5626	Lashawn P Fields	42.00
145664	3/1/17	*****4702	Tracey S Russell	14.00
145665	3/1/17	*****4559	Julie A Young	44.00
145666	3/1/17	*****4831	Valencia M Griffin	158.00
145667	3/1/17	*****0248	Abdul A Wardak	25.00
145668	3/1/17	*****1015	Jessica D Parker	214.00
145669	3/1/17	*****2695	Monique Thompson	27.00
145670	3/1/17	*****1686	Jasmine J Jackson	46.00
145671	3/1/17	*****5298	Gloria F Nelson	84.00
145672	3/1/17	*****6507	Melissa R Griffin	14.00
145673	3/1/17	*****3602	Michelle R Moorehead	8.00
145674	3/1/17	*****3869	Charlene M Best	87.00
145675	3/1/17	*****4721	Ebony N Manning	61.00
145676	3/1/17	*****2217	Camille A Lascano	1.00
145677	3/1/17	*****8078	Lisa E Gordon	12.00
145678	3/1/17	*****2808	Ramona P Jimenez	76.00
145679	3/1/17	*****4136	Sheiliece e Johnson	92.00
145680	3/1/17	*****5334	Alexandra D McCray	192.00
145682	3/1/17	*****1606	Tamika Brown	35.00
145683	3/1/17	*****3905	Avisha c Augustus	119.00

145684	3/1/17	*****5083	Crystal j Houston	131.00
145685	3/1/17	*****3183	Sonja I Campos	40.00
145686	3/1/17	*****8818	Lisa n Macpheators	129.00
145687	3/1/17	*****8533	Ebony N Washington	120.00
145688	3/1/17	*****8566	Twyla M Lumsey	29.00
145689	3/1/17	*****3277	Stacie J Hogan	41.00
145690	3/1/17	*****6969	Judy J Nelum	9.00
145691	3/1/17	*****3349	Iris S Randall	37.00
145692	3/1/17	*****0840	Dalisha L Bernstine	159.00
145693	3/1/17	*****7242	Johnisha K Downs	100.00
145694	3/1/17	*****4621	Angela Maddox	14.00
145695	3/1/17	*****1238	Ramonda A Carlos	136.00
145696	3/1/17	*****6995	Graciela Arroyo	56.00
145697	3/1/17	*****7390	Masuda Nawabi	40.00
145698	3/1/17	*****1951	Vinisha D Thornton	135.00
145699	3/1/17	*****5549	Jessica L Williams	9.00
145700	3/1/17	*****5330	Lateefah A Childress	52.00
145701	3/1/17	*****7822	Daudi K Edmond	36.00
145702	3/1/17	*****5758	Monique c Chaves	113.00
145703	3/1/17	*****3226	Riquel A Neal	190.00
145704	3/1/17	*****1164	Michelle M Balestrieri	144.00
145705	3/1/17	*****6095	Leilani S Gomez	39.00
145706	3/1/17	*****7882	Deja L Horton	158.00
145707	3/1/17	*****8167	ABJ Enterprises, Inc. dba Blue Line Property Management	2,000.00
145708	3/1/17	*****9524	Ahmed H Abushgarah	84.00
145709	3/1/17	*****9326	Western Addition Apartments, LLC	1,463.00
145712	3/1/17	*****3502	Black Diamond Management	1,384.00
145713	3/1/17	*****1039	Antonio Buccellato c/o New Way Managment Services	570.00
145715	3/1/17	*****3423	Sally Lea Hickman	1,234.00
145716	3/1/17	*****0978	King County Housing Authority	1,328.16
145717	3/1/17	*****6908	Haiyan Lan	3,414.00
145718	3/1/17	*****3848	Leticia Carasi Malasig	943.00
145719	3/1/17	*****6768	Matrixone Realty	1,132.00
145720	3/1/17	*****3124	Dante McDonald	1,036.00
145721	3/1/17	*****2593	Ba Nguyen Thu Thi Ngo	1,542.00
145722	3/1/17	*****9618	Oklahoma Housing Finance Agency	602.16
145723	3/1/17	*****6230	Effie R. Page	1,730.00
145724	3/1/17	*****9182	Lorene Paysinger	1,177.00
145725	3/1/17	*****7243	Linda Phon	929.00

145727	3/1/17	*****1327	Thuy Tran		1,234.00
* 30117001	3/1/17	*****2626	9th Street Associates, LP	DD - ES	3,945.00
30117002	3/1/17	*****0229	Meerwais Abdiani	DD - ES	867.00
30117003	3/1/17	*****6825	A Classey Corp. DBA: ACL Property Management	DD - ES	5,110.00
30117004	3/1/17	*****3963	Rohit V Aggarwal	DD - ES	800.00
30117005	3/1/17	*****6232	Rosario Aguilar	DD - ES	482.00
30117006	3/1/17	*****9530	Demetrius Alexander	DD - ES	1,365.00
30117007	3/1/17	*****2539	Ida Alfaro	DD - ES	368.00
30117008	3/1/17	*****9681	Dale Alvarez	DD - ES	1,489.00
30117009	3/1/17	*****7474	David Alves	DD - ES	582.00
30117010	3/1/17	*****0387	James or Brenda Anderson	DD - ES	2,187.00
30117011	3/1/17	*****2467	Waheed Arabshahi	DD - ES	1,822.00
30117012	3/1/17	*****8701	Mariteresa Arenson c/o Select 1 Realty	DD - ES	1,549.00
30117013	3/1/17	*****0707	Sergeant or Sima Austin	DD - ES	1,479.00
30117014	3/1/17	*****3967	Ajay Banga	DD - ES	2,800.00
30117015	3/1/17	*****2764	Mel L. Banagan	DD - ES	681.00
30117016	3/1/17	*****4138	Carlos G. Barraza	DD - ES	820.00
30117017	3/1/17	*****7446	Bay Burg Property, LLC	DD - ES	1,096.00
30117018	3/1/17	*****5979	John Bedford	DD - ES	376.00
30117019	3/1/17	*****9093	Holly Beech	DD - ES	3,990.00
30117020	3/1/17	*****8439	Frank Belleci	DD - ES	1,379.00
30117021	3/1/17	*****8614	Charles Bell and Camino Johnson-Bell	DD - ES	1,668.00
30117022	3/1/17	*****2521	Belmont Apartments	DD - ES	16,941.00
30117023	3/1/17	*****2521	Belmont Apartments	DD - ES	16,538.00
30117024	3/1/17	*****2521	Belmont Apartments	DD - ES	17,736.00
30117025	3/1/17	*****2521	Belmont Apartments	DD - ES	17,604.00
30117026	3/1/17	*****2521	Belmont Apartments	DD - ES	4,601.00
30117027	3/1/17	*****7889	Tennyson Berry	DD - ES	2,882.00
30117028	3/1/17	*****0044	Teresita R. Berdiago	DD - ES	783.00
30117029	3/1/17	*****8634	Bethel Global Development LLC	DD - ES	1,329.00
30117030	3/1/17	*****7075	Som N Bhatia	DD - ES	1,843.00
30117031	3/1/17	*****0602	Pinakin Bhatt	DD - ES	1,793.00
30117032	3/1/17	*****8470	Joseph B. Bachir	DD - ES	1,064.00
30117033	3/1/17	*****3895	Anthony L. Blackburn	DD - ES	1,425.00
30117034	3/1/17	*****4738	c/o Drew Eggum DBA Blue Sapphire Homes	DD - ES	1,902.00
30117035	3/1/17	*****7357	Shanxia Yang Bolton	DD - ES	477.00
30117036	3/1/17	*****5924	Steven Booras	DD - ES	1,923.00
30117037	3/1/17	*****2672	Damon F. Bozeman	DD - ES	1,916.00
30117038	3/1/17	*****3015	Michael Brady	DD - ES	499.00

30117039	3/1/17	*****5829	Brian Carter	DD - ES	1,588.00
30117040	3/1/17	*****6215	Janet Brown	DD - ES	715.00
30117041	3/1/17	*****7469	Jessica G. or Sean Brophy	DD - ES	1,188.00
30117042	3/1/17	*****9783	Lauren H Brown	DD - ES	1,324.00
30117043	3/1/17	*****2142	Huong T. Bui	DD - ES	2,699.00
30117044	3/1/17	*****3080	Vu Manh Bui	DD - ES	1,540.00
30117045	3/1/17	*****3187	Burga Family California Trust	DD - ES	1,975.00
30117047	3/1/17	*****5586	John R. Burk or Carla Burk	DD - ES	1,565.00
30117048	3/1/17	*****3026	Jerome Busby	DD - ES	2,021.00
30117049	3/1/17	*****7349	Xuelong Cao	DD - ES	763.00
30117051	3/1/17	*****4042	Donnell I. Carson	DD - ES	1,715.00
30117052	3/1/17	*****5079	Castle Creek Company, Inc.	DD - ES	1,207.00
			Trust Account		
30117053	3/1/17	*****8164	Ricardo C. Cayabyab	DD - ES	1,442.00
30117054	3/1/17	*****6869	Cora Ann Chambers	DD - ES	1,545.00
30117055	3/1/17	*****6228	Gayle Chamberlain	DD - ES	1,708.00
30117056	3/1/17	*****0398	Kan Chuen Chan	DD - ES	1,950.00
30117057	3/1/17	*****5571	P. M. Chaobal	DD - ES	2,200.00
30117058	3/1/17	*****1853	Hong Chen	DD - ES	1,745.00
30117059	3/1/17	*****8946	Jienlin Chen	DD - ES	2,017.00
30117060	3/1/17	*****6735	Li Ying Chen	DD - ES	1,517.00
30117061	3/1/17	*****0128	Ping Chen	DD - ES	1,025.00
30117062	3/1/17	*****2680	Sherry Chen	DD - ES	277.00
30117063	3/1/17	*****5473	Hwa-Yoong Chiu	DD - ES	915.00
30117064	3/1/17	*****0310	City of Pittsburg Housing Authority	DD - ES	4,062.00
30117065	3/1/17	*****3591	Juan F. Clara	DD - ES	1,182.00
30117066	3/1/17	*****7054	Ping Cao	DD - ES	1,427.00
30117067	3/1/17	*****1362	College Park Housing Authority	DD - ES	1,022.16
30117068	3/1/17	*****8060	Betty Conner	DD - ES	958.00
30117069	3/1/17	*****3394	Kim Cortesi	DD - ES	1,700.00
30117077	3/1/17	*****7194	Maria G. Costa	DD - ES	739.00
30117078	3/1/17	*****1944	Melonie C. Miles - Trustee Phillip Cotton and Freddie Cotton 2005 Trust	DD - ES	1,684.00
30117079	3/1/17	*****9808	Yolo County Housing Authority	DD - ES	768.00
30117080	3/1/17	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	18,928.00
30117081	3/1/17	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	20,503.00
30117082	3/1/17	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	16,369.00
30117083	3/1/17	*****6569	Jeannette D. Crespo	DD - ES	2,317.00

30117084	3/1/17	*****8888	Bruce Croskey Bruce Croskey Real Estate	DD - ES	1,127.00
30117085	3/1/17	*****4259	Junie Varela Crosby	DD - ES	1,361.00
30117086	3/1/17	*****9605	Michelle D. Crosby	DD - ES	1,226.00
30117087	3/1/17	*****7900	Patricia Crosby	DD - ES	1,225.00
30117088	3/1/17	*****3327	Jorge Robert Dagys Delevan Catty Leticia Pajoluk	DD - ES	1,365.00
30117089	3/1/17	*****6248	Justin Dailey	DD - ES	1,255.00
30117090	3/1/17	*****1622	Dam Quang To	DD - ES	2,017.00
30117091	3/1/17	*****8853	Antoinette Davis	DD - ES	364.00
30117092	3/1/17	*****2963	Audrey Davis	DD - ES	911.00
30117093	3/1/17	*****0396	Kesha E. Davis	DD - ES	1,187.00
30117094	3/1/17	*****8929	Kevin Davidson	DD - ES	775.00
30117095	3/1/17	*****4961	Paulette Davis	DD - ES	1,147.00
30117096	3/1/17	*****6115	Roshan M. Davis	DD - ES	1,377.00
30117097	3/1/17	*****9068	Jagdeep or Shashi Dayal	DD - ES	2,500.00
30117098	3/1/17	*****8370	Charles Dellamore	DD - ES	140.00
30117099	3/1/17	*****5882	David De La Torre	DD - ES	1,231.00
30117101	3/1/17	*****1004	Brigitte P. Doan	DD - ES	4,935.00
30117102	3/1/17	*****9716	JoAnn or Larry Domina	DD - ES	1,404.00
30117103	3/1/17	*****5043	Alex Dongallo	DD - ES	597.00
30117104	3/1/17	*****4930	Tuan Do	DD - ES	2,004.00
30117105	3/1/17	*****3109	Doniki Dudley	DD - ES	1,733.00
30117106	3/1/17	*****6538	Linda Duong	DD - ES	689.00
30117107	3/1/17	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	8,363.00
30117108	3/1/17	*****0372	Doris Engle Family Ltd Partnership c/o Select 1 Realty	DD - ES	1,114.00
30117109	3/1/17	*****3757	Alma B Espiritu	DD - ES	1,502.00
30117110	3/1/17	*****6095	Rosario Espejo	DD - ES	1,380.00
30117111	3/1/17	*****0484	Pedro Amaya Estrada	DD - ES	1,528.00
30117112	3/1/17	*****7154	Elham Falahat	DD - ES	1,615.00
30117113	3/1/17	*****6027	Jianxin Fang Jia Liu	DD - ES	3,828.00
30117114	3/1/17	*****3835	Jing Feng	DD - ES	2,054.00
30117115	3/1/17	*****8236	Anthony Ferrell	DD - ES	1,551.00
30117116	3/1/17	*****2790	Barbara J. Fierner	DD - ES	863.00
30117117	3/1/17	*****9447	Joseph Field	DD - ES	1,262.00
30117118	3/1/17	*****7691	Hernan Roberto Figueroa	DD - ES	934.00
30117119	3/1/17	*****0962	Tochia D. Brewster Fleeton	DD - ES	937.00
30117120	3/1/17	*****5773	Alexander Flowers	DD - ES	1,478.00
30117121	3/1/17	*****1547	HomeForward (Housing Authority of Portland)	DD - ES	1,535.32

30117122	3/1/17	*****4032	Fox Creek Apartments	DD - ES	19,607.00
30117123	3/1/17	*****4032	Fox Creek Apartments	DD - ES	11,983.00
30117124	3/1/17	*****0284	Monica Fraga	DD - ES	1,775.00
30117125	3/1/17	*****6894	Rejois O. Frazier or Leroy Myers	DD - ES	1,058.00
30117126	3/1/17	*****8997	Fan Fuller	DD - ES	908.00
30117127	3/1/17	*****9634	Gialene Gaines	DD - ES	1,450.00
30117128	3/1/17	*****8306	Bao Wen Gao	DD - ES	2,023.00
30117129	3/1/17	*****6981	Adraine Gardner	DD - ES	1,834.00
30117130	3/1/17	*****4278	Antoinette L Garcia	DD - ES	1,206.00
30117131	3/1/17	*****7036	David Gardner	DD - ES	2,784.00
30117132	3/1/17	*****0785	Rupesh Garg Samantha Garg	DD - ES	2,218.00
30117133	3/1/17	*****2931	William H. Gardiner	DD - ES	1,746.00
30117134	3/1/17	*****5111	Gateway Apartments	DD - ES	5,898.00
30117135	3/1/17	*****5298	Parvindokht Ghaboulidashti	DD - ES	700.00
30117136	3/1/17	*****2770	Eva Gholson	DD - ES	2,666.00
30117137	3/1/17	*****1145	Vernon or Eva Gholson	DD - ES	2,194.00
30117138	3/1/17	*****5958	Jacqueline Gill	DD - ES	1,043.00
30117139	3/1/17	*****8187	Sukpran Gill	DD - ES	1,626.00
30117140	3/1/17	*****9852	Spencer Gilford and Tara Gilford	DD - ES	1,918.00
30117141	3/1/17	*****3032	Jesse Gonzaga	DD - ES	923.00
30117142	3/1/17	*****6940	Frances Greene	DD - ES	1,964.00
30117143	3/1/17	*****4872	Rodney Green	DD - ES	1,177.00
30117144	3/1/17	*****3361	Rupinder Grewal	DD - ES	2,000.00
30117145	3/1/17	*****7325	Patricia Gridley	DD - ES	835.00
30117146	3/1/17	*****6305	Italo Grossi	DD - ES	1,581.00
30117147	3/1/17	*****6721	Amparo Guardado Cesar Q. Guardado	DD - ES	1,370.00
30117148	3/1/17	*****0940	Krystle Guan	DD - ES	3,433.00
30117149	3/1/17	*****1575	Bob Gunson Real Estate C/O Julie Hang	DD - ES	1,357.00
30117150	3/1/17	*****5267	Abhilash Gupta	DD - ES	6,426.00
30117151	3/1/17	*****7930	Donald R. Watson, Sr.	DD - ES	480.00
30117152	3/1/17	*****6176	Asharfun Nisha Hafiz	DD - ES	2,937.00
30117153	3/1/17	*****0457	Jeffrey Paul Hagler	DD - ES	1,225.00
30117154	3/1/17	*****9827	Delores Jane Hall	DD - ES	1,434.00
30117155	3/1/17	*****1584	Christian L. Hanson	DD - ES	1,281.00
30117156	3/1/17	*****1769	Lawrence Harrold	DD - ES	1,679.00
30117157	3/1/17	*****3902	Yogesh Chamdra Hari Sadita Devi	DD - ES	1,328.00
30117158	3/1/17	*****7423	Delta Hawaii Garden Apartments LLC	DD - ES	4,194.00
30117159	3/1/17	*****5859	Chuanhu He	DD - ES	1,505.00

30117160	3/1/17	*****6728	David T. Hennigan	DD - ES	7,662.00
30117161	3/1/17	*****3097	Silvester C. Henderson	DD - ES	3,153.00
30117162	3/1/17	*****5221	Anna Hernandez	DD - ES	1,148.00
30117163	3/1/17	*****7408	Serene Herrmann	DD - ES	2,035.00
30117164	3/1/17	*****1057	Diamond Hillside Apartments	DD - ES	1,005.00
30117165	3/1/17	*****1603	Marva Hill	DD - ES	455.00
30117166	3/1/17	*****6255	Carl E. Hoard II	DD - ES	1,460.00
30117167	3/1/17	*****7386	Hanh Huu Hoang	DD - ES	1,776.00
30117168	3/1/17	*****4106	Albert Ho	DD - ES	1,848.00
30117169	3/1/17	*****2084	Annie Ho The Annie Ho Living Trust	DD - ES	832.00
30117170	3/1/17	*****0051	Dan Ho	DD - ES	2,138.00
30117171	3/1/17	*****8576	Joyce Ann Hoffman	DD - ES	1,214.00
30117172	3/1/17	*****7451	Gloria H. Holbrook	DD - ES	1,431.00
30117173	3/1/17	*****4543	Ronald G. Holmes	DD - ES	929.00
30117174	3/1/17	*****5700	Tony Ho	DD - ES	1,480.00
30117175	3/1/17	*****3787	Howard County Housing Commission	DD - ES	1,191.16
30117176	3/1/17	*****1535	Fanny Kao Huang	DD - ES	1,984.00
30117177	3/1/17	*****8816	Ming Zin Huang	DD - ES	2,450.00
30117178	3/1/17	*****7984	Tao Huang	DD - ES	7,562.00
30117179	3/1/17	*****7179	Ya Jing Huang	DD - ES	2,228.00
30117180	3/1/17	*****9084	Nancy Xiu Zhen Hu	DD - ES	2,365.00
30117181	3/1/17	*****6229	Thinh Trieu Huynh	DD - ES	1,379.00
30117182	3/1/17	*****0778	IGreen House Inc.	DD - ES	1,193.00
30117183	3/1/17	*****8007	2015-1 IH2 Borrower LP	DD - ES	3,187.00
30117184	3/1/17	*****4320	IH2 Property West, L.P.	DD - ES	1,106.00
30117185	3/1/17	*****7013	Eugene G. Imperato	DD - ES	1,173.00
30117186	3/1/17	*****2726	IH4 Property West LP	DD - ES	1,979.00
30117187	3/1/17	*****8323	Keyee Investment LLC	DD - ES	577.00
30117188	3/1/17	*****1017	LaShon D Irving	DD - ES	4,274.00
30117189	3/1/17	*****0911	Mario Isidro	DD - ES	1,549.00
30117190	3/1/17	*****6821	Michael or Kay Isola	DD - ES	1,416.00
30117191	3/1/17	*****2036	Brandi Jackson C/O Perry Realty Team	DD - ES	1,820.00
30117192	3/1/17	*****4910	Sameer Jain	DD - ES	1,574.00
30117193	3/1/17	*****1349	Jason Le	DD - ES	1,683.00
30117194	3/1/17	*****0833	Alonzo D. Johnson	DD - ES	943.00
30117195	3/1/17	*****8569	Ronita Johnson	DD - ES	1,230.00
30117196	3/1/17	*****8867	James Jones	DD - ES	1,774.00
30117197	3/1/17	*****2434	Sharon Jones	DD - ES	1,741.00
30117198	3/1/17	*****9670	Cheryl D Joseph	DD - ES	1,547.00

30117199	3/1/17	*****4905	Mostaeen B Jouya	DD - ES	1,862.00
30117200	3/1/17	*****5704	Jaynee Walton Separate Property Trust	DD - ES	1,573.00
30117201	3/1/17	*****5647	Om Parkash Kalra	DD - ES	2,585.00
30117202	3/1/17	*****8425	Wei Kang	DD - ES	1,686.00
30117203	3/1/17	*****1731	Deepinder Kaur	DD - ES	2,384.00
30117204	3/1/17	*****7429	Navkirandeep Kaur	DD - ES	1,149.00
30117205	3/1/17	*****9411	Anthony Keslinke	DD - ES	1,525.00
30117206	3/1/17	*****4095	Nadeem Khan	DD - ES	4,101.00
30117207	3/1/17	*****0839	Alan T. Kilpatrick	DD - ES	1,401.00
30117208	3/1/17	*****5113	Michelle King	DD - ES	1,960.00
30117209	3/1/17	*****0888	KW Kirker Creek, LLC	DD - ES	2,926.00
30117210	3/1/17	*****7475	Qi Yun Kuang	DD - ES	1,950.00
30117211	3/1/17	*****8506	Simon Kailiang Kuang	DD - ES	1,327.00
30117212	3/1/17	*****9316	Zdzislaw Kujawa	DD - ES	780.00
30117213	3/1/17	*****2585	Daniel Kwan	DD - ES	2,141.00
30117214	3/1/17	*****2839	Kenneth Kwan	DD - ES	2,363.00
30117215	3/1/17	*****6229	Simon Chuen-Sang Kwong	DD - ES	1,202.00
30117216	3/1/17	*****8326	Thomas LaFleur	DD - ES	1,888.00
30117217	3/1/17	*****7845	Chow Kang Lam	DD - ES	1,663.00
30117218	3/1/17	*****6520	Shirley Manly-Lampkin	DD - ES	1,029.00
30117219	3/1/17	*****4460	Vicky Lam c/o Gabe Essoe - TPG Financial	DD - ES	3,297.00
30117220	3/1/17	*****6102	Maria Lara	DD - ES	1,608.00
30117221	3/1/17	*****7975	Peter C. Larsen	DD - ES	927.00
30117222	3/1/17	*****2401	Kevin Lassair	DD - ES	1,828.51
30117223	3/1/17	*****4732	Latif, LLC	DD - ES	1,792.00
30117224	3/1/17	*****0938	Ingrid Lau	DD - ES	1,408.00
30117225	3/1/17	*****8224	Kai Man Lau	DD - ES	1,725.00
30117226	3/1/17	*****9373	Delphia M. or Clarence Lawson	DD - ES	1,093.00
30117227	3/1/17	*****8227	George Van and Fannie Mae Lawson Trust Sharon Kay LaShon Trustee	DD - ES	726.00
30117228	3/1/17	*****2293	LCSTAR, LLC	DD - ES	5,594.00
30117229	3/1/17	*****8548	Jack Wai Lee	DD - ES	1,866.00
30117230	3/1/17	*****1755	Siu Wan Windytiti Lee	DD - ES	1,338.00
30117231	3/1/17	*****2527	Steven Lee	DD - ES	1,107.00
30117232	3/1/17	*****5289	Yuhjen Juang Lee	DD - ES	1,564.00
30117233	3/1/17	*****1860	Lena Le	DD - ES	1,072.00
30117234	3/1/17	*****9382	Luigi Leoncio, LLC	DD - ES	1,509.00
30117235	3/1/17	*****3782	Joseph C. Lerma	DD - ES	911.00
30117236	3/1/17	*****3555	Yiping I. and Frederic Leroudier	DD - ES	2,642.00
30117237	3/1/17	*****3410	John M. Leung	DD - ES	5,696.00

30117238	3/1/17	*****8951	Kin or Siu F. Leung	DD - ES	1,406.00
30117239	3/1/17	*****3743	May Leung or Rodney Chen	DD - ES	1,181.00
30117240	3/1/17	*****2110	Peter Leung	DD - ES	1,994.00
30117241	3/1/17	*****5185	Fortunee Lichaa	DD - ES	1,654.00
30117242	3/1/17	*****3386	Crestview Apartments	DD - ES	718.00
30117243	3/1/17	*****0416	Faqlang Li	DD - ES	1,382.00
30117244	3/1/17	*****7827	Jinhuan Li	DD - ES	885.00
30117245	3/1/17	*****5495	Jian S Lin	DD - ES	1,456.00
30117246	3/1/17	*****1849	Jie Lin	DD - ES	1,702.00
30117247	3/1/17	*****2649	Tim Lindstrom c/o AAA Property Management	DD - ES	975.00
30117248	3/1/17	*****6076	Chingyao J Liu Wei Chen	DD - ES	1,578.00
30117249	3/1/17	*****3881	Vivian Y Li	DD - ES	2,453.00
30117250	3/1/17	*****1547	Paul Livson	DD - ES	1,260.00
30117251	3/1/17	*****0050	Wei Min Li	DD - ES	1,545.00
30117252	3/1/17	*****9003	Ying Hong Li	DD - ES	1,686.00
30117253	3/1/17	*****1646	Paul Long	DD - ES	1,782.00
30117254	3/1/17	*****1474	Los Medanos Village Apartments	DD - ES	13,711.00
30117255	3/1/17	*****2131	Tiffinee L Loud	DD - ES	1,515.00
30117256	3/1/17	*****7531	Tony or Yvonne Louie	DD - ES	1,393.00
30117257	3/1/17	*****4218	Lorenzo Love	DD - ES	1,356.00
30117258	3/1/17	*****1790	Valerie Love	DD - ES	1,829.00
30117259	3/1/17	*****5602	Marshall & Sonya Lowe	DD - ES	1,112.00
30117260	3/1/17	*****0153	Ariston Laurito Loyola	DD - ES	829.00
30117261	3/1/17	*****7720	Jose Loza	DD - ES	1,904.00
30117262	3/1/17	*****2354	Andrew Kin Lui	DD - ES	4,798.00
30117263	3/1/17	*****4658	Wei Liu Guangxin Frank Liu	DD - ES	1,720.00
30117264	3/1/17	*****7843	The Entrust Group, Inc. FBO Theodore Lum IRA (acct #34892)	DD - ES	1,822.00
30117265	3/1/17	*****1821	Curtis H. Lundberg	DD - ES	577.00
30117266	3/1/17	*****3474	Edward Luna	DD - ES	727.00
30117267	3/1/17	*****1596	Kenneth Luong	DD - ES	1,335.00
30117268	3/1/17	*****5430	Kiet A. Ly	DD - ES	1,061.00
30117269	3/1/17	*****4009	Yolanda McDonald	DD - ES	677.00
30117270	3/1/17	*****5865	Rakesh Madra	DD - ES	900.00
30117271	3/1/17	*****2191	Radha Mahesram	DD - ES	1,794.00
30117272	3/1/17	*****5584	Hsien Ming Ma	DD - ES	1,707.00
30117273	3/1/17	*****4372	Jennifer Leung Ma	DD - ES	1,350.00
30117274	3/1/17	*****1989	Jeff Mann	DD - ES	6,329.00
30117275	3/1/17	*****5378	Glenn Marshall	DD - ES	1,389.00

30117276	3/1/17	*****2875	Marla Y Harrison	DD - ES	513.00
30117277	3/1/17	*****3389	Steadfast Marina Heights, L.P.	DD - ES	13,309.00
30117278	3/1/17	*****3389	Steadfast Marina Heights, L.P.	DD - ES	14,418.00
30117279	3/1/17	*****3389	Steadfast Marina Heights, L.P.	DD - ES	15,532.00
30117280	3/1/17	*****3389	Steadfast Marina Heights, L.P.	DD - ES	6,334.00
30117281	3/1/17	*****5287	Louie W. Maruri El Dorado Apartments	DD - ES	802.00
30117282	3/1/17	*****3065	Tanya Martha	DD - ES	1,837.00
30117283	3/1/17	*****3048	Rita J. McCrystle	DD - ES	1,146.00
30117284	3/1/17	*****7174	Samuel McCree	DD - ES	1,166.00
30117285	3/1/17	*****6494	Dorothy McDonald	DD - ES	1,841.00
30117286	3/1/17	*****6342	James & Diana Gail McDonald c/o Yolanda McDonald	DD - ES	971.00
30117287	3/1/17	*****1925	Veronica R. McElroy	DD - ES	2,093.00
30117288	3/1/17	*****1152	Janice K McLean	DD - ES	1,103.00
30117289	3/1/17	*****4675	Meadow Glen Apartments	DD - ES	2,404.00
30117290	3/1/17	*****9866	Tatung Mei	DD - ES	3,217.00
30117291	3/1/17	*****4316	Joel Mejia	DD - ES	428.00
30117292	3/1/17	*****5245	Jinyu Meng	DD - ES	1,751.00
30117293	3/1/17	*****4885	Sabine Menzel	DD - ES	4,311.00
30117294	3/1/17	*****0133	Mercedes P. Johnson	DD - ES	653.00
30117295	3/1/17	*****8272	Hector Meza	DD - ES	785.00
30117296	3/1/17	*****7437	Perchak Properties for Carol Miller	DD - ES	1,695.00
30117297	3/1/17	*****9782	Maryann Miller	DD - ES	1,142.00
30117298	3/1/17	*****2618	Carlos J Miranda	DD - ES	793.00
30117299	3/1/17	*****0772	Hassan Mirabedi	DD - ES	6,857.00
30117300	3/1/17	*****6741	Gwendolyn Mitchell	DD - ES	1,655.00
30117301	3/1/17	*****7083	Ronnie Eric Moffett Estate	DD - ES	1,735.00
30117302	3/1/17	*****6340	Moe Mojaddidi	DD - ES	4,833.00
30117303	3/1/17	*****0985	Rodney Montgomery or Sharon Montgomery	DD - ES	1,059.00
30117304	3/1/17	*****6975	Joseph Nelson Morin	DD - ES	1,660.00
30117305	3/1/17	*****7725	Ricardo Moran Gonzalez	DD - ES	1,110.00
30117306	3/1/17	*****4997	Saleem Rashid Muhammad	DD - ES	1,859.00
30117307	3/1/17	*****3642	Eva Munn	DD - ES	641.00
30117308	3/1/17	*****8820	Brien Brothers, LLC C/O Mynd Management, IC.	DD - ES	1,035.00
30117309	3/1/17	*****0105	Ehsan Nabkel	DD - ES	2,826.00
30117310	3/1/17	*****9276	Fariba Naji	DD - ES	1,709.00
30117311	3/1/17	*****6234	Shinder Paul Narabut	DD - ES	5,152.00
30117312	3/1/17	*****9518	Farida Nawabi	DD - ES	2,098.00
30117313	3/1/17	*****0054	NC Associates, Inc.	DD - ES	7,751.00

30117314	3/1/17	*****6959	Joy Neal	DD - ES	1,562.00
30117315	3/1/17	*****5257	Guy Nesbeth	DD - ES	2,870.00
30117316	3/1/17	*****4114	James or Margaret Nevis	DD - ES	1,162.00
30117317	3/1/17	*****3516	New Way Management Services	DD - ES	6,181.00
30117318	3/1/17	*****6613	Ivy Kit Fan Ngan	DD - ES	1,876.00
30117319	3/1/17	*****1072	Dominic Y Ng	DD - ES	2,765.00
30117320	3/1/17	*****3604	Knowland Ging Ng	DD - ES	4,176.00
30117321	3/1/17	*****8594	Patrick Ng Mike Perry, Property Manager	DD - ES	2,045.00
30117322	3/1/17	*****9319	Sunny S Ng	DD - ES	1,357.00
30117323	3/1/17	*****0738	Hieu Nguyen	DD - ES	1,495.00
30117324	3/1/17	*****7154	Huy Quang Nguyen	DD - ES	2,113.00
30117325	3/1/17	*****4366	Quyen Nguyen	DD - ES	1,610.00
30117326	3/1/17	*****8241	Tieu Nguyen	DD - ES	1,027.00
30117327	3/1/17	*****7265	Ernest Nichols III	DD - ES	3,101.00
30117328	3/1/17	*****9886	Northstar Financial Group, LLC	DD - ES	763.00
30117329	3/1/17	*****8129	Kevin Nord Nord Investment Real Estate	DD - ES	900.00
30117330	3/1/17	*****2286	North State Financial, Inc.	DD - ES	1,535.00
30117332	3/1/17	*****5572	Dwight J Owens	DD - ES	1,137.00
30117333	3/1/17	*****7606	Juanita Olayo	DD - ES	1,121.00
30117334	3/1/17	*****4543	Esosa A. Omokaro	DD - ES	1,505.00
30117335	3/1/17	*****0588	Orange County Housing Authority	DD - ES	2,119.16
30117336	3/1/17	*****3741	Sandra L Ortiz	DD - ES	1,827.00
30117337	3/1/17	*****2915	Tony Jose Ortiz	DD - ES	1,440.00
30117338	3/1/17	*****1081	Chinenye Osuagwu	DD - ES	2,099.00
30117339	3/1/17	*****3324	Mutlu Ozer	DD - ES	1,439.00
30117340	3/1/17	*****4083	Pacific Living, LLC	DD - ES	2,080.00
30117341	3/1/17	*****1176	John Mario Pascuzzi	DD - ES	1,403.00
30117342	3/1/17	*****7811	Hemangini & Vijendra Patel	DD - ES	2,100.00
30117343	3/1/17	*****0885	Kokila Patel	DD - ES	1,048.00
30117344	3/1/17	*****8684	Virendra M. Patel	DD - ES	1,841.00
30117345	3/1/17	*****8047	Jason Pauline	DD - ES	1,433.00
30117346	3/1/17	*****3189	Loycell Peacock	DD - ES	946.00
30117347	3/1/17	*****5165	Scott Pease	DD - ES	945.00
30117348	3/1/17	*****2788	Jade Penarelli	DD - ES	1,577.00
30117349	3/1/17	*****5889	Douglas B Perry	DD - ES	817.00
30117350	3/1/17	*****3278	Maria Del Carmen Perez	DD - ES	264.00
30117351	3/1/17	*****6784	Lowde Y. Perkins	DD - ES	883.00
30117352	3/1/17	*****8225	Shiv Pertab	DD - ES	1,100.00
30117353	3/1/17	*****0958	Pittsburg Park Apartments	DD - ES	4,473.00

30117354	3/1/17	*****7605	Portofino Apartments	DD - ES	6,883.00
30117355	3/1/17	*****4031	Principle Capital, LLC	DD - ES	1,163.00
30117356	3/1/17	*****8826	Prime Metropolis Properties, Inc.	DD - ES	3,829.00
30117357	3/1/17	*****6938	Chattel Properties, Inc.	DD - ES	835.00
30117358	3/1/17	*****2849	IH5 Property West, LP	DD - ES	1,837.00
30117359	3/1/17	*****3398	Marples Property Management	DD - ES	3,280.00
30117360	3/1/17	*****4650	A. Meadows Property Management	DD - ES	3,429.00
30117361	3/1/17	*****7789	Stokley Properties LLC Harbor	DD - ES	1,842.00
30117362	3/1/17	*****8055	Property Upsurge, Inc.	DD - ES	12,918.00
30117363	3/1/17	*****0782	Amjad Qaqish	DD - ES	1,118.00
30117364	3/1/17	*****9542	Sam or Sonia Quinones	DD - ES	1,796.00
30117365	3/1/17	*****4029	Amos Radford	DD - ES	890.00
30117366	3/1/17	*****1397	Balraj Singh Rai	DD - ES	725.00
30117367	3/1/17	*****2261	Paramjit K. Raju	DD - ES	3,315.00
30117368	3/1/17	*****3452	Christopher Ramirez	DD - ES	866.00
30117369	3/1/17	*****8489	Enrique or Stacy Ramirez	DD - ES	429.00
30117370	3/1/17	*****5276	Rizal Ramos, Jr.	DD - ES	1,161.00
30117371	3/1/17	*****2283	Rohini Ram	DD - ES	1,075.00
30117372	3/1/17	*****6068	David Raughton	DD - ES	2,949.00
30117374	3/1/17	*****7349	Eric Franklin Remson	DD - ES	976.00
30117375	3/1/17	*****1078	Cora Lee Rice Anderson Rice	DD - ES	905.00
30117377	3/1/17	*****5935	Marie Rice	DD - ES	1,267.00
30117378	3/1/17	*****9321	Roger Riley	DD - ES	1,735.00
30117379	3/1/17	*****4115	Tamara Rivas Douglas Rivas	DD - ES	121.00
30117380	3/1/17	*****6917	Ronald D. Shelly or Julie Crowder	DD - ES	1,045.00
30117381	3/1/17	*****7629	Emilio Ruiz	DD - ES	1,026.00
30117382	3/1/17	*****5248	Constance Russell	DD - ES	1,318.00
30117383	3/1/17	*****0759	Sacramento Housing And Redevelopment Agency	DD - ES	2,207.32
30117384	3/1/17	*****3871	Maridel P Santos	DD - ES	1,150.00
30117385	3/1/17	*****3011	Alicia Saucedo	DD - ES	1,437.00
30117386	3/1/17	*****9954	Richard M. Sciortino	DD - ES	837.00
30117387	3/1/17	*****7031	Jacqueline Selinger	DD - ES	1,658.00
30117388	3/1/17	*****5346	Young Sook Seroy	DD - ES	1,898.00
30117390	3/1/17	*****1446	Mohinder Sharma	DD - ES	1,001.00
30117391	3/1/17	*****7239	Shailesh & Bela Patel	DD - ES	2,456.00
30117392	3/1/17	*****4900	Paul Shatswell	DD - ES	1,460.00
30117393	3/1/17	*****1370	James Shipe, c/o Richard Grijalva, East Cty Brokers	DD - ES	1,837.00
30117394	3/1/17	*****5981	Yihui Shi	DD - ES	1,618.00

30117395	3/1/17	*****7789	Siena Court Apartments	DD - ES	8,338.00
30117396	3/1/17	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	3,778.00
30117397	3/1/17	*****7396	Sierra Pacific Properties Woodland Hills Apartments	DD - ES	11,164.00
30117398	3/1/17	*****4614	Vincenzo Signorino	DD - ES	1,420.00
30117399	3/1/17	*****6650	Frank M. Siino	DD - ES	1,200.00
30117400	3/1/17	*****8035	Joseph Michael Siino	DD - ES	1,137.00
30117401	3/1/17	*****5399	Gloria Silva	DD - ES	853.00
30117402	3/1/17	*****7250	2012-C Property Holdings LLC	DD - ES	4,939.00
30117403	3/1/17	*****3639	Raman Singh	DD - ES	1,925.00
30117404	3/1/17	*****6058	Son Singh	DD - ES	1,331.00
30117405	3/1/17	*****4970	Molly Smith	DD - ES	1,863.00
30117406	3/1/17	*****9092	Sherritta M Smith	DD - ES	816.00
30117407	3/1/17	*****2032	Cinthia Sosa	DD - ES	1,576.00
30117408	3/1/17	*****2985	Gloria Spahn	DD - ES	1,079.00
30117409	3/1/17	*****6977	Angela E. Robinson-Spencer	DD - ES	742.00
30117410	3/1/17	*****3465	Ramzi D Srouji	DD - ES	1,810.00
30117411	3/1/17	*****1601	George W. Stephens	DD - ES	1,333.00
30117412	3/1/17	*****5308	R R Rentals	DD - ES	1,324.00
30117414	3/1/17	*****6314	Amad Sultan	DD - ES	2,511.00
30117415	3/1/17	*****1235	Summit Venture Group, LLC	DD - ES	1,819.00
30117416	3/1/17	*****6168	Kamaljeet Surila	DD - ES	1,091.00
30117417	3/1/17	*****0399	Joyce Hui Sy	DD - ES	6,217.00
30117418	3/1/17	*****1242	Hamed Tafaghodi Alexis Tafaghodi	DD - ES	1,525.00
30117419	3/1/17	*****2332	TAH 2016-1 Borrower LLC	DD - ES	925.00
30117420	3/1/17	*****9558	Edward C Tan	DD - ES	694.00
30117421	3/1/17	*****5832	Mohammad Tapus	DD - ES	2,743.00
30117422	3/1/17	*****5480	Tasia La Vonda Johnson	DD - ES	2,284.00
30117423	3/1/17	*****6283	Yun Teng Weijie Zhang	DD - ES	1,680.00
30117424	3/1/17	*****2164	Quyen Minh Thai	DD - ES	2,279.00
30117425	3/1/17	*****9314	Silvia Thein and Ada Choi	DD - ES	1,554.00
30117426	3/1/17	*****3966	William Thiessen	DD - ES	1,117.00
30117427	3/1/17	*****4049	ChingJen Tong	DD - ES	3,469.00
30117428	3/1/17	*****1405	Lourdes or Raymond Tovar	DD - ES	1,598.00
30117429	3/1/17	*****2094	Raphael Minhtuyen Tran	DD - ES	4,948.00
30117430	3/1/17	*****6035	Tam Van Tran	DD - ES	1,226.00
30117431	3/1/17	*****6165	Thanh Van Trinh	DD - ES	1,466.00
30117432	3/1/17	*****3572	Nhan Chi Truong	DD - ES	383.00
30117433	3/1/17	*****9321	Van Truong	DD - ES	1,795.00

30117473	3/1/17	*****7622	Yee Yue Cheung	DD - ES	755.00
30117474	3/1/17	*****8664	Mohammad Zalmayyar	DD - ES	2,127.00
30117475	3/1/17	*****2940	Wei Bin Zhang or Gao Wei	DD - ES	1,500.00
30117476	3/1/17	*****3259	Xirong Zhao	DD - ES	1,387.00
30117477	3/1/17	*****4367	Xiang Yang Zheng	DD - ES	1,467.00
30117478	3/1/17	*****7805	Shengguo Zhu	DD - ES	4,710.00
30117479	3/1/17	*****6132	Ying Zhu	DD - ES	2,500.00

Choice Voucher

HAP	1,083,017.52
UR	8,681.99
Damage Claim	
Vacancy Claim	
Administrative Fee	640.44
FSS Escrow Account	
Shelter Plus Security Deposit	
Other	0.00
All Payments	\$1,092,339.95

Check Summary

March 1, 2017

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
145605	3/1/17	*****6041	Anthony L Johnson	23.00
145623	3/1/17	*****1136	Shannon O Murphy	30.00
145628	3/1/17	*****4896	Theodore A Taylor	14.00
145629	3/1/17	*****2982	Timothy P Harrington	23.00
145631	3/1/17		Vacaville Housing Authority	1,045.16
145636	3/1/17	*****3447	David S Loesch	80.00
145681	3/1/17	*****7574	Joseph A Newman	59.00
145710	3/1/17	*****9810	Housing Authority of the County of Alameda	4,387.48
145711	3/1/17	*****9815	City Of Berkeley Housing Authority	1,470.16
145714	3/1/17	*****0331	Fairfield Housing Authority	1,672.32
145726	3/1/17	*****8227	Croskey Real Estate	1,704.00
30117022	3/1/17	*****2521	Belmont Apartments	DD - ES 1,159.00
30117030	3/1/17	*****7075	Som N Bhatia	DD - ES 1,585.00
30117046	3/1/17	*****8860	Joe Burns	DD - ES 900.00
30117050	3/1/17	*****2513	Clara Beatriz Cardenas	DD - ES 1,080.00

30117434	3/1/17	*****8392	Xavier Van Truong	DD - ES	5,389.00
30117435	3/1/17	*****5553	David Tseng	DD - ES	1,559.00
30117437	3/1/17	*****9421	Tupou Vaka	DD - ES	1,105.00
30117438	3/1/17	*****4582	Lidia Valladares	DD - ES	1,573.00
30117439	3/1/17	*****5853	Tu Van	DD - ES	1,541.00
30117440	3/1/17	*****3371	Gary D. Vasconcellos	DD - ES	1,091.00
30117441	3/1/17	*****8457	Sareena Lata Velu	DD - ES	1,640.00
30117442	3/1/17	*****9682	Nuno G Vieira	DD - ES	2,128.00
30117443	3/1/17	*****6074	Fazal U. Wafadar	DD - ES	1,639.00
30117444	3/1/17	*****2720	Stephen Cordell Wafer	DD - ES	876.00
30117445	3/1/17	*****2768	Huan Rong Wang	DD - ES	905.00
30117446	3/1/17	*****6924	Lining Wan	DD - ES	3,587.00
30117447	3/1/17	*****6945	Wei Wang	DD - ES	1,768.00
30117448	3/1/17	*****1634	Yu Ruo Wang	DD - ES	1,410.00
30117449	3/1/17	*****5502	Mildred Lucille Washington	DD - ES	1,996.00
30117451	3/1/17	*****4384	Wenying Chang	DD - ES	1,535.00
30117452	3/1/17	*****5014	Nubia P. or David West	DD - ES	1,578.00
30117453	3/1/17	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	1,939.00
30117455	3/1/17	*****5057	Kathleen and John Wilson	DD - ES	874.00
30117456	3/1/17	*****8702	Kathy D. Williams	DD - ES	1,953.00
30117457	3/1/17	*****5026	Windeler Development Group, Inc.	DD - ES	1,890.00
30117458	3/1/17	*****1769	Alan York Lun Wong Alan York Lun Wong	DD - ES	116.00
30117459	3/1/17	*****1862	Danny Ching-Yam Wong	DD - ES	1,768.00
30117460	3/1/17	*****1157	Har Pan Wong	DD - ES	7,016.00
30117461	3/1/17	*****6356	Joanne Wong	DD - ES	1,309.00
30117462	3/1/17	*****1060	Kinney Ming Wong	DD - ES	1,399.00
30117463	3/1/17	*****5451	Mei-Yuk Yu Wong Vincent Wong	DD - ES	1,581.00
30117464	3/1/17	*****7094	Bridge-Regional Partners Inc	DD - ES	7,641.00
30117465	3/1/17	*****5565	Yuk Lin Woo	DD - ES	678.00
30117466	3/1/17	*****1853	WR Properties, Inc.	DD - ES	1,415.00
30117467	3/1/17	*****3962	Hong Wu	DD - ES	3,189.00
30117468	3/1/17	*****5388	Jian Ai Xuan	DD - ES	1,807.00
30117469	3/1/17	*****3880	Ping Ping Xu Keming Wang	DD - ES	3,576.00
30117470	3/1/17	*****2366	Karl Yick C/O Teresita D. Pereira	DD - ES	1,228.00
30117471	3/1/17	*****6779	Sally Yip	DD - ES	814.00
30117472	3/1/17	*****6178	Chris Kui You	DD - ES	1,876.00

30117070	3/1/17	*****0746	Contra Costa County Housing Authority	DD - ES	10,550.44
30117071	3/1/17	*****0746	Contra Costa County Housing Authority	DD - ES	8,852.44
30117072	3/1/17	*****0746	Contra Costa County Housing Authority	DD - ES	9,568.60
30117073	3/1/17	*****0746	Contra Costa County Housing Authority	DD - ES	9,246.60
30117074	3/1/17	*****0746	Contra Costa County Housing Authority	DD - ES	8,248.60
30117075	3/1/17	*****0746	Contra Costa County Housing Authority	DD - ES	11,259.60
30117076	3/1/17	*****0746	Contra Costa County Housing Authority	DD - ES	4,892.80
30117080	3/1/17	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	5,484.00
30117081	3/1/17	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	4,802.00
30117082	3/1/17	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	4,496.00
30117100	3/1/17	*****9507	Olga M. Disney	DD - ES	1,191.00
30117107	3/1/17	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	604.00
30117123	3/1/17	*****4032	Fox Creek Apartments	DD - ES	449.00
30117134	3/1/17	*****5111	Gateway Apartments	DD - ES	2,926.00
30117150	3/1/17	*****5267	Abhilash Gupta	DD - ES	1,650.00
30117250	3/1/17	*****1547	Paul Livson	DD - ES	1,218.00
30117277	3/1/17	*****3389	Steadfast Marina Heights, L.P.	DD - ES	1,012.00
30117278	3/1/17	*****3389	Steadfast Marina Heights, L.P.	DD - ES	861.00
30117279	3/1/17	*****3389	Steadfast Marina Heights, L.P.	DD - ES	1,017.00
30117280	3/1/17	*****3389	Steadfast Marina Heights, L.P.	DD - ES	1,017.00
30117328	3/1/17	*****9886	Northstar Financial Group, LLC	DD - ES	4,574.00
30117331	3/1/17	*****0758	Oakland Housing Authority	DD - ES	1,469.16
30117360	3/1/17	*****4650	A. Meadows Property Management	DD - ES	407.00
30117373	3/1/17	*****2414	Tanya Nicole Ray	DD - ES	1,860.00
30117376	3/1/17	*****2935	RICHMOND HOUSING AUTHORITY	DD - ES	3,671.64
30117389	3/1/17	*****6840	Christopher Sha	DD - ES	1,143.00
30117395	3/1/17	*****7789	Siena Court Apartments	DD - ES	772.00
30117413	3/1/17	*****0437	Suisun City Housing Authority	DD - ES	786.16
30117436	3/1/17	*****0447	Solano County Housing Authority	DD - ES	2,110.48
30117450	3/1/17	*****4563	Isidoro Weitzman	DD - ES	1,872.00
30117453	3/1/17	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	3,244.00
30117454	3/1/17	*****9380	Tracy J. Whitehead	DD - ES	1,968.00
30117466	3/1/17	*****1853	WR Properties, Inc.	DD - ES	1,889.00

VASH

HAP	124,450.00
UR	273.00
Damage Claim	
Vacancy Claim	
Administrative Fee	5,621.64
FSS Escrow Account	
Shelter Plus Security Deposit	
Other	0.00
All Payments	\$130,344.64

Grand Total

HAP	1,207,467.52
UR	8,954.99
Damage Claim	
Vacancy Claim	
Administrative Fee	6,262.08
FSS Escrow Account	
Shelter Plus Security Deposit	
Other	0.00
All Payments	\$1,222,684.59✓

3/1/17 CK Summary

0.*

DD→1,182,148.15+
CKs →40,536.44+
1,222,684.59✓

HAP (Regular)	\$ 1,069,477.52
HAP (VASH)	124,450.00
HAP (Port-In)	3,408.00
HAP (Port-Out)	10,132.00
Utility Reimbursement	8,954.99
Admin Fee	6,262.08
Total	<u>\$ 1,222,684.59</u>

Pro 2/22/17
✓
2/23/17

Check Summary

March 15, 2017

Check Number	Check Date	Payee Tax ID	Payee	Amount
Choice Voucher				
* 145728	3/15/17	*****7930	Donald R. Watson, Sr.	344.89 <i>UR</i>
145729	3/15/17	*****6990	Kaylah J Ward	19.00
145730	3/15/17	*****6519	Krystal M Williams	164.00
145733	3/15/17	*****8240	Vanna L Warga	114.00
145734	3/15/17	*****1903	Ebony D Loud	158.00
145735	3/15/17	*****1696	Angela M Lenzi	117.00
145736	3/15/17	*****5072	Chawnette D Sneed	47.00
145737	3/15/17	*****4621	Angela Maddox	14.00
* 31517001	3/15/17	*****5759	Rosa Aguirre	DD - ES 460.00
31517002	3/15/17	*****2521	Belmont Apartments	DD - ES 502.00
31517003	3/15/17	*****5996	Alex Benjamin	DD - ES 637.00
31517004	3/15/17	*****5924	Steven Booras	DD - ES 1,923.00
31517005	3/15/17	*****2680	Sherry Chen	DD - ES 292.00
31517006	3/15/17	*****2454	Chun Ok Choi	DD - ES 2,199.00
31517009	3/15/17	*****9808	Yolo County Housing Authority	DD - ES 138.74
31517011	3/15/17	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES 39.00
31517012	3/15/17	*****9852	Spencer Gilford and Tara Gilford	DD - ES 1,638.00
31517013	3/15/17	*****7930	Donald R. Watson, Sr.	DD - ES 811.11 <i>HAP</i>
31517014	3/15/17	*****7451	Gloria H. Holbrook	DD - ES 319.00
31517015	3/15/17	*****1474	Los Medanos Village Apartments	DD - ES 213.00
31517016	3/15/17	*****1596	Kenneth Luong	DD - ES 244.00
31517017	3/15/17	*****3389	Steadfast Marina Heights, L.P.	DD - ES 2,384.00
31517018	3/15/17	*****4675	Meadow Glen Apartments	DD - ES 632.00
31517021	3/15/17	*****0759	Sacramento Housing And Redevelopment Agency	DD - ES 985.42
31517022	3/15/17	*****9682	Nuno G Vieira	DD - ES 490.00

Choice Voucher

HAP	13,708.11
UR	977.89
Damage Claim	
Vacancy Claim	
Administrative Fee	199.16
FSS Escrow Account	
Shelter Plus Security Deposit	
Other	0.00
All Payments	\$14,885.16

Check Summary

March 15, 2017

Check Number	Check Date	Payee Tax ID	Payee	Amount	
VASH					
145731	3/15/17	*****6230	Leonardo Christopher Ramirez	2,403.00	
145732	3/15/17	*****7845	Troy Mills	81.00	
31517007	3/15/17	*****0746	Contra Costa County Housing Authority	DD - ES	5,177.96
31517008	3/15/17	*****0746	Contra Costa County Housing Authority	DD - ES	1,661.20
31517010	3/15/17	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	1,345.00
31517017	3/15/17	*****3389	Steadfast Marina Heights, L.P.	DD - ES	965.00
31517019	3/15/17	*****9886	Northstar Financial Group, LLC	DD - ES	1,377.00
31517020	3/15/17	*****2935	RICHMOND HOUSING AUTHORITY	DD - ES	802.26
31517023	3/15/17	*****1853	WR Properties, Inc.	DD - ES	293.00

VASH

HAP	13,068.00
UR	81.00
Damage Claim	
Vacancy Claim	
Administrative Fee	956.42
FSS Escrow Account	
Shelter Plus Security Deposit	
Other	0.00
All Payments	\$14,105.42

Grand Total

HAP	26,776.11
UR	1,058.89
Damage Claim	
Vacancy Claim	
Administrative Fee	1,155.58
FSS Escrow Account	
Shelter Plus Security Deposit	
Other	0.00
All Payments	\$28,990.58

0.*

DD-25,528.69+
CKS-3,461.89+
28,990.58*

0.*

pld 3/10/17
Q 9
3/10/17

3/15/17 CK Summary

HAP (Regular)	\$ 12,783.11
HAP (VASH)	13,068.00
HAP (Port-In)	-
HAP (Port-Out)	925.00
Utility Reimbursement	1,058.89
Admin Fee	1,155.58
Total	<u>\$ 28,990.58</u>

Voided Payment Report From Payment History

March 9, 2017

Check #	Check Date	Payee Name		Amount
145313	12/1/2016	Angela Maddox	Voided	14.00
145313	12/1/2016	Angela Maddox	Voided Payment Offsetting Entry	-14.00
Total Voided Payments				<u>\$14.00</u>
Total Offsetting Entries				<u>-\$14.00</u>

- Tenant filed the "Affidavit of Unclaimed Monies" Form
- Will re-issue @ 3/15/17 UK Run

Voided Payment Report From Payment History

March 8, 2017

Check #	Check Date	Payee Name		Amount
301170 36	3/1/2017	Steven Booras	Voided	1923.00
301170 36	3/1/2017	Steven Booras	Voided Payment Offsetting Entry	-1923.00
Total Voided Payments				<u>\$1,923.00</u>
Total Offsetting Entries				<u>-\$1,923.00</u>

ACH Return

- New a/c info updated
- will re-issu @ 3/15 Ck Run

Voided Payment Report From Payment History

March 8, 2017

Check #	Check Date	Payee Name		Amount
301173 57	3/1/2017	Chattel Properties, Inc.	Voided	835.00
301173 57	3/1/2017	Chattel Properties, Inc.	Voided Payment Offsetting Entry	-835.00
Total Voided Payments				\$835.00
Total Offsetting Entries				-\$835.00

ACH RTN

Waiting for new a/c info



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

DATE: 3/29/2017

TO: Mayor and Council Members

FROM: Joe Sbranti, City Manager

SUBJECT: Adoption of a City Council Resolution Approving the Community Development Block Grant 2017-2018 Annual Action Plan and the Analysis of Impediments to Fair Housing

MEETING DATE: 4/17/2017

EXECUTIVE SUMMARY

The US Department of Housing and Urban Development (HUD) provides funding to jurisdictions to help meet their housing and community needs. As recipients of these federal funds, HUD requires the City Council to review and approve the Community Development Block Grant (CDBG) 2017-2018 Annual Action Plan (2017-2018 Annual Action Plan). The 2017-2018 Annual Action Plan states the funding recommendations for that fiscal year and includes the list of subrecipients and their funding allocations. 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) which has prepared a joint Analysis of Impediments to Fair Housing (AI).

FISCAL IMPACT

For FY 2017-2018, the City is estimating to receive an entitlement grant amount of \$568,331 from HUD. However, since the entitlement allocations are not yet published by HUD, an approval of a 10% plus or minus range of the estimated entitlement grant amount is recommended. During FY 2016-2017, \$65,913 in program income has been received to date. Unallocated funds from prior years in the amount of \$300,000 will be allocated towards the FY 2017-2018 budget.

The breakdown of the total CDBG funding for FY 2017-2018 is below:

Estimated Entitlement Funds from HUD:	\$568,331
Prior Year 2016-17 Program Income:	\$65,913
Unallocated Funds from Prior Years:	\$300,000
Total Funding for FY 2017-18:	\$934,244

The CDBG fund account number is 233-41411. The breakdown of how the \$934,244 is allocated is depicted in Exhibit A of this Staff Report.

There is no fiscal impact with the approval of the AI. The AI is a report that is required by HUD.

RECOMMENDATION

City Council open the public hearing, receive testimony, close the public hearing, consider any public comments, and adopt the Resolution approving the 2017-2018 Annual Action Plan.

City Council adopt the Resolution approving the AI.

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.

For jurisdictions to receive annual CDBG fund allocations, the City must prepare and submit to HUD a five-year Consolidated Plan, annual Action Plans that are subsidiary documents to the Consolidated Plan, and a Consolidated Annual Performance Evaluation Report that details accomplishments in relation to the Annual Action Plan.

The Consortium prepared a joint 2015-2020 Contra Costa Consortium Five-Year Consolidated Plan (2015-2020 Consolidated Plan). The priority needs for the City and the strategy and objectives to address those needs are detailed in the 2015-2020 Consolidated Plan. The City Council approved the 2015-2020 Consolidated Plan with adoption of Resolution 15-13028 on April 20, 2015.

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 Annual 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 Annual Action Plan. The Consortium divided the Consolidated Plan into two (2) funding cycles:

- o 2015-2017 - 2 year funding cycle
- o 2017-2020 - 3 year funding cycle

With the designated funding cycles, FY 2017-2018 is the first year of the 3 year funding cycle that covers 2017-2020. A kickoff meeting was held on October 6, 2016 for all interested applicants to attend. Each member of the Consortium announced the types of programs and activities they were seeking to fund with CDBG for the next funding cycle and shared the reporting and monitoring requirements. The Consortium opened the application process for FY 2017-2018 with the housing applications due November 22, 2016 and non-housing applications due December 12, 2016.

The City's CDBG funds may only be used for projects and programs that benefit residents of Pittsburgh. HUD'S 70% rule 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 commence on July 1, 2017 and expire June 30, 2018 and shall be used to benefit low- and moderate-income persons. The 2017-2018 Annual Action Plan has been prepared in compliance with the 2015-2020 Consolidated Plan.

As part of the Consolidated Plan, CDBG grantees must certify that they will affirmatively further fair housing, which means conducting an AI, taking appropriate actions to overcome the effects of any impediments identified through that analysis, and keep records of these actions. The purpose of the AI is to review conditions in the jurisdiction that may impact the ability of households to freely choose housing and to be treated without regard to race, ethnicity, religion, gender, national origin, source of income, age, disability, or other protected status. The AI reviews the general state of fair housing, the enforcement of fair housing law, efforts to promote fair housing, access to credit for the purpose of housing and general constraints to the availability of a full range of housing types. HUD requires each jurisdiction to have the AI available but does not require its submission.

SUBCOMMITTEE FINDINGS

On February 6, 2017, the CDBG Subcommittee met to make funding recommendations for the FY 2017-2018 subrecipients for City Council consideration and approval.

STAFF ANALYSIS

A total of 32 applications were received. Staff compiled the applications for review by the CDBG Subcommittee. The CDBG Subcommittee consists of two (2) City Council members and 2 voting members of the Community Advisory Board (CAC). The CAC is an advisory body appointed by the City Council to provide information concerning quality of life issues for Pittsburgh residents. The CAC reviews and provides input to the City Council, including recommendations and suggested policies on issues that addresses community interest and needs; traffic concerns; the general direction and emphasis of the park, recreation and arts needs which includes recommendations for reasonable standards and policies for park and recreation facilities development, programs and facility use.

The CDBG Subcommittee ranked each applicant using an 85-point evaluation criteria which assessed the following:

- Community Needs and Priorities
- Benefits to Target Population
- Organization and Administrative Capacity
- Financial Analysis

Evaluation results were discussed at the February 6, 2017 meeting and the CDBG Subcommittee determined the funding recommendations for FY 2017-2018.

The amount of CDBG funds allocated for Public Services activities must not exceed 15% of the sum of the entitlement grant provided for that program year plus program income received during the prior year. The allocation of staff-time costs and overhead charges to general program Administration must not exceed 20% of the sum of the entitlement grant provided 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 65% of the funds available for allocation is allocated towards Economic Development, Housing, Code Enforcement and Infrastructure activities. Pursuant to City guidelines, the minimum amount that can be awarded to a subrecipient is \$10,000.

The 2017-2018 Annual Action Plan is attached as Exhibit “B”. The recommended activities are as follows:

- Public Services (health, youth and elderly services)
- Economic Development (employment training, small business development)
- Code Enforcement
- Housing Rehabilitation
- Infrastructure/Public Facilities (ADA curb ramps)

The proposed activities are consistent with the goals of the Consortium’s 2015-2020 Consolidated Plan as well as HUD regulations. The 2017-2018 Annual 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 that commenced on March 16, 2017 and expired on April 16, 2017.

The AI and its appendices (Exhibit C and D) constitutes the Consortium members’ effort to identify impediments to fair housing and actions to overcome the effects of the identified impediments. Through the annual planning process, Consortium members will incorporate specific actions to be undertaken to remove impediments and to further fair housing choice. Although not required by HUD, the AI is presented to the City Council for review and adoption.

ATTACHMENTS: Resolution – 2017-2018 Annual Action Plan
Resolution – 2016 Analysis of Impediments to Fair Housing
Exhibit A – Funding Allocation Table
Exhibit B – 2017-2018 Annual Action Plan
Exhibit C – Analysis of Impediments to Fair Housing
Exhibit D – Appendices for the Analysis of Impediments to Fair Housing

Report Prepared By: Melaine Venenciano, Administrative Analyst II

EXHIBIT A

2017-2018 FUNDING RECOMMENDATIONS

No.	APPLICANT	AWARD AMOUNT
PS – PUBLIC SERVICES		
1	Court Appointed Special Advocates (CASA) – Children at Risk	\$10,000
2	Contra Costa County Health Services – CORE Program	\$10,000
3	Contra Costa Senior Legal Services	\$10,000
4	Interfaith Council of Contra Costa County – Winter Nights Emergency Shelter	\$12,000
5	Loaves and Fishes – Nourishing Lives	\$10,000
6	Opportunity Junction – Technology Center	\$10,000
7	People Who Care (PWC) – After School Program	\$10,000
8	Stand! For Families Free of Violence	\$10,000
9	St. Vincent De Paul – RotaCare Medical Clinic	\$13,137
	TOTAL AWARD AMOUNT FOR PS(15%):	\$95,137
CE – CODE ENFORCEMENT		
1	City of Pittsburg – Police Department	\$150,000
ED – ECONOMIC DEVELOPMENT		
1	Contra Costa Child Care Council – Road to Success	\$15,000
2	Open Opportunities, Inc. – Future Build Program	\$20,000
3	Opportunity Junction – Job Training and Placement Program	\$30,000
4	St. Vincent De Paul – Workforce Development Board	\$10,000
5	Workforce Development Board of Contra Costa County – SBDC	\$10,000
I/PF – INFRASTRUCTURE/PUBLIC FACILITIES		
1	City of Pittsburg – ADA Ramps/Sidewalk Replacement	\$158,900
2	City of Pittsburg – ED/Waterfront – Community Center	\$120,000
HSG – HOUSING		
1	City of Pittsburg – Housing Rehabilitation Program	\$100,000
2	Domus Development – Land Acquisition for Veterans Square	\$101,541
	PROGRAM ADMINISTRATION:	\$123,666
	2017-2018 PROGRAM BUDGET:	\$934,244

CITY OF PITTSBURG



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

DRAFT

Fiscal Year 2017-2018

Annual Action Plan

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

Annual Action Plan
2017

1

Executive Summary

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

1. Introduction

Through the Department of Housing and Urban Development (HUD), the City of Pittsburgh (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.

For jurisdictions to receive annual CDBG fund allocations, they must prepare and submit to HUD a comprehensive Analysis of Impediments to Fair Housing Choice (AI), a five-year Consolidated Plan, Annual Action Plans that are subsidiary documents to the Consolidated Plan, and Consolidated Annual Performance Evaluation Report (CAPER) that details all of the accomplishments in relation to the Annual Action Plan.

The entitlement jurisdictions of Antioch, Concord, Pittsburgh, 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 Fiscal Year (FY) 2015-2020 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 (2) funding cycles:

- 2015-2017 - 2 year funding cycle
- 2017-2020 - 3 year funding cycle

The City's CDBG funds can only be used for projects and programs that benefit residents of Pittsburgh. 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 be one Program Year (PY) beginning July 1, 2017 and ending June 30, 2018. PY 2017-2018 is concurrent with the City's FY 2017-2018. 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.
1. 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.
1. To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, and reducing discriminatory barriers.

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.

Pittsburg's priority needs are Affordable Housing, Homeless Housing & Prevention, and Non-Housing Community Development, with the following objectives and outcomes:

Affordable Housing

AH-1: Maintain and Preserve Affordable Housing. Maintain and preserve the existing affordable housing stock, including single family units, multi-family units at risk of loss to the market, and housing in deteriorated lower income neighborhoods.

AH-2: Increase Affordable Rental Housing Supply. Expand housing opportunities for extremely low-income to low-income households by increasing the supply of decent, safe, and affordable rental housing.

AH-3: Increase Affordable Supportive Housing Supply. Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, persons with HIV/AIDS, veterans, and the homeless, by increasing appropriate and supportive housing.

AH-4: Increase homeownership opportunities for Low-to-Moderate Income households. Increase homeownership opportunities via the construction, acquisition, and/or rehabilitation of housing units; and/or direct financial assistance.

Homeless

H-1: Permanent Housing for Homeless. Assist the homeless and those at risk of becoming homeless by providing emergency, transitional, and permanent affordable housing with appropriate supportive services.

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

Non-Housing Community Development

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.

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

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.

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

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

The City is committed to improving and ensuring compliance with CDBG program requirements. Staff continues to work closely with Winston Moy, HUD Community Planning and Development Specialist, 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:

1. Housing – CDBG funds were used for the Housing Rehabilitation Loan Program to preserve and maintain the existing housing stock. In addition, the City has continued to support the Police Department by funding a portion of Code Enforcement in their efforts to address the decline in target neighborhoods.
2. Public Services – The City has allocated funds to a variety of supportive services, including assistance for victims of abuse, legal counseling for seniors, and programs for at risk youth
3. 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.
4. Infrastructure/Public Facilities – The City committed to providing sidewalks replacement in eligible census tracts. During FY 2016-2017, CDBG funded the replacement of 895 linear feet of sidewalk in targeted areas.
5. 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 be in compliance with 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 2015-2020 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

Summary from citizen participation section of plan.

The City follows a detailed Citizen Participation Plan (CPP) which was revised on May 7, 2012. Included in the CPP are the City's Language Assistance Plan (LAP) and the Residential Anti Displacement and Relocation Assistance Plan, as required by HUD. 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 Planning process, and encourages involvement in the Action Plan, CAPER, and other processes that help to achieve the Consolidated Plan goals and objectives.

With the designated funding cycles, FY 2017-2018 is the first year of the 3 year funding cycle that covers 2017-2020. The Consortium opened up the application process for FY 2017-2018. A kickoff meeting was held on October 6, 2016 for all interested applicants to attend. Each member of the Consortium announced the types of programs and activities they were seeking to fund with CDBG for the next funding cycle and shared the reporting and monitoring requirements. Housing applications were due on November 22, 2016 and non-housing applications were due on December 12, 2016.

A total of 32 applications were received. Staff compiled the applications for review by the CDBG Subcommittee. The CDBG Subcommittee consists of two (2) City Council members and 2 voting members of the Community Advisory Commission (CAC). The CAC is an advisory body appointed by the City Council to provide information concerning quality of life issues for Pittsburgh residents. The CAC also reviews and provides input to the City Council, including recommendations and suggested policies on issues of public interest, traffic and recreation issues. The CAC addresses community needs and provides input to the City Council regarding traffic issues that are of concern to residents. The CAC also provides input to the City Council regarding the general direction and emphasis of the park, recreation and art needs of the City,

including recommendations for reasonable standards and policies for park and recreation facilities development, programs, and facility use.

For the 2017-2018 Action Plan, a public CDBG Subcommittee meeting was held on February 6, 2017 at 4:00 pm at City Hall. The meeting agenda was posted at least 72 hours prior to the meeting on the City website as well as in a place visible to the public, according to Brown Act regulations. All members of the CDBG Subcommittee and two (2) staff members attended the meeting. There were no members of the public at the meeting.

The Subcommittee ranked each applicant using an 85-point evaluation criteria which assessed the following:

- Community Needs and Priorities
- Benefits to Target Population
- Organization and Administrative Capacity
- Financial Analysis

Evaluation results were discussed at the meeting and the CDBG Subcommittee determined the funding recommendations for FY 2017-2018.

5. Summary of Public Comments

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

Any comments received during the public comment period of March 16, 2017 through April 16, 2017 and during the Public Hearing on April 17, 2017 will be inserted in the FY 2017-2018 Action Plan.

6. Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them

Not applicable.

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		City of Pittsburg

Table 1 – Responsible Agencies

Narrative

It is the City 's mission to provide responsive and high quality public services in partnership with its citizens celebrating its community's rich history, cultural diversity, and pride in its prosperous future.

Consolidated Plan Public Contact Information

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

1. Introduction

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. With the Consortium's designated funding cycles, the application process was open for FY 2017-2018. Housing applications were due on November 22, 2016 and non-housing applications were due on December 12, 2016.

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 City provides information to the Housing Authority of the City of Pittsburgh (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.

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 by the use of entitlement funds.

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.

Community Forums

Five (5) Consolidated Plan Community Forums were conducted throughout Contra Costa County to provide an introduction to 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 2015-2020 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 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 Contra Costa County of Continuum of Care (CoC) is governed by the Contra Costa Council on Homelessness (Council). The Council provides a forum for communication and coordination about the implementation of the County's strategic plan to prevent and end homelessness, and for orchestrating a vision on ending homelessness in the County, educating the community on homeless issues, and advocating on federal, state, and local policy issues affecting people who are homeless or at risk of homelessness. The Council provides advice and input on the operations of homeless services, program operations, and program development efforts in the county.

Pittsburg has been closely participating in the Council meetings as well as the Health, Housing, and Homeless Services (H3) Community meetings. The purpose of H3 community meetings is to exchange information regarding housing resources to County and non-profit staff, housing advocates, consumers of the homeless CoC, and the general public.

Input and feedback from H3 community meetings are brought to the Mental Health Commission's Consolidated Planning and Advisory Workgroup and the Council.

Pittsburg supports the Council's efforts on transitioning into a coordinated intake and assessment system, otherwise known as "Coordinated Entry". The Coordinated Entry system is aligned with the Council's mission to ensure an integrated system of care, from prevention through intervention, for homeless individuals and families within the Pittsburg community. The Coordinated Entry system was implemented in FY 2016-2017 and serves to streamline access to housing and services while addressing barriers that prevent people from getting and staying housed.

Pittsburg staff attended the Coordinated Entry Kick-off meeting on October 19, 2016 and took part in designing the framework by providing a local and funder perspective and sharing the importance of having a structured system to ensure the most vulnerable are identified upon intake so they can be provided the proper type and level of available services.

Veterans – The CDBG Subcommittee recommended funding the land acquisition for the Veterans Square project. Veterans Square consists of 28 one-bedroom units and 2 two-bedroom units. The affordable housing development project will be 100% affordable with the exception of one unrestricted manager's unit. Rents will range from 30% Area Median Income (AMI) to 50% AMI. The ground floor will consist of an on-site management office, 30 parking spaces, 18 bicycle parking spaces, a landscaped courtyard, and a community room for residents. Services for residents will be offered by Shelter, Inc., an established supportive services provider in the region.

The Housing Authority administers 160 Veteran Affairs Supportive Housing (VASH) vouchers and has agreed to provide a loan for up to \$947,000 for the financing of Veterans Square through Resolution No. 15-288 dated June 15, 2015.

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

Persons at Risk of Homelessness – The CDBG Subcommittee recommended funding 3 programs that directly assists the homeless or people that are at risk homelessness.

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 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	Housing Authority of the City of Pittsburg
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homebuyer Resources

	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. The City will be reestablishing the First Time Homebuyer Program for FY 2017-2018 and staff attends various seminars to obtain information on additional resources or programs available through other agencies such as CalHFA and different financial institutions. Staff will be able to share resources and programs with interested homebuyers.
2	Agency/Group/Organization	Contra Costa County Department of Conservation and Development
	Agency/Group/Organization Type	Service-Fair Housing Other government - County

	What section of the Plan was addressed by Consultation?	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 Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Conservation and Development was the lead agency in the development of the 2015-2020 Consolidated Plan.
3	Agency/Group/Organization	Contra Costa Health Services Homeless Program
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Contra Costa County's Health and Homeless Services staff participated in the community meeting/public hearing process and provided information on special needs populations; including homeless populations. It is anticipated that this consultation will result in improved coordination of services to the City's at risk and homeless populations.
4	Agency/Group/Organization	Contra Costa Continuum of Care / Contra Costa Council on Homelessness
	Agency/Group/Organization Type	Services-homeless Other government - County Other government - Local Regional organization

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pittsburg has been closely participating in the Contra Costa Council on Homelessness (Council) meetings as well as the Health, Housing, and Homeless Services (H3) Community meetings. Pittsburg supports the Council's efforts on transitioning into a coordinated intake and assessment system, otherwise known as "Coordinated Entry". The Coordinated Entry system is aligned with the Council's mission to ensure an integrated system of care, from prevention through intervention, for homeless individuals and families within our community. The Coordinated Entry system was implemented in FY 2016-2017 and serves to streamline access to housing and services while addressing barriers that prevent people from getting and staying housed.

5	Agency/Group/Organization	STAND! For Families Free of Violence
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims Service Provider
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	STAND! was consulted to provide information regarding victims of domestic violence in the City and the services provided to this population. It is anticipated that this coordination will result in improved coordination of services to the City's victims of domestic violence.
6	Agency/Group/Organization	Opportunity Junction
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity Junction is a Contra Costa CBDO that works closely with the low-income community to provide job training and placement services, and is well-connected with economic development agencies and partners in Contra Costa County.
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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. 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	Contra Costa Council on Homelessness	Through the outreach process, homelessness and homelessness prevention services were identified as a priority for the CDBG program. These services will complement the CoC Strategy.

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.
Housing Element 2015-2023	City of Pittsburg	The new 2015-2023 Pittsburg Housing Element adopted on May 4, 2015 by City Council Resolution 15-13033, approved by the State Department of Housing and Community Development, was heavily consulted for all housing goals and objectives to assure unity and conformity.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments accepted and reasons not	URL (If applicable)
1	CDBG Subcommittee Meeting on 2/6/17; Posted on City website; Posted in conspicuous place	Non-targeted/broad community 2 Council Members; 2 Voting members of the Community Advisory Commission	-2 Council Members -2 Voting Members of the CAC -2 City Staff	The HUD formula used to calculate the funding caps for each category was explained to the attendees. No members of the public attended.	Not applicable.	ci.pittsburg.ca.us - Calendar Section

2	Public Hearing	Non-targeted/broad community	City Council Members, staff and the public attended.	There were no comments received.	Not applicable.	ci.pittsburg.ca.us - Agenda Section
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Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Pittsburg's funding continues to be reduced with each program year. Therefore, it is important that it leverages additional resources to be able to continue providing services that meet the community's needs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	568,331	65,913	300,000	934,244	1,119,668	The 2017-2018 entitlement grant amount was reduced from the previous year's allocation of \$581,983. The expected amount available for the remainder of the Consolidated Plan is based on a 1% reduction each subsequent year without taking into account any program income.

Table 5 - Expected Resources – Priority Table

Annual Action Plan
2017

23

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 organizations to seek other federal, state, and local funding for both housing and non-housing community development activities.

Veteran's Square Housing Project - The Pittsburgh Housing Authority administers 160 VASH vouchers and has agreed to provide a loan for up to \$947,000 for the financing of Veteran's Square through Resolution No. 15-288 dated June 15, 2015. In addition, the developer was notified in April 2016 that the project will be receiving an award of over \$3 Million in state Veterans Housing and Homeless Prevention Program funds and the project was invited to submit a full application for the state Affordable Housing and Sustainable Communities Program.

The City's Police Department received the following grants which enabled the City to provide the support the community needed in various areas, such as Code Enforcement.

1. Department of Justice Pass- Through Program - \$136,851
2. State of Ca Office of Traffic Safety – Selective Traffic Enforcement Program - \$84,540
3. State of Ca Office of Traffic Safety – Alcohol Beverage Control - \$16,458
4. University of Berkeley – Alcohol Beverage Control - \$41,720
5. Bullet Vest Grant - \$5,750
6. Supplemental Law Enforcement Program - \$211,277

The City also seeks grants for its capital improvement projects. Below is a summary of grants received during 2016-2017 totalling \$2,512,500.

1. Rossmoor Well Replacement - \$430,000
2. Seismic Retrofit Bridge No. 28C-0165, Willow Pass Road - \$660,000
3. San Marco Boulevard Class I Trail - \$132,500
4. Frontage Road Class I Bike Path - \$52,000

5. Multimodal Transfer Facility - \$1,300,000
6. 4th Street Sidewalk (St. Peter Martyr School) - \$100,000
HSIP – Cycle 7 Projects (W. Leland Road) - \$1,190,00

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

The Successor Agency for the Redevelopment Agency of the City of Pittsburg (Successor Agency) owns properties that are developable for housing projects. The Successor Agency's long term management property management plan has been approved by the California State Department of Finance (DOF). This DOF approval allows the Successor Agency to sell these properties at fair market value to interested parties. It would be ideal to sell these properties to developers who could construct affordable housing projects with built in onsite services to address community needs. The process for selling these properties requires interested parties to 1) consult with the Planning Department to ensure that their intended use for the property is allowed per zoning code; 2) obtain an appraisal; 3) submit an offer to the Successor Agency with the appraisal; 4) Successor Agency presents the offer to the Oversight Board to the Successor Agency (Oversight Board) for consideration and if approved by the Oversight Board, the Successor Agency and the buyer would perform the necessary actions pursuant to an executed purchase and sale agreement in order to close escrow.

As of March 2017, eight properties have been sold. One of the properties sold was to a developer that will be constructing housing for veterans. This project is known as Veteran's Square. The Housing Authority has agreed to provide a loan for up to \$947,000 for the financing of Veteran's Square through Resolution No. 15-288 dated June 15, 2015. Veterans Square consists of 28 one-bedroom units and 2 two-bedroom units. The affordable housing development project will be 100% affordable with the exception of one unrestricted manager's unit. Rents will range from 30% AMI to 50% AMI. The ground floor will consist of an on-site management office, 30 parking spaces, 18 bicycle parking spaces, a landscaped courtyard, and a community room for residents. Services for residents will be offered by Shelter, Inc., an established supportive services provider in the region. Veterans Square is well located in an established neighborhood and will promote active transportation, such as biking and walking, as well as encourage public transportation ridership, thereby reducing vehicle miles traveled (VMT). Veterans Square is located within a half-mile of amenities such as public parks, a marina with public recreational facilities, and two bus stops.

Below is a matrix of the unit breakdown.

11 1-bedroom units at 50% AMI

6 1-bedroom units at 40% AMI

11 1-bedroom units at 30% AMI

1 2-bedrrom units at 50% AMI

1 Managers unit – unrestricted

Discussion

The City continues to seek partnerships to assist with its housing and community needs. These partnerships include applying for federal, state, and local funds to contribute towards the creation of housing and/or services that directly benefit the low income residents of Pittsburg.

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 1 - Housing Rehabilitation	2015	2020	Affordable Housing	City of Pittsburgh	Affordable Housing	CDBG: \$100,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	AH 2 - Code Enforcement	2015	2020	Affordable Housing	City of Pittsburgh	Affordable Housing	CDBG: \$148,373	Housing Code Enforcement/Foreclosed Property Care: 1000 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	H2 - Services for Homeless (Non-Shelter Related)	2015	2020	Homeless	City of Pittsburgh	Homeless Prevention	CDBG: \$32,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Homeless Person Overnight Shelter: 12 Persons Assisted Other: 80 Other
4	CD-1 General Public Services	2015	2020	Non-Housing Community Development	City of Pittsburgh	Non-Housing Community Development	CDBG: \$33,137	Public service activities other than Low/Moderate Income Housing Benefit: 952 Persons Assisted
5	CD-2 Non-Homeless Special Needs Population	2015	2020	Non-Homeless Special Needs	City of Pittsburgh	Non-Housing Community Development – Services for Seniors	CDBG: \$10,000	Public Service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CD-3 Youth	2015	2020	Non-Housing Community Development	City of Pittsburgh	Non-Housing Community Development	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted
7	CD-6 Economic Development	2015	2020	Non-Housing Community Development	City of Pittsburgh	Non-Housing Community Development	CDBG: \$85,000	Jobs created/retained: 6 Jobs Businesses assisted: 25 Businesses Assisted Other: 24 Other
8	CD-7 Infrastructure/Public Facilities	2015	2020	Infrastructure/Public Facilities	City of Pittsburgh	Non-Housing Community Development	CDBG: \$158,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7240 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	CD-8 Administration	2015	2020	Administration	City of Pittsburgh	Program Administration	CDBG: \$123,666	Other: 0 Other

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	AH 1 - Housing Rehabilitation
	Goal Description	Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households, multi-family units at risk of loss to the market, and housing in deteriorating or deteriorated lower income neighborhoods

2	Goal Name	AH 2 - Code Enforcement
	Goal Description	The Code Enforcement Division of the Police Department enforces the City's municipal codes, laws and regulations for the abatement of substandard housing conditions and zoning violations, and the abatement of abandoned, dismantled, or inoperative vehicles and blight issues as defined as the physical and economic conditions within an area that cause a reduction of, or lack of, proper utilization of that area.
3	Goal Name	H2 - Services for Homeless (Non-Shelter Related)
	Goal Description	Reduce the incidence of homelessness and assist in alleviating the needs of the homeless.
4	Goal Name	CD-1 General Public Services
	Goal 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.
5	Goal Name	CD-2 Non-Homeless Special Needs Population
	Goal Description	Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as frail elderly, disabled persons, battered spouses, abused children, persons with HIV/AIDS, illiterate adults and migrant farm workers.

6	Goal Name	CD-3 Youth
	Goal Description	Increase opportunities for children/youth to be healthy, succeed in school and prepare for a productive adulthood.
7	Goal Name	CD-6 Economic Development
	Goal Description	Reduce the number of person with incomes below the poverty level, expand economic opportunities for very-low and low-income residents, and increase the viability of neighborhood commercial areas.
8	Goal Name	CD-7 Infrastructure/Public Facilities
	Goal Description	Maintain quality public facilities and adequate infrastructure and ensure access for the mobility impaired by addressing physical access barriers to public facilities.
9	Goal Name	CD-8 Administration
	Goal Description	Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.

Table 7 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

For FY 2017-2018, the City is estimating to receive \$568,331 from HUD. Along with \$65,913 in program income and \$300,000 of unallocated funds from prior years, the total CDBG funding for FY 17-18 is \$934,244. The total amount of CDBG funds obligated for Public Services (PS) activities must not exceed fifteen percent (15%) of the sum of the entitlement grant provided for that program year *plus* program income received during the prior year. The allocation of staff-time costs and overhead charges to general program Administration must not exceed twenty percent (20%) of the sum of the entitlement grant provided 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 is defined as program income. The remaining 65 percent of the funds available for allocation can be obligated towards Economic Development (ED), Code Enforcement (CE), Infrastructure/Public Facilities (I/PF) and Housing activities, (collectively known as "Other"). Pursuant to City guidelines, the minimum amount awarded to a subrecipient is \$10,000.

#	Project Name
1	2017-2018 Program Administration
2	City of Pittsburg - ADA Handicap Ramps/Sidewalks
3	St. Vincent de Paul of Contra Costa County - Workforce Dev. Prgm
4	Contra Costa Child Care Council - Road to Success
5	Open Opportunities - Future Build Pre-Apprenticeship
6	Workforce Development Board - Small Business Development Center
7	Opportunity Junction - Job Training and Placement
8	City of Pittsburg - Code Enforcement
9	Opportunity Junction -Technology Center
10	People Who Care (PWC) – After School Program
11	Contra Costa Senior Legal Services
12	STAND! For Families Free of Violence - Emergency Shelter
13	Loaves and Fishes of Contra Costa (LFCC)

#	Project Name
14	Contra Costa County Health Services – CORE program
15	Court Appointed Special Advocates – CASA – Children at Risk
16	St. Vincent de Paul of Contra Costa County - Rota Care Prgm
17	Housing Rehabilitation Program
18	Interfaith Council of Contra Costa County – Winter Nights Emergency Family Shelter
19	City of Pittsburg – Multi-Use Facility

Table 8 – Project Information

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

In accordance with the federal requirements, all approved funded activities meet the overarching goals of the Consolidated Plan and are appropriated within the FY 2017-2018 program budget. Eighty percent (80%) of the CDBG funds in the FY 2017-2018 program budget will be used for activities that benefit persons of low- and moderate income.

In order to achieve local objectives, the City proposes to utilize its 2017-2018 CDBG funds towards activities that comply with at least one of HUD's National Objectives as listed below:

1. Benefiting low and moderate income persons
2. Address slums or blight
3. Meet a particular urgent community development needs

The City is at a disadvantage in removing or eliminating obstacles to meeting underserved needs due to the consistently shrinking amount of CDBG funds available in recent years. To continue addressing the needs of the underserved population, the City will continue to support applications by service providers to expand affordable housing opportunities, homeless assistance, and supportive services consistent with the 2015-2020 Consolidated Plan.

AP-38 Project Summary

Project Summary Information

1	Project Name	2017-2018 Program Administration
	Target Area	City of Pittsburgh
	Goals Supported	CD-8 Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$123,666
	Description	Administration - Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector, and administer federal grant programs in a fiscally prudent manner.
2	Project Name	City of Pittsburgh - ADA Handicap Ramps/Sidewalks
	Target Area	City of Pittsburgh
	Goals Supported	CD-7 Infrastructure/Public Facilities
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$158,900

	Description	The goals of the project include improving access to public transportation, schools, businesses, and other community facilities for pedestrians, the mobility impaired, and physically challenged persons, through replacing sidewalks and installing curb ramps at targeted intersections. City staff will perform design, construction management, and inspection.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	The City serves approximately 70,000 residents. The Handicapped and Pedestrian Improvements Program is aimed to serve all residents by improving sidewalks and constructing ADA compliant curb ramps at all intersections in the City. This Program will provide improved pedestrian access for all residents and will advance the City's goal of meeting federal and state mandated standards. Performance Measures: 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 (General)

	Location Description	Buchanan Road from 430' west of McFaul Drive to Loveridge Road for ADA sidewalk improvements (primary project site), and the area around Foothill Elementary School for ADA curb ramp installations (secondary project site) depending upon funding.
	Planned Activities	The purpose of the project is to improve pedestrian transportation for mobility impaired or physically challenged persons by improving sidewalks and installing ADA compliant curb ramps.
3	Project Name	St. Vincent de Paul of Contra Costa County - Workforce Dev. Prgm
	Target Area	City of Pittsburg
	Goals Supported	CD-6 Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$10,000

	Description	Provide job training and placement for 6 very low and low income Pittsburg residents. The Workforce Development program at St. Vincent de Paul of Contra Costa County provides training and work experience for those who are new to or have been out of the workforce due to incarceration, addiction, homelessness, or chronic unemployment. The program consists of 24-week, part-time paid jobs at St. Vincent de Paul, and weekly classes including job search and life skills training necessary for finding and maintaining successful employment. Participants are matched with mentors who assist participants with individual issues that have been challenges to successful employment. On-the-Job Training gives participants experience in word processing, cashier and store operations, warehouse operations, truck driving, and navigation (if participating in the truck driving program).
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help 6 Pittsburg residents. The specific population for the St. Vincent de Paul Workforce Development Program are adult individuals with barriers to employment; the formerly incarcerated, addicted, homeless, and chronically unemployed. 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 Economic Development: Direct Financial Assistance to For-Profits HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	The St. Vincent de Paul Workforce Development Program is administered from the SVdP Family Resource Center, 2210 Gladstone Drive, Pittsburg, CA. Trainees receive on-the-job training and part-time, paid work experience in either the trucking/transportation field, or in retail/warehouse operations. Job training will take place at the SVdP location in Pittsburg, at their Thrift Store in Pleasant Hill (2851 Contra Costa Blvd., Pleasant Hill, CA), and throughout Contra Costa County as the truck drivers deliver and pick up donations throughout the county.

	Planned Activities	St. Vincent de Paul of Contra Costa County has been providing opportunities for difficult-to-employ individuals for many years. Its 50-year history of providing assistance to the poor and underserved of the County has always included safety-net services and “first chance employment” to our neighbors in need. Our programs are designed to strengthen the capacity of unemployed, vulnerable, formerly addicted, homeless, and post-incarcerated individuals to: - Re-enter the workforce - Acquire relevant work skills and customer service/interpersonal skills - Develop a strong resume and job search skills - Secure employment at St. Vincent de Paul or with another employer The difficulty that individuals who have had 'barriers to employment' experience when they want to turn their lives around, is an employer who will give them that second chance. Due to backgrounds that may include incarceration, addiction, or homelessness, employers are taking a risk by employing these individuals. St. Vincent de Paul chooses to actively seek out individuals with such backgrounds and help them establish a stable work-record and positive employer recommendation. They assist difficult-to-employ individuals gain new job and life skills, including financial literacy, conflict management, and job search skills. Additionally, the mentors they provide give emotional and logistical support regarding individual issues that the trainees may be facing.
4	Project Name	Contra Costa Child Care Council - Road to Success
	Target Area	City of Pittsburg

	Goals Supported	CD-6 Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$15,000
	Description	The program benefits 15 very low, low, and moderate-income residents in Pittsburgh through microenterprise assistance for those who want to maintain or start stable small businesses as licensed home-based family child care providers.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 15 Pittsburg businesses. The program benefits very low, low, and moderate-income adults living in Pittsburg who choose to start or maintain licensed family child care microenterprises. The program also benefits children ages 0-12 with early care and education and their families who need child care services in these communities. 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)
	Location Description	Various Pittsburg home sites will receive services provided by staff located at 1035 Detroit Avenue, Suite 200, Concord, CA 94518.

	Planned Activities	The project goal is to assist very low, low, and moderate-income Pittsburgh residents to maintain or start family child care businesses and to provide business development training, technical assistance, and support to help them be viable and successful microenterprises. The objective of Road to Success is to train and provide ongoing support and technical assistance to very, low, and moderate-income Pittsburgh residents who want to become family child care providers or want to sustain successful family child care home (FCCH) microenterprises. There are many currently licensed FCCH businesses in Pittsburgh that need assistance to stay in business and thrive. In Pittsburgh, Road to Success will continue microenterprise development efforts and serve a total of 15 clients during the year. Some providers have succeeded and even expanded (with parents on wait lists) to meet the cities' child care needs, including the need for quality care and early education. The project will be cost-effective and deliver achievable objectives for this priority need to help microenterprises stay in business and generate revenue. This financially stable agency has the experience and capacity to complete the project in a timely manner. The project will create and maintain jobs through small business development, meet the community's need for child care so families can work or find work, and give children, including low-income children, quality care and early education so that they can succeed. Retention, sustainability and recruitment are also included in the project goal. Road to Success will improve the chances for success for home-based family child care microenterprises, thus building economic self-sufficiency, sustaining employment, improving the quality of care and early education for children, stimulating local economies, and fostering small business profitability for target populations in all jurisdictions.
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5	Project Name	Open Opportunities - Future Build Pre-Apprenticeship
	Target Area	City of Pittsburgh
	Goals Supported	CD-6 Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$20,000
	Description	Open Opportunities is a Community Based Development Organization (CBDO). Future Build is a 16 week Pre-Apprenticeship Training Program offered in the spring and summer for 16 low income Pittsburgh 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.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help 16 low income Pittsburg residents. Future Build serves low income East Contra Costa County residents ages 18 and older, who are unemployed, underemployed, or displaced workers. Performance Measures: Objective - Creating Economic Opportunities Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05H Employment Training HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	Future Build hands on training lab is located at 2555 Harbor Street and the Academic Classrooms are located at the Pittsburg Adult Education Center, 1151 Stoneman Avenue, Pittsburg, CA. In addition to the prime locations for the hands on and academic training, our trainees also perform community service benefit projects throughout East Contra Costa County in City and County parks and facilities.

	Planned Activities	Future Build is a 16+ week pre-apprenticeship training course for a minimum of twenty (20) participants per cohort in the building trades and solar theory, construction, and installation. The core curriculum Pre Apprenticeship Certificate Training (PACT) developed by the Home Builder's Institute (HBI) and the Multi Craft Core Curriculum developed by the Building Trades Council, both are recognized by the US Department of Labor lead to a pre-apprenticeship certificate. PACT integrates work-based learning with vocational and academic skills training. Related academics (contextual learning) industry-focused job readiness, employability skills, career development, life skills, and on the job training are all part of PACT. An entry level curriculum, PACT relies on the training program or its instructor to provide a project (rehab, new construction, or community benefit project, etc.) to teach intensive hand-on, jobsite experience, where students can apply the skills introduced in the classroom. 50% of Future Build participants are between the ages of 18-33 and they have found that the hands on approach is particularly engaging as it gives them the opportunity to gain knowledge in a manner that address their learning style. Thus, PACT training increases the likelihood they will complete their instruction, gain the construction skills needed to build a career and learn what it takes to obtain and retain a job. In addition, the hands on approach has a positive impact on self-esteem and responds to the need for immediate gratification. This translates into more students completing training, achieving higher skills retention, pursuing further education or training and remaining gainfully employed. The classroom component is designed to reinforce construction math, safe and proper use of hand and power tools, blue print reading, vocabulary and terminology as well as employability skills. The hands on training component exposes them to trade skills experience, tool use, jobsite safety, productive work habits and application of mathematical concepts. Students are not only introduced to building, they are also exposed to its theory and practice while they are exposed to several industry trades. Efforts are made to introduce students to all aspects of the industry and its variety of careers.
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6	Project Name	Workforce Development Board - Small Business Development Center
	Target Area	City of Pittsburgh
	Goals Supported	CD-6 Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$10,000
	Description	Provide business management training and consulting services to 15 new or existing businesses as a way to create or retain jobs. The Small Business Development Center (SBDC) delivers group training and individualized advising to support low and moderate income individuals achieve self-sufficiency by starting and/or growing micro-enterprises. The project, utilizing matching SBA funds, also supports the creation of additional employment opportunities in key sectors by delivering services focused on accessing capital, securing certifications/procurement contracts, exporting, and increasing sales.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help 15 low and moderate Pittsburg residents. This program will benefit low/moderate income individuals from Pittsburg that are currently self-employed or less than a year from achieving that goal. 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)
	Location Description	Most advising and trainings are delivered at our main office at 300 Ellinwood in Pleasant Hill but some individualized advising will take place at the business locations of clients. Additional venues will vary based on in-kind donations from community partners of training and advising space. They include, but are not limited to: 985 Railroad Ave, Pittsburg, California 94565

	Planned Activities	The SBDC takes great pride in 'leveling the playing field' for current and aspiring small business owners. They target and serve LMI populations because self-employment is a viable solution for economic self-sufficiency regardless of education level or family circumstance. Unfortunately, in the County of Contra Costa, there are few business technical assistance providers in the private, nonprofit and public sectors. The Small Business Development Center of Contra Costa and its host, the Workforce Development Board of Contra Costa, however, are well-positioned to meet the training and management advising needs of businesses of all sizes.
7	Project Name	Opportunity Junction - Job Training and Placement
	Target Area	City of Pittsburg
	Goals Supported	CD-6 Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$30,000

	Description	Provide training and job placement assistance to 8 low income Pittsburg residents. The Job Training and Placement Program (JTPP) 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.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 8 low income Pittsburg residents. They serve East and Central County adults who are low- income and confront one or more barriers to employment, such as a history of domestic violence, recovery from substance abuse, a criminal record, past job instability or limited out-of-home work experience. The Job Training and Placement Program participants are primarily women (93%) and reflect the diversity of those living in poverty in Contra Costa County, with 7% Asian or Pacific Islander, 23% African American, 29% Latino, 27% White, and 14% Multiracial. The average participant is responsible for two school-age dependents. Performance Measures: Objective – Creating Economic Opportunities Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 05H Employment Training HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	3102 Delta Fair Blvd., Antioch, CA 94509

	Planned Activities	The Opportunity Junction Job Training & Placement Program prepares participants for real, high-quality jobs that pay family-sustaining wages. Specifically, the program consists of the following: Twelve Weeks of Full-Time Training: * Life Skills, an interactive curriculum including many teambuilding exercises and covering goal-setting, overcoming obstacles, managing change, self-care, financial literacy, business etiquette, and communications. * Computer Skills covering Windows, Internet research, and the Microsoft Office Suite (with onsite testing for the Microsoft Office Specialist certifications). * Academic Skills including Business English, Business Math, and Test-Taking Skills. Up to Four Months Paid, On-the-Job Experience: Opportunity Junction hires participants as interns as part of our Staffing Services social enterprise to provide contracted services for local businesses and administrative support for the staff. This experience gives interns confidence in applying their new skills to real world projects and challenges. Support Services: Case managers closely support participants throughout their stay and for 18 months following job placement, ensuring that each participant is linked to childcare, health care, transportation, and other needed services. Personalized Job Placement: In order to facilitate a good fit between participants and employers, interns engage in comprehensive career-building activities such as skill and interest assessment, job search, resume and cover letter preparation, and interview practice
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8	Project Name	City of Pittsburgh - Code Enforcement
	Target Area	City of Pittsburgh
	Goals Supported	AH 2 - Code Enforcement
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$150,000
	Description	Comprehensive inspection and enforcement of all state and municipal statutes and regulations related to the reduction and removal of substandard and dangerous housing as well as property conditions, which contribute to slum and blight, disruptive criminal behavior, and activity within the targeted low income neighborhood(s).
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 1000 Pittsburg residents living in low and moderate income census tracts. Comprehensive inspection and enforcement of state and municipal statutes that impact substandard housing and neighborhood conditions in various low income areas throughout the City. Performance Measures: Objective – Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 15 Code Enforcement HUD National Objective - LMA HUD Accomplishment Type - Persons (General)
	Location Description	A concentrated effort will be placed on the following Census Tract and Block Group Numbers: 3100, 3110, 3120,3131.01,3131.02, 3131.03, 3132.03, 3132.04, 3132.06

	Planned Activities	Project goal is to improve housing and property conditions and reduce slum and blight. Maintaining the existing level of personnel offers the opportunity to enhance the existing enforcement efforts and the level of services needed to abate hazardous/substandard living conditions (dwellings and properties). Establish acceptable standards for long term benefit and resident involvement; to initiate partnerships with the property owners and residents that establish goals to improve the quality of life and personal and neighborhood pride. Code Enforcement: active field patrol, initiation of complaints and investigations of properties and residential dwellings that have conditions contributing to slum and blight and substandard dangerous housing. Provide neighborhoods with the coordinated resources and education to improve their quality of life integrated with a methodology for enhanced long-term neighborhood maintenance.
9	Project Name	Opportunity Junction -Technology Center
	Target Area	City of Pittsburgh
	Goals Supported	CD-1 General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$10,000

	Description	Opportunity Junction's evening Technology Center provides low-income workers, job-seekers, and seniors with accessible training in computer applications, English as a Second Language, typing, and Spanish. The Technology Center, which operates Monday through Thursday from 6 pm to 9 pm, also offers free access to computers and the Internet.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 100 low income Pittsburg residents. Opportunity Junction serve low-income East and East Central County adults, with a particular emphasis on those with Limited English Proficiency. Fully 61% self-certify as Extremely Low Income, which usually means that they are living below the poverty line. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05 Public Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	3102 Delta Fair Blvd., Antioch, CA 94509

	Planned Activities	The Opportunity Junction Technology Center is a unique hub of learning and tutoring that helps low-income community members overcome deficits in language, computer skills, and Internet access. For many community members, their goals in overcoming those deficits are explicitly employment-related; to get a job, keep a job, or earn a raise or promotion. For them, the Technology Center provides hope and a way forward. Since Opportunity Junction Technology Center launched the program in 2003, it has offered classes to address the language and digital divides found in the communities of East Contra Costa: • Multi-level drop-in classes in English as a Second Language (ESL) taught by a credentialed Adult Education Teacher (6 hours a week), with materials provided at no cost to students • A rotating and repeating schedule of Computer Basics classes, taught by volunteer instructors, with materials provided at no cost to students, including: Windows, Email, Internet, Word, PowerPoint, and Excel. Opportunity Junction Technology Center expanded the roster of evening classes to respond to the needs expressed by Technology Center participants by adding: • More advanced computer instruction in Windows, Email, Internet, and Word • Spanish-language computer basics classes (Computacion Basica) • Classes in Spanish (for English speakers) • Citizenship Classes (in partnership with the International Institute) • A drop-in Typing class with an instructor
10	Project Name	People Who Care (PWC) – After School Program

	Target Area	City of Pittsburgh
	Goals Supported	CD-3 Youth
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$10,000
	Description	The PWC proposed After-school Program consist of: Community Service, Job Training/Employment, Mental Health Services, and Peer Counseling is a much needed support for high-risk juveniles. These youth are referred to the program by probation and by local school districts for expulsion, behavioral issues or school attendance problems, and those in probation court facilities. The majority of these children do not have access to after-school programs. The program's target population is at-risk youth and young adults between the ages of 14 to 21. The target population has many of the following characteristics in common: parents who are incarcerated or have been; parents who are recovering from chemical dependency or are chemically dependent: experienced or witnessed domestic violence; youth who have experimented with alcohol and or drugs; little education (below grade level); involved or previously involved in gang activity; lack career goals or future goals.
	Target Date	6/30/2018

Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 100 low and moderate income youth residing in Pittsburgh. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05D - Youth Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
Location Description	PWC's office is located at 2231 Railroad Avenue, Pittsburgh, CA 94565. The youth in the program assist in various events and functions throughout the city.
Planned Activities	Everyday, 11.3 million children are left alone and unsupervised once the school bell rings. The after-school hours are the peak time for juvenile crime and risky behaviors such as alcohol and drug use. (Source: afterschoolalliance.org/.../AA3PM_National_Report) There is a tremendous need, especially for high-risk youth in low-income neighborhoods, for programs that provide activities and support for youth during after-school hours and throughout the summer. The PWC Program employs a plan to prevent or intervene in the child's life to deter further or future involvement in the juvenile justice system. The PWC Program is a comprehensive education career child development, empowerment approach developed specifically for youthful offenders with an approach designed to set children on track for educational career advancement, while addressing the personal realities experiences of the child that have impeded their progress in these areas in the past.

11	Project Name	Contra Costa Senior Legal Services
	Target Area	City of Pittsburg
	Goals Supported	CD-1 General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$10,000
	Description	Contra Costa Senior Legal Services (CCSLS) provides free legal counseling, advice, representation, and litigation services to low and moderate income seniors in connection with their housing, income maintenance, consumer and individual rights, and other elder law issues.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help 100 low and moderate seniors residing in Pittsburg. Targeted to help seniors 62 and over living in each of the jurisdictions within Contra Costa County (i.e. Antioch, Concord, Pittsburg, etc.) Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05C Legal Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	Pittsburg Senior Center: 300 Presidio Lane, Pittsburg, CA 94565

	Planned Activities	CCSLS has been providing free legal services and education to Contra Costa seniors for more than thirty years. It is the only non-profit agency that provides legal services exclusively to those 60 and over. They assist in the areas of consumer law, housing, public benefits, income maintenance, and elder abuse. The extent of legal services provided ranges from advice over the telephone to representation in court. Because of their experience working with seniors, they are uniquely adapted to address and respond to their legal needs. They staff and supervise a 'Consult an Attorney' clinic twice a month at the Pittsburg Senior Center where they provide clients advice and information about their legal matters. In addition, they work with residents of senior housing, including Stoneman Village, and provide seminars and outreach. They also meet with numerous Pittsburg residents in its Concord office, both in person and by telephone to provide more in depth services. For example, it has represented tenants, provided assistance with restraining orders, and counseled Pittsburg residents about debtor's rights. Finally, Pittsburg residents may also access assistance at court by virtue of our Senior Self-Help Clinic, established and supervised by CCSLS.
12	Project Name	STAND! For Families Free of Violence - Emergency Shelter
	Target Area	City of Pittsburg
	Goals Supported	CD-1 General Public Services
	Needs Addressed	Non-Housing Community Development

	Funding	CDBG: \$10,000
	Description	STAND!'s Emergency Shelter can accommodate up to 24 women and their children fleeing life-threatening violent relationships at no cost for up to 3 months. As part of a continuum of care at STAND!, the Shelter provides clients with access to comprehensive supportive services, including food, clothing, social and legal advocacy, vocational assistance, child care, housing referrals, and evidence-based counseling – transitioning clients toward independence.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help 10 low income Pittsburg residents. STAND!'s Emergency Shelter helps women and their children fleeing life-threatening violent relationships at no cost for up to 3 months. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05G Battered and Abused Spouses HUD National Objective - LMC HUD Accomplishment Type - Persons (General)

	Location Description STAND!’s Rollie Mullen Center (RMC), the site of our Emergency Shelter, is located in a confidential location in Contra Costa County, CA. STAND! operates a domestic violence shelter that protects victims from persistent and dangerous abusers. STAND! must keep its shelter’s location strictly confidential in accordance with state law (California Health and Safety Code section 124250) and federal law (Violence Against Women Act section 3.22) in the interest of the safety of our clients and staff.
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	Planned Activities	STAND!'s Emergency Shelter and supportive services are critical components of the community's safety net for its most vulnerable members. Located at the Rollie Mullen Center (RMC), STAND!'s Emergency Shelter provides 24 emergency beds to women and their children fleeing violent relationships. As the only comprehensive family violence agency in Contra Costa County, STAND!'s Emergency Shelter is the only specialized sanctuary available to victims of domestic violence and their children in the community. All services available at RMC are provided at no cost to clients. Women and children receive up to 3 months of shelter, daily meals, child care, clothing, case management, and peer and professional counseling. Each woman also receives benefits assistance, housing referrals, 24-hour access to phone and voice mail, transportation, legal advocacy, and domestic violence support groups. Children receive therapeutic interventions and age-appropriate support. By co-locating all of these interrelated services at one confidential and secure location, STAND! is able to meet clients' fundamental needs seamlessly and effectively. The shelter is part of an integrated system of care at STAND! that follows clients from the first Crisis Line call through Transitional Housing to independence. The Shelter represents a critical step in this continuum, enabling women and children to process their immediate trauma and move beyond the 'crisis mode' state that results from escaping domestic violence. It is incredibly courageous for victims to break free and seek our assistance by calling the Crisis Line and entering the Shelter. They are there for the next steps and beyond, helping clients heal deep wounds and preparing abused women and children to transition to lives of independence and strength.
13	Project Name	Loaves and Fishes of Contra Costa (LFCC)

	Target Area	City of Pittsburgh
	Goals Supported	CD-1 General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$10,000
	Description	Loaves and Fishes provide a hot nutritious meal to anyone who is hungry by serving a hot, noon time, buffet style meal Monday-Friday. By partnering with other agencies that come to their dining rooms they also offer their clients other safety net services such as medical, shelter, and registration for Cal Fresh. Their clients are individuals and families who are homeless or very low to low income residents living in Antioch, Pittsburgh, and Martinez.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 500 Pittsburg residents. Ninety eight percent of clients served are low to very low income individuals recently out of work, homeless, unemployed, underemployed, or disabled. Loaves and Fishes provides meals and groceries to people who cannot afford to feed themselves or their family a nutritious meal. They serve anyone who is hungry adults, children, families and elderly. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05 Public Services HUD National Objective - LMA HUD Accomplishment Type - Persons (General)
	Location Description	Pittsburg Dining Room-1415 Simpson Court Pittsburg

	Planned Activities	Loaves and Fishes has served the hungry of Contra Costa County. Their meals are free to anyone who is hungry. The need is nutritious food and the issue is there are people who cannot afford to purchase it. By providing a free meal they are fulfilling both areas of need and issue. Loaves and Fishes prides itself by providing a well-balanced meal, low in salt with an daily emphasis on a fresh green salad, a seasonal fresh fruit salad and entrée. In the last year Loaves and Fishes has worked very hard to expand our mission with the goal to do more for its clients. Providing food is very important, but Loaves and Fishes wanted to do more and has changed its mission to "The mission of Loaves and Fishes of Contra Costa is to provide community based food programs and partner services that focus on basic needs." Loaves and Fishes nourish lives by partnering with other nonprofits in the community to provide basic safety net services at its dining rooms in a cost effective manner.
14	Project Name	Contra Costa County Health Services – CORE program
	Target Area	City of Pittsburg
	Goals Supported	H2 - Services for Homeless (Non-Shelter Related)
	Needs Addressed	Homeless
	Funding	CDBG: \$10,000

	Description	The Coordinated Outreach Referral and Engagement (CORE) Outreach Program specifically benefits chronically homeless individuals, transitional age youth (ages 18-24 years old), and families living on the streets.
	Target Date	6/30/18
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 80 low income youth residing in Pittsburgh. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05 – Public Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	Citywide

	Planned Activities	Outreach will be conducted to unsheltered individuals across encampment locations, and other locations known where individuals are sleeping outside, or otherwise not meant for human habitation. CORE Outreach Program aims to provide day and evening outreach in small multidisciplinary teams that will work collaboratively to engage and stabilize homeless individuals living outside and deliver health and basic need services and aid in obtaining interim and permanent housing. Through building trust with individuals and families that are not being served or are underserved by existing community services and delivery systems, CORE Outreach Program intends to engage with individuals, conduct initial housing and services assessments, provide connections to Healthcare for the Homeless and County Mental Health to establish care for chronic physical and mental health conditions, provide Medi-Cal and other benefits access, and service linkages to CARE centers to support interim and permanent housing goals and other needs as necessary.
15	Project Name	CASA
	Target Area	City of Pittsburg
	Goals Supported	CD-3 Youth
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$11,793

	Description	Provide advocacy, mentoring and representation services to abused and neglected children who are wards of the County's Juvenile Dependency Court as a way to improve access to health and social services and a safe and permanent living situation.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 20 low and moderate income youth residing in Pittsburg. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05D - Youth Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	The CASA program is not site based. The program provides services wherever the children and youth live. The children and youth that CASA serves are placed in every community within Contra Costa County.

	Planned Activities	CASA of Contra Costa County provides volunteer advocacy services to children who are dependents of the Juvenile Court as foster children. CASA volunteers are appointed by the Juvenile Court and work one-on-one with these children, fostering a unique atmosphere of trust and mutual respect leading to a meaningful relationship. CASA volunteers visit the foster home, meet with teachers, mental health providers, attorneys and social workers so they can provide a complete and detailed report to the Juvenile Court about a child's situation, and make recommendations for improvement. Additionally, CASA volunteers provide fun activities and support to the child. They take them to the movies, for a walk, or to a museum or baseball game. They talk to the children about what is important to them, and what would make their lives easier. The CASA volunteer is often the only adult in the child's life who is not paid to care for them, and for many children this is the most valuable part of having a CASA volunteer working on their behalf.
16	Project Name	St. Vincent de Paul of Contra Costa County - Rota Care Prgm
	Target Area	City of Pittsburg
	Goals Supported	CD-1 General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$13,137

	Description	St. Vincent de Paul's RotaCare Pittsburg Free Medical Clinic offers medical care to uninsured, poor, and low-income residents of Pittsburg for the relief of pain and suffering. The Clinic is open weekly on Wednesdays from 4-8 p.m., and the second and fourth Saturdays, 9-12 pm. Volunteer doctors, nurses, pharmacists, social workers, translators, and administrators offer services at no charge. All treatment, lab services, x-rays, ultra-sound and other diagnostic tests, along with all pharmaceuticals are provided free of charge.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	This program is estimated to help 600 Pittsburg residents. The specific populations served are the uninsured, low-income, minority population of East County in need of medical care. Over 90 percent of the patients served are minority, and over 98 percent of the patients served have incomes below 200 percent of the Federal Poverty Level. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05 Public Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)

	Location Description 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. Additionally, St. Vincent de Paul has 27 neighborhood-based locations that provide emergency food, clothing, utility assistance, rental assistance and other emergency assistance.
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	Planned Activities	The mission of the RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul is to improve availability and access to health services for low income and underserved residents of East County, in particular for residents of Pittsburg where significant health disparities exist. Despite the reforms made by the Affordable Care Act, the services provided by free and charitable clinics are more important than ever. Over the last two years, Free and Charitable Clinics have seen a 40 percent increase in patient demand, but a decrease in donations. The clinic at SVdP is also encountering a similar increase in patient demand. The RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul was developed to provide healthcare services to the uninsured and those unable to pay for healthcare services. Based on the socio-economic status of our patients, the RotaCare Pittsburg Free Medical Clinic serves those particularly impacted by health disparities. Initially conceived as an urgent/primary care clinic, the RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul has evolved to provide chronic care patient education and monitoring, as 50% of clinic visits involve chronic disease treatment or management. The health outcomes of the underserved and low-income residents utilizing the services of our clinic are impacted heavily by the ability to affect their response to chronic diseases. All services are provided FREE OF CHARGE to patients. A licensed Pharmacist dispenses all medications. Any lab services or radiology services are provided free of charge to patients. Referrals are made to Quest Diagnostics and Antioch Imaging for these additional services. St. Vincent de Paul covers all costs of referring patients for lab tests, (to Quest Diagnostics-Pittsburg), and x-rays/MRI/ultrasound imaging (at Antioch Medical Imaging). Follow up required for lab/radiology results are provided by Medical Director Dr.Hamid Khonsari.
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17	Project Name	Housing Rehabilitation Program
	Target Area	City of Pittsburgh
	Goals Supported	AH 1 - Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000
	Description	Assist in the development of viable communities by providing decent housing and a suitable living environment through the provision of subsidized housing rehabilitation loans for very-low and low-income households.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 3 Pittsburg residents. Performance Measures: Objective – Creating a Suitable Living Environment Outcome – Availability and Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 14A – Rehab Single Unit Residential HUD National Objective - LMH HUD Accomplishment Type – Housing Units
	Location Description	Citywide.
	Planned Activities	The City will provide low-interest rehabilitation loans to Pittsburg homeowners for the purpose of improving their property. This program is funded by the CDBG program. In order to qualify for the housing rehabilitation program, you must live in the City limits, own your own home, and be “low to moderate” income (this income changes annually and is based on household size and total family annual income). • Maximum loan available is \$30,000. • Health and safety hazards will be given top priority for consideration in the program. • Loan funds may be used for various improvements, but are required to fall under the category of health and safety, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled. Common repairs permitted under this loan program include, but are not limited to: new roofs and gutters; electrical and plumbing upgrades; and installation of ramps and grab bars.

18	Project Name	Interfaith Council of Contra Costa County - Winter Nights Emergency Family Shelter
	Target Area	City of Pittsburg
	Goals Supported	H-1: Permanent Housing for Homeless.
	Needs Addressed	Homeless
	Funding	CDBG: \$10,000
	Description	Winter Nights Rotating Family Shelter is a project of the Interfaith Council of Contra Costa County. Program provides emergency shelter, food, tutoring, transportation, case management, housing placement assistance and more to homeless families living primarily in East and Central County. Winter Nights operates from October through May each year, and can serve up to 30 persons at any given time.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 12 Pittsburg residents. Performance Measures: Objective – Creating a Suitable Living Environment Outcome – Availability and Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 05 – Public Services HUD National Objective - LMC HUD Accomplishment Type – Persons (General)
	Location Description	The Rotating shelter moves from congregation to congregation every two weeks from October until the end of May or early June. Over 40 host and participating congregations, primarily in Central and East County, provide space, meals, and volunteers. A full list of these congregations is listed in Attachment Other-ICCC Participating Faith Communities.

	Planned Activities	Winter Nights Rotating Family Shelter is a project of the Interfaith Council of Contra Costa County that was begun over eleven years ago. Winter Nights is an emergency shelter for homeless families supported by hundreds of volunteers from member faith communities throughout central Contra Costa County. Beginning in October and open until mid-May, the shelter location moves from congregation to congregation every two weeks during the cold winter months. Each participating faith community provides nighttime shelter (usually in a social hall but sometimes in a sanctuary), three meals a day, volunteer tutoring for school children and weekend activities for the clients. Tents are provided each family for privacy while living in the shelter, and each person receives a sleeping bag which they can take with them when they leave. A paid professional staff person is on duty 24 hours a day during the Winter Nights season. The shelter capacity is approximately 30 people per night.
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19	Project Name	City of Pittsburgh Multi-Use Complex
	Target Area	City of Pittsburgh
	Goals Supported	CD-7: Infrastructure and Accessibility
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$120,000
	Description	The City is interested in developing waterfront properties to construct a public multi-use complex with features like basketball and volleyball courts, soccer and lacrosse fields, an indoor track, aquatic access for kayaking, and a reception hall. Events from regional sports tournaments to citywide educational programs can be held at the facility which could act as a catalyst for increased commercial opportunities in the area.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	The multi-use complex would serve all Pittsburgh residents.
	Location Description	Railroad Right of Way near 495 E. 3 rd Street
	Planned Activities	The funds from CDBG will assist the City in acquiring property. Acquisition itself does not address community needs, but the development of a waterfront sports facility and community center on the acquired property will address the following community welfare, environmental, and health needs.

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

Citywide.

Geographic Distribution

Target Area	Percentage of Funds
City of Pittsburgh	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funding will be allocated citywide.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Consolidated Plan, the information gathered during the consultation and citizen participation process and the availability of resources to address these needs. Based on all of these components, affordable housing, homelessness, non-housing community development needs and grant administration are all considered “high” priorities.

Actions planned to address obstacles to meeting underserved needs

Special needs groups such as elderly/frail elderly, persons with disabilities, persons who are victims of domestic live throughout the City. Given that these special needs populations have various obstacles to accessing housing and various services, the City of Pittsburg will continue to provide CDBG funds for housing rehabilitation activities, public facility/infrastructure improvements, and public service activities that improve the quality of life for special needs groups.

Actions planned to foster and maintain affordable housing

The Housing Rehabilitation Program has been reestablished 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, preparing workers for jobs in the fast-growing solar industry, and helping clean the environment. Pittsburg funds the Future Build program and they have partnered with Grid Alternatives to install solar power on homes for low-income families.

Actions planned to reduce lead-based paint hazards

As identified in the Consolidated Plan, the State Health Department states that children in California are at risk for lead poisoning. Children are especially vulnerable to this toxin found in old (pre – 1978) paint, which can cause brain damage, retardation, neurological problems, kidney damage, and a host of other serious consequences. Lead Hazard is especially a concern for the City, given that lead hazard is estimated to be 90 percent in pre-1940 housing units. The City will continue to protect residents from lead-based paint hazards in housing funded with CDBG funds by conforming to HUD regulations 24 CFR Part 35. This regulation addresses the need to reduce or eliminate lead-based paint hazards in federally owned housing and housing receiving federal funds. We require subrecipients to agree to include requirements for compliance with this regulation. The City requires that recipients of homeowner rehabilitation funds sign HUD's Notification for Lead Based Paint and that any abatement required be included in the home's repairs.

Actions planned to reduce the number of poverty-level families

Pittsburg will employ a variety of strategies to help alleviate poverty in the City, including efforts to stimulate economic growth and job opportunities, and to provide residents with the skills and abilities required to take advantage of those opportunities. The City uses a portion of its CDBG funding to provide grants to non-profit agencies to operate the Public Services programs that serve the homeless in the community, which directly impact poverty-level individuals. The City, through its various departments, provides services and supports programs that promote personal responsibility, independence and self-sufficiency.

Actions planned to develop institutional structure

Pittsburg will continue to participate in the Contra Costa HOME/CDBG Consortium. The county-wide Consortium provides a unified approach in coordinating the allocation of CDBG, HOME, HOPWA, and ESG funds. The Consortium is a model of intergovernmental cooperation and coordination. The Consortium members coordinate Consolidated Planning efforts and have developed a streamlined process for applicants to complete one application for multiple jurisdictions and, once funded, complete one periodic performance report for all funding jurisdictions. This joint effort has eased the administrative burden for Subrecipients and allows jurisdictions to easily share information. Furthermore, the Consortium established a multiple-year funding cycle that has greatly reduced the time spent on completing and reviewing applications for both

Subrecipients and CDBG/HOME staff respectively.

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

Consortium jurisdictions work on strategies and actions designed to overcome identified impediments and eliminate problems of housing discrimination. CCICH works with local jurisdictions, public and private agencies, the interfaith community, homeless advocacy groups, and other community organizations to implement the CoC's plan to alleviate homelessness. The majority of the City's goals and objectives within the 2015-2020 Consolidated Plan and Annual Action Plan are met through activities that are carried out by Subrecipients that are primarily public and private agencies within the County, including non-profit organizations. There is ongoing concern about the long-term capacity of the non-profit community during these severe budgetary times and their ability to comply with often complex federal regulations and requirements in implementing federally funded programs. Pittsburg will continue to support these agencies by providing technical assistance, helping to establish collaboration between agencies and with funding, when possible.

Discussion

Pittsburg works closely with public and private affordable housing providers as well as with Contra Costa County's Public Health, Behavioral Health and Homeless Services departments, and various agencies to coordinate the allocation of funds to best meet the needs of the City's low to moderate income residents and the special needs population. This coordination leverages CDBG funds to maximize their impact.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

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.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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	65,913
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:	65,913

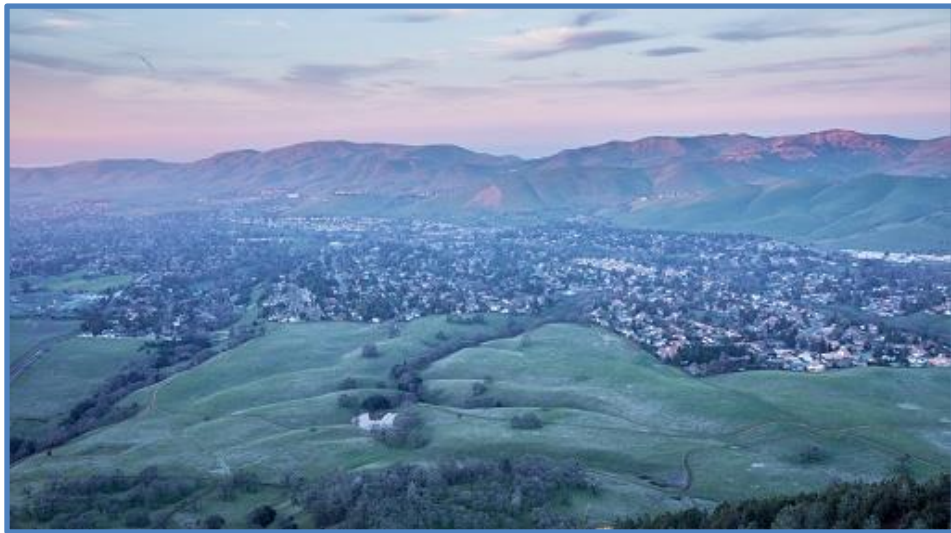
Other CDBG Requirements

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. 80.00%

Analysis of Impediments to Fair Housing

Contra Costa County Consortium



2016

Contents

I.	Executive Summary.....	1
	What Is Fair Housing?.....	1
	What Is an Impediment to Fair Housing Choice?.....	2
	Purpose of the Analysis of Impediments.....	2
	Impediments Identified	3
II.	Methodology.....	4
III.	Past Impediments and Actions Taken	7
IV.	Background	11
	POPULATION	11
	POPULATION BY AGE	15
	RACE/ETHNICITY	16
	INCOME	21
	POVERTY	25
	EDUCATION.....	27
	EMPLOYMENT	29
	HOUSEHOLDS	32
	SPECIAL NEEDS POPULATIONS – NON-HOMELESS	36
	HOUSING CHARACTERISTICS	44
V.	Mortgage Lending (Home Mortgage Disclosure Act Data).....	63
	Lending Practices	63
	Contra Costa County’s Single Family Lending Market, 2007-2014	70
VI.	Laws, Policies and Furthering Fair Housing.....	79
	Overview of Federal Fair Housing Laws and Executive Orders	79
	Review of State Laws	84
	HUD Office of General Counsel Guidance	87
VII.	Private Sector Analysis	93
	Real Estate Sales Practices.....	93
	Rental and Property Management.....	95
	Public Outreach.....	96
	Public Survey	96

Stakeholder Interviews	96
VIII. Government Barriers to Fair Housing	107
Housing Element Law and Compliance	107
Housing for Persons with Special Needs.....	108
Housing for the Homeless	110
Building Code	111
Resources and Incentives for Affordable Housing	111
IX. Findings, Impediments, and Recommendations.....	113
Findings.....	113
Impediments	117
Recommendations	118
X. Fair Housing Action Plan	120

I. Executive Summary

As recipients of funds from the U.S. Department of Housing and Urban Development (HUD), the members of the Contra Costa Consortium are required to conduct an Analysis of Impediments to Fair Housing Choice (AI) and to periodically review that analysis and update it as necessary. Further, each AI is reassessed and reevaluated with each Consolidated Plan. Together, the CDBG entitlement communities of Contra Costa County and the Urban County have formed the Contra Costa Consortium to jointly plan for the housing and community development needs of the County. The City of Richmond has partnered with the Consortium in the development of this AI.

The Consortium and the City of Richmond develop five- year Consolidated Plans and have established processes to request funding and to evaluate requests for funds. The creation of a Consolidated Plan maximizes the impact of available resources and assures a more efficient distribution of funds. This is most notable in the provision of countywide services and the ability to fund large housing projects (using HOME funds) that would be beyond the capacity of any single member. This AI is one of several ways in which the jurisdictions are fulfilling their obligation to affirmatively further fair housing. This document includes an analysis of local factors that may impact fair housing choice, the identification of specific impediments to fair housing choice, and a plan to address those impediments. The Consortium must also assure equal access to services and programs it provides or assists. Please note that each member jurisdiction prepares its own annual Action Plan as well as its own Consolidated Annual Performance Evaluation Report (CAPER). These Action Plans and CAPERs include a description of the efforts made each year to affirmatively further fair housing. These documents may be consulted for an evaluation of actions taken by individual jurisdictions.

What Is Fair Housing?

Federal law prohibits discrimination in the provision of housing or access to housing based on membership in certain protected classes of persons or personal status. These protections apply to race, color, national origin or ancestry, sex, religion, familial status, and mental and physical handicap (disability). California state law codifies the federal protections and adds sexual orientation, marital status, use of language, source of income, HIV/AIDS, and medical condition. State law also prohibits discrimination based on any arbitrary status (the Unruh Act). Equal access to housing is fundamental to each person in meeting essential needs and pursuing personal, education, employment, or other goals. Federal and state fair housing laws prohibit discrimination in the sale, rental, lease, or negotiation for real property based on a person's protected status. Fair housing is a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them, regardless of personal status.

What Is an Impediment to Fair Housing Choice?

As defined by the U.S. Department of Housing and Urban Development (HUD) Fair Housing Planning Guide (1996), impediments to fair housing choice are:

Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor.

To affirmatively further fair housing, a community must work to remove impediments to fair housing choice.

Purpose of the Analysis of Impediments

The purpose of an AI is to review conditions in the jurisdictions that may impact the ability of households to freely choose housing and to be treated without regard to race, ethnicity, religion, gender, national origin, source of income, age, disability, or other protected status. The AI reviews the general state of fair housing, the enforcement of fair housing law, efforts to promote fair housing, access to credit for the purpose of housing, and general constraints to the availability of a full range of housing types.

An AI examines the affordability of housing in the jurisdiction with an emphasis on housing affordable to households with annual incomes classified as low income and less. (Low income is defined as equal to or less than 80 percent of the adjusted Area Median Income as most recently published by the U.S. Department of Housing and Urban Development.)

The document has three major goals:

- To provide an overview of the current conditions as they impact fair housing choice.
- To review policies and practices as they impact fair housing choice and the provision of housing, specifically affordable housing and housing for special needs households.
- To identify impediments to fair housing choice and actions that will take to remove those impediments or to mitigate the impact those impediments have on fair housing choice.

Fulfilling these goals includes the following:

- A review of the laws, regulations, and administrative policies, procedures, and practices of the Consortium and the City.
- An assessment of how those laws affect the location, availability, and accessibility of housing.
- An assessment of conditions, both public and private, affecting fair housing choice.

Impediments Identified

This analysis has identified the following impediments and actions to address those impediments.

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

II. Methodology

In order to gain pertinent information on fair housing needs and activities in Contra Costa County, the County collected and analyzed demographic and housing data; conducted and

analyzed Fair Housing Surveys completed by community residents, jurisdictions, and stakeholder organizations across the County and interviewed key stakeholders including advocacy organizations and government officials; and conducted a literature review.

- **Fair Housing Surveys** - Three written surveys were developed to collect perspectives of residents, jurisdictions, and stakeholder groups. The resident survey was also made available in Spanish. The purpose for conducting the survey was to obtain information and insights about fair housing choice in the County. The surveys were posted online and promoted through the member jurisdictions_____. Advocacy groups and community-based organizations were asked to share the survey links as well. A total of 225 residents, 76 individuals representing jurisdictions, and 177 stakeholder organizations completed the surveys.
- **Stakeholder Interviews** – Stakeholders were interviewed in order to gain specific views on topics from experts and to further explore areas of concern. The list of stakeholders interviewed is included as Appendix 1.
- **Analysis of Impediments** - The U.S. Department of Housing and Urban Development requires its CDBG entitlement communities to conduct a Fair Housing Analysis. In the analysis, each entitlement community is required to identify fair housing problems and impediments, courses of action intended to address the impediments, and a schedule to resolve those problems identified. In order to gain relevant data on both statewide and regional housing impediments, a scan of the reports was completed to determine the most prevalent housing impediments, and the courses of action most commonly used by communities to combat housing problems.
- **Housing Data** - This report uses American Community Survey (ACS) data, Census data, and the Home Mortgage Disclosure Act Reporting (HMDA) data to review and analyze state demographics, housing needs, and housing/lending activity.

- **Literature Review** - In order to gain pertinent information on fair housing and related issues, the team conducted a thorough literature review of relevant publications and periodicals. Information gained from the literature review was incorporated in the findings section and was used to support recommendations offered by the team in this report.

Throughout this document the following geographic terms will be used. To assist the reader, below is an explanation of each.

- **Contra Costa County “County” (countywide):** Includes all 19 jurisdictions within the County (Antioch, Brentwood, Clayton, Concord, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, Pittsburg, Richmond, San Pablo, San Ramon, and Walnut Creek), as well as the unincorporated area of the County.
- **Urban County:** Includes all jurisdictions which are not entitlement jurisdictions (Antioch, Brentwood, Clayton, Danville, El Cerrito, Hercules, Lafayette, Martinez, Moraga, Oakley, Orinda, Pinole, Pleasant Hill, San Pablo, San Ramon, Richmond, and the unincorporated area of the County).
- **Unincorporated County:** This includes areas of the County that are not a part of any municipality.
- **Entitlement Cities:** The CDBG entitlement cities in the County are Antioch, Concord, Pittsburg, and Walnut Creek.
- **HOME Consortium:** The members of the HOME Consortium are Antioch, Concord, Pittsburg, and Walnut Creek.

III. Past Impediments and Actions Taken

Affordable Housing

1. IMPEDIMENT: Lack of sufficient affordable housing supply.

1.1. Action: Provide assistance to preserve existing affordable housing and to create new affordable housing. Assistance will be provided through the Consolidated Plan programs of the Consortium member jurisdictions. These include CDBG, HOME, and HOPWA.

1.2. Action: Offer regulatory relief and incentives for the development of affordable housing. Such relief includes that offered under state “density bonus” provisions. (See housing element programs.)

1.3. Action: Assure the availability of adequate sites for the development of affordable housing. (See housing element programs.)

2. IMPEDIMENT: Concentration of affordable housing.

2.1. Action: Housing Authorities within the County (Contra Costa County, Richmond and Pittsburg) will be encouraged to promote wide acceptance of Housing Choice Vouchers, and will monitor the use of Housing Choice Vouchers to avoid geographic concentration.

2.2. Action: Consortium member jurisdictions will collaborate to expand affordable housing opportunities in communities in which they are currently limited.

2.3. Action: A higher priority for the allocation of financial and administrative resources may be given to projects and programs which expand affordable housing opportunities in communities in which they are currently limited.

2.4. Action: Member jurisdictions will report on the location of new affordable housing in relation to the location of existing affordable housing and areas of low-income, poverty and minority concentration.

Mortgage Lending

3. IMPEDIMENT: Differential origination rates based on race, ethnicity and location.

3.1. Action: Member jurisdictions will periodically monitor Home Mortgage Disclosure Act (HMDA) data and report significant trends in mortgage lending by race, ethnicity and location.

3.2. Action: When selecting lending institutions for contracts and participation in local programs, member jurisdictions may prefer those with a Community Reinvestment Act (CRA) rating of “Outstanding.” Member jurisdictions may exclude those with a rating of “Needs to Improve,” or “Substantial Noncompliance” according to the most recent examination period published by the Federal Financial Institutions Examination Council (FFIEC). In addition, member jurisdictions may review an individual institution’s most recent HMDA reporting as most recently published by the FFIEC.

4. IMPEDIMENT: Lack of knowledge about the requirements of mortgage lenders and the mortgage lending/home purchase process, particularly among lower income and minority households.

4.1. Action: Member jurisdictions will support pre-purchase counseling and home buyer education programs.

4.2. Action: Member jurisdictions will support home purchase programs targeted to lower income (low and very low), immigrant, and minority households. Minority households include Hispanic households.

4.3. Action: Member jurisdictions will encourage mortgage lenders to responsibly market loan products to lower income (low and very low), immigrant, and minority households. Minority households include Hispanic households.

5. IMPEDIMENT: Lower mortgage approval rates in areas of minority concentration and low-income concentration.

5.1. Action: Member jurisdictions will support home purchase programs targeted to households who wish to purchase homes in Census Tracts with loan origination rates under 50 percent according to the most recently published HMDA data.

5.2. Action: Member jurisdictions will encourage mortgage lenders to responsibly market loan products to households who wish to purchase homes in Census Tracts with loan origination rates under 50 percent according to the most recently published HMDA data.

6. IMPEDIMENT: Lack of knowledge of fair housing rights.

6.1. Action: Support efforts to educate tenants, and owners and agents of rental properties regarding their fair housing rights and responsibilities.

7. IMPEDIMENT: Discrimination in rental housing.

7.1. Action: Support efforts to enforce fair housing rights and to provide redress to persons who have been discriminated against.

7.2. Action: Support efforts to increase the awareness of discrimination against persons based on sexual orientation.

8. IMPEDIMENT: Failure to provide reasonable accommodation to persons with disabilities.

8.1. Action: Support efforts to educate tenants, and owners and agents of rental properties regarding the right of persons with disabilities to reasonable accommodation.

8.2. Action: Support efforts to enforce the right of persons with disabilities to reasonable accommodation and to provide redress to persons with disabilities who have been refused reasonable accommodation.

9. IMPEDIMENT: Lack of information on the nature and basis of housing discrimination.

9.1. Action: Monitor the incidence of housing discrimination complaints and report trends annually in the CAPER.

9.2. Action: Improve the consistency in reporting of housing discrimination complaints. All agencies who provide this information should do so in the same format with the same level of detail. Information should be available by the quarter year.

9.3. Action: Improve collection and reporting information on discrimination based on sexual orientation and failure to provide reasonable accommodation to persons with disabilities.

Government Barriers

10. IMPEDIMENT: Lack of formal policies and procedures regarding reasonable accommodation.

10.1. Action: Jurisdictions which have not done so will adopt formal policies and procedures for persons with disabilities to request reasonable accommodations to local planning and development standards.

11. IMPEDIMENT: Transitional and supportive housing is not treated as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone, and is not explicitly permitted in the zoning code.

11.1. Action: Jurisdictions which have not done so will amend their zoning codes to treat transitional and supportive housing types as a residential use subject only to those

restrictions that apply to other residential uses of the same type in the same zone, and to explicitly permit both transitional and supportive housing types in the zoning code.

12. IMPEDIMENT: Permanent emergency shelter is not permitted by right in at least one appropriate zoning district.

12.1. Action: Jurisdictions which have not done so will amend their zoning codes to permit transitional and supportive housing by right in at least one residential zoning district.

IV. Background

This section presents a summary of the demographic profile, economic, income distribution, and housing characteristics for Contra Costa County.

POPULATION

Tables 1 and 2 demonstrate a few notable growth trends in the Bay Area and in Contra Costa County and its cities. The growth rate from 2000 to 2010 increased 10.6 percent according to Census reports in the County as a whole. With projected growth patterns from the Association of Bay Area Governments (ABAG), the population in the County was expected to grow 7.1 percent from 2010 to 2020.

From 2010 to 2020, the growth percentage rates in Hercules (20.1 percent), Oakley (17.4 percent), Pittsburg (13.8 percent), and Richmond (10.5 percent) exceed the percentage growth for the Bay Area (8.9 percent) as a whole.

According to ABAG's latest Projections 2013, the population in Contra Costa County is expected to reach 1,085,700 by 2015 and grow to 1,123,500 by 2020. Between 2015 and 2020 the County's population is estimated to grow by 3.5 percent.

Table 1
Current and Projected Population

Jurisdiction	2010	2015	2020	2025	2030
Bay Area	7,150,739	7,461,400	7,786,800	8,134,000	8,496,800
Urban County					
Brentwood	51,481	52,700	54,000	55,400	56,800
Clayton	10,897	10,900	11,100	11,400	11,400
Danville	42,039	42,700	43,500	44,400	45,100
El Cerrito	23,549	24,100	24,700	25,300	26,000
Hercules	24,060	26,500	28,900	31,300	34,000
Lafayette	23,893	24,500	25,100	25,700	26,400
Martinez	35,824	36,500	37,100	38,000	38,800
Moraga	16,016	16,400	16,900	17,300	17,800
Oakley	35,432	38,500	41,600	44,700	48,200
Orinda	17,643	18,000	18,400	18,800	19,200
Pinole	18,390	18,900	19,500	20,100	20,700
Pleasant Hill	33,152	33,800	34,400	35,100	35,900
San Pablo	29,139	30,300	31,500	32,800	34,200
San Ramon	72,148	74,400	76,800	79,400	82,300
Unincorporated County	159,785	162,900	166,100	169,700	173,500
Urban County Subtotal	593,448	611,100	629,600	649,400	670,300
Entitlement Jurisdictions					
Antioch	102,372	105,600	108,900	112,400	116,200
Concord	122,067	125,300	128,500	141,100	154,000
Pittsburg	63,264	67,600	72,000	76,500	81,300
Richmond	103,701	109,100	114,600	120,300	126,500
Walnut Creek	64,173	67,000	69,900	72,900	76,100
Contra Costa County Total	1,049,025	1,085,700	1,123,500	1,172,600	1,224,400

Data Source: 2010 Census P1, Association of Bay Area Governments Projections 2013 (2015-2030)

Table 2**Rate of Change in Current and Projected Population**

Jurisdiction	2000 to 2010	2010 to 2020	2020 to 2030
Bay Area	5.4%	8.9%	9.1%
Urban County			
Brentwood	121.0%	4.9%	5.2%
Clayton	1.3%	1.9%	2.7%
Danville	0.8%	3.5%	3.7%
El Cerrito	1.6%	4.9%	5.3%
Hercules	23.5%	20.1%	17.7%
Lafayette	-0.1%	5.0%	5.2%
Martinez	-0.1%	3.5%	4.6%
Moraga	-1.7%	5.5%	5.3%
Oakley	38.3%	17.4%	15.9%
Orinda	0.3%	4.3%	4.4%
Pinole	-3.4%	6.0%	6.2%
Pleasant Hill	1.0%	3.7%	4.4%
San Pablo	-3.6%	8.1%	8.6%
San Ramon	61.3%	6.5%	7.2%
Unincorporated County	5.3%	4.0%	4.5%
Urban County Total	15.0%	6.1%	6.5%
Entitlement Jurisdictions			
Antioch	13.1%	6.4%	6.7%
Concord	0.2%	5.3%	19.8%
Pittsburg	11.4%	13.8%	12.9%
Richmond	4.5%	10.5%	10.4%
Walnut Creek	-0.2%	8.9%	8.9%
Contra Costa County Total	10.6%	7.1%	9.0%

Data Source: 2000 Census, 2010 Census, Association of Bay Area Governments Projections 2013 (2020-2030)

POPULATION BY AGE

Table 3 shows population by age group. Of the jurisdictions in Contra Costa County, Walnut Creek had the largest share of persons over 65 (27.2 percent), followed by Orinda (20.1 percent) and Moraga (19.6 percent). San Ramon had the largest percentage of persons under the age of 18 (30 percent), followed by Brentwood (29.5 percent) and Oakley (28 percent). The County had a total of 24.1 percent of persons under 18 and 13.4 percent of persons over 65.

Table 3**Population by Age**

Jurisdiction	% Under 18	% Over 18	% Age 20-64	% Over 65
Urban County				
Brentwood	29.5%	70.5%	55.0%	12.8%
Clayton	23.4%	76.6%	56.8%	16.6%
Danville	27.3%	72.7%	54.8%	15.8%
El Cerrito	16.4%	83.6%	62.8%	18.7%
Hercules	22.8%	77.2%	64.0%	10.9%
Lafayette	25.5%	74.5%	55.4%	17.6%
Martinez	20.2%	79.8%	64.2%	13.1%
Moraga	20.6%	79.4%	51.6%	19.6%
Oakley	28.0%	72.0%	61.0%	8.2%
Orinda	24.7%	75.3%	53.7%	20.1%
Pinole	19.6%	80.4%	62.2%	16.7%
Pleasant Hill	19.0%	81.0%	64.4%	14.5%
San Pablo	26.1%	73.9%	61.3%	9.6%
San Ramon	30.0%	70.0%	59.7%	8.5%
Unincorporated County	23.6%	76.4%	60.2%	13.8%
Urban County Total	24.7%	75.3%	59.5%	13.4%
Entitlement Jurisdictions				
Antioch	26.5%	73.5%	60.3%	9.8%
Concord	22.6%	77.4%	62.5%	12.6%
Pittsburg	25.4%	74.6%	61.7%	9.6%
Richmond	24.3%	75.7%	62.8%	10.8%
Walnut Creek	16.6%	83.4%	54.6%	27.2%
Contra Costa County Total	24.1%	75.9%	60.1%	13.4%

Data Source: 2010-2014 ACS 5-Year Estimates (DP05)

RACE/ETHNICITY

Although Contra Costa County is generally diverse, the particular racial and ethnic composition varies by community. Please see **Tables 4 and 5**. Of the nineteen cities in the County, there are

three with a White population of over 80 percent (Clayton, Danville, and Lafayette), and six with a minority population near or greater than 50 percent (Hercules, Pinole, San Ramon, Antioch, Pittsburg, and Richmond).

In a similar fashion, seven communities have a Hispanic or Latino population over 25 percent (Brentwood, Oakley, San Pablo, Antioch, Concord, Pittsburg and Richmond), and six have a Hispanic or Latino population of less than 10 percent (Clayton, Danville, Lafayette, Moraga, Orinda and San Ramon).

The communities that are predominantly White tend to be those located in the central portion of the County, in the Interstate Highway 680 corridor. The predominantly minority and Hispanic or Latino communities tend to be in the industrial and agricultural areas of the eastern and western regions of the County.

Areas of Minority Concentration

Concentration is defined as the existence of racial or ethnic minorities in a Census Tract at a rate of 10 percent or higher than the jurisdiction as a whole. Data on race and ethnicity were examined to determine areas of minority and ethnic concentration from 2010-2014 ACS 5-Year Estimates. For the purpose of this analysis, 38 percent of the County's population is non-white. Please see Maps 1 through 5 in Appendix 2. (Please note that census tract area boundaries may not be contiguous with current city boundaries.) Of all the entitlement jurisdictions, Walnut Creek does not have any areas of minority (non-white) concentration; therefore, a map was not included. It should be noted that in all areas that show an overall minority concentration, the predominant minority groups are Asians and/or Blacks and African Americans.

Since the U.S. Census enumerates Hispanic as a distinct ethnic category, this characteristic was examined separately. Census tract areas where the percentage of total Hispanic population exceeds the countywide percentage by at least 10 percentage points are considered to be areas

of Hispanic concentration. The average countywide percentage of Hispanic population is 24.8 percent according to the 2010-2014 ACS 5-Year Estimates. Note that of all the entitlement jurisdictions, Walnut Creek does not have any areas of Hispanic concentration; therefore, a map was not included. Please see Maps 6 through 10 in Appendix 2.

Table 4**Race as Percentage of Total Population**

Jurisdiction	White	Black or African American	American Indian Alaskan Native	Asian	Native Hawaiian Pacific Islander	Some other race	Two or more races
Urban County							
Brentwood	74.5%	5.1%	0.5%	8.3%	0.2%	4.8%	6.7%
Clayton	84.0%	2.0%	1.2%	6.9%	0.2%	1.0%	4.6%
Danville	83.4%	1.1%	0.2%	11.5%	0.1%	0.4%	3.4%
El Cerrito	57.4%	6.7%	0.3%	25.0%	0.2%	3.6%	6.9%
Hercules	27.1%	18.0%	0.3%	43.7%	0.5%	2.7%	7.6%
Lafayette	84.2%	1.2%	0.0%	9.0%	0.0%	0.6%	4.9%
Martinez	79.3%	3.0%	0.8%	7.3%	0.4%	3.6%	5.5%
Moraga	75.6%	4.2%	0.1%	14.9%	0.3%	0.6%	4.3%
Oakley	67.4%	8.1%	1.5%	8.7%	0.2%	7.6%	6.6%
Orinda	79.8%	1.5%	0.6%	10.4%	0.0%	2.0%	5.6%
Pinole	50.2%	10.7%	0.8%	23.1%	0.0%	10.7%	3.3%
Pleasant Hill	76.6%	1.8%	0.3%	13.5%	0.2%	5.7%	0.5%
San Pablo	53.7%	16.1%	0.6%	14.7%	0.3%	3.9%	0.8%
San Ramon	49.3%	2.3%	0.3%	40.5%	0.4%	5.5%	0.4%
Unincorporated County	68.7%	6.3%	0.3%	12.3%	0.3%	6.4%	5.6%
Urban County Total	66.9%	5.6%	0.5%	16.9%	0.3%	4.2%	5.7%
Entitlement Jurisdictions							
Antioch	49.7%	17.9%	0.9%	10.4%	0.8%	12.0%	8.3%
Concord	69.5%	4.2%	0.6%	11.0%	0.7%	8.1%	5.8%
Pittsburg	36.3%	18.4%	0.4%	16.4%	1.7%	20.4%	6.5%
Richmond	41.8%	23.7%	0.4%	14.0%	0.5%	13.9%	5.7%
Walnut Creek	79.9%	1.8%	0.3%	13.0%	0.2%	1.3%	3.5%
Contra Costa County Total	62.1%	9.0%	0.5%	14.9%	0.5%	7.2%	5.9%

Data Source: 2010-2014 ACS 5-Year Estimates (DP05)

Table 5**Hispanic Origin as a Percentage of Total Population**

Jurisdiction	Hispanic or Latino	Hispanic or Latino (%)	Not Hispanic or Latino	Not Hispanic or Latino (%)
Urban County				
Brentwood	13,934	25.8%	40,128	74.2%
Clayton	890	7.9%	10,438	92.1%
Danville	2,467	5.8%	40,424	94.2%
El Cerrito	2,786	11.5%	21,350	88.5%
Hercules	3,640	14.8%	20,956	85.2%
Lafayette	2,252	9.1%	22,433	90.9%
Martinez	6,048	16.4%	30,828	83.6%
Moraga	1,123	6.8%	15,426	93.2%
Oakley	13,789	36.9%	23,602	63.1%
Orinda	1,152	6.3%	17,238	93.7%
Pinole	4,424	23.6%	14,330	76.4%
Pleasant Hill	4,844	14.3%	28,998	85.7%
San Pablo	16,233	55.0%	13,283	45.0%
San Ramon	6,362	8.6%	67,464	91.4%
Unincorporated County	38,000	22.9%	127,590	77.1%
Urban County Total	117,944	19.3%	494,488	80.7%
Entitlement Jurisdictions				
Antioch	35,946	34.0%	69,684	66.0%
Concord	37,616	30.1%	87,401	69.9%
Pittsburg	26,457	40.2%	39,304	59.8%
Richmond	43,216	40.6%	63,253	59.4%
Walnut Creek	6,680	10.1%	59,243	89.9%
Contra Costa County Total	267,859	24.8%	813,373	75.2%

Data Source: 2010-2014 ACS 5-Year Estimates (DP05)

INCOME

In this plan, income will be discussed using the terms as defined in **Table 6** below. These terms correspond to the income limits published annually by HUD. HUD bases these income categories on the Decennial Census with adjustment factors applied using the annual ACS. Income categories take into consideration family size. The income limit for a family of four is shown for illustration.

Table 6

Income Categories

Term	Percentage AMI	2015 Income Limit (family of 4)
Extremely Low Income	30%	\$27,850
Very Low Income	50%	\$46,450
Low Income	80%	\$71,600

Data Source: HUD FY 2015 Income Limits Documentation System, Contra Costa County

Table 7 provides a summary of income statistics as reported by the 2010-2014 ACS 5-Year Estimates for all jurisdictions within Contra Costa County except the unincorporated area of the County. The ACS does not provide information for the unincorporated area but does include data for a Census-designated place (CDP). A CDP comprises a densely settled concentration of population that is not within an incorporated place but is locally identified by a name. Contra Costa County has 34 different CDPs. To get a better idea of the incomes for the unincorporated area, **Table 8** provides data for each CDP in the unincorporated County.

The communities of Contra Costa County have a significant disparity of household income between them. Seven cities and thirteen CDPs have annual median household incomes above \$100,000 (Clayton, Danville, Hercules, Lafayette, Moraga, Orinda, San Ramon, Acalanes Ridge, Alamo, Blackhawk, Camino Tassajara, Castle Hill, Diablo, Discovery Bay, Kensington, Norris Canyon, Reliez Valley, San Miguel, Saranap and Shell Ridge). None of these communities are

CDBG entitlement jurisdictions.

Two cities and seven CDPs have annual median household incomes (MHI) near or below \$50,000 (San Pablo, Richmond, Bay Point, Bethel Island, Clyde, Mountain View, Pacheco, North Richmond and Rollingwood).

Higher income communities in the County tend to be in the central region, and lower income communities are more likely to be in the industrial and agricultural communities of the eastern, northern and western regions.

Table 7**Income Characteristics for Incorporated Jurisdictions**

Jurisdiction	Median Household Income	Per Capita Income
Urban County		
Brentwood	\$88,697	\$33,357
Clayton	\$131,136	\$54,740
Danville	\$140,616	\$65,783
El Cerrito	\$88,380	\$45,190
Hercules	\$100,267	\$37,978
Lafayette	\$138,073	\$67,896
Martinez	\$85,736	\$39,701
Moraga	\$132,651	\$60,576
Oakley	\$78,597	\$27,993
Orinda	\$166,866	\$84,985
Pinole	\$74,379	\$34,219
Pleasant Hill	\$81,556	\$43,580
San Pablo	\$42,746	\$16,874
San Ramon	\$129,062	\$51,569
Entitlement Jurisdictions		
Antioch	\$65,770	\$25,499
Concord	\$67,122	\$31,404
Pittsburg	\$60,376	\$23,330
Richmond	\$54,857	\$25,769
Walnut Creek	\$80,399	\$51,998
Contra Costa County Total	\$79,799	\$38,770

Data Source: 2010-2014 ACS 5-Year Estimates (DP03)

Table 8**Income Characteristics for Unincorporated Areas**

Census Designated Place	Median Income	Household Per Capita Income
Acalanes Ridge	\$160,000	\$62,314
Alamo	\$163,151	\$77,281
Alhambra Valley	\$62,000	\$41,738
Bay Point	\$41,749	\$17,385
Bayview	\$82,431	\$29,636
Bethel Island	\$36,845	\$30,388
Blackhawk	\$167,875	\$85,049
Byron	\$75,673	\$29,962
Camino Tassajara	\$142,371	\$64,980
Castle Hill	\$113,952	\$54,105
Clyde	\$41,382	\$27,403
Contra Costa Centre (Waldon)	\$87,721	\$57,385
Crockett	\$81,667	\$42,310
Diablo	\$167,188	\$113,989
Discovery Bay	\$112,063	\$43,649
East Richmond Heights	\$68,185	\$32,733
El Sobrante	\$60,732	\$30,822
Kensington	\$136,625	\$67,369
Knightesen	\$78,672	\$29,127
Montalvin Manor	\$64,778	\$22,652
Mountain View	\$43,077	\$27,903
Norris Canyon	\$196,726	\$59,374
North Gate	\$96,333	\$52,891
North Richmond	\$35,288	\$16,194
Pacheco	\$48,024	\$30,011
Port Costa	\$94,018	\$54,767
Reliez Valley	\$126,458	\$77,832
Rodeo	\$68,701	\$27,318
Rollingwood	\$48,974	\$14,782
San Miguel	\$136,346	\$57,644
Saranap	\$102,054	\$49,107
Shell Ridge	\$120,163	\$54,179
Tara Hills	\$57,708	\$23,890
Vine Hill	\$62,857	\$21,948

Data Source: 2010-2014 ACS 5-Year Estimates (DP03)

Areas of Low- and Very Low-Income Concentration

Data on income were examined at the Census Tract level to determine areas of low- (80 percent AMI) and very low- (50 percent AMI) income concentration.

Low-income areas are those that have 80 percent or more low-income persons. In those communities, the HUD income limits were used to determine low-income areas. Please see Maps 11 through 16 in Appendix 2. Very low-income areas are those that have 50 percent or more very low-income persons or a percentage of very low-income persons that exceeds the applicable exception threshold.

POVERTY

In addition to reporting income, the 2010-2014 ACS 5-Year Estimates reports the number of persons and families that have incomes that fall below the federal poverty level. The poverty level is adjusted for family size and composition making it a more relative measure than household income. Persons and families that are below the poverty level are generally very poor. Please see **Table 9** for data on persons and families who fall below the poverty line. The table also shows persons under 18 years old who are below the poverty line.

The cities of San Pablo, Pittsburg and Richmond are notable for the level of poverty (over 17 percent) as compared to the rest of the County. San Pablo, Antioch, Pittsburg and Richmond are all notable for having a poverty level over 20 percent for persons under the age of 18 years.

Table 9**Share of Population Below Poverty**

Jurisdiction	Persons (%)	Persons Under 18 Years old (%)	Families (%)
Urban County			
Brentwood	6.3%	6.9%	3.7%
Clayton	3.9%	6.4%	2.3%
Danville	4.2%	4.4%	2.6%
El Cerrito	8.2%	5.5%	4.6%
Hercules	6.1%	7.6%	4.1%
Lafayette	4.7%	2.0%	1.6%
Martinez	6.0%	4.9%	5.0%
Moraga	4.7%	2.7%	2.4%
Oakley	9.4%	7.4%	7.3%
Orinda	1.4%	0.7%	0.8%
Pinole	8.8%	10.0%	5.7%
Pleasant Hill	9.5%	5.3%	4.3%
San Pablo	20.7%	24.5%	18.2%
San Ramon	3.6%	3.5%	2.8%
Unincorporated County	11.2%	16.4%	8.4%
Urban County Total	7.9%	8.8%	5.8%
Entitlement Jurisdictions			
Antioch	14.7%	21.0%	10.5%
Concord	13.1%	17.9%	9.9%
Pittsburg	18.1%	26.9%	14.6%
Richmond	17.1%	25.3%	14.6%
Walnut Creek	6.0%	6.0%	3.5%
Contra Costa County Total	10.7%	13.9%	7.7%

Data Source: 2010-2014 ACS 5-Year Estimates (S1701, S1702)

EDUCATION

Education level plays a critical role in determining the income level of a household. **Table 10** provides a summary of educational attainment for persons aged 25 years and older for the share of the population in the state and in each jurisdiction. Eight cities (Clayton, Danville, Lafayette, Moraga, Orinda, Pleasant Hill, San Ramon and Walnut Creek) reported more than 95 percent of persons aged 25 years and older as having at least a high diploma. San Pablo (24.4 percent), Pittsburg (11.6 percent) and Richmond (12.9 percent) had the greatest number of persons who reported as having less than a 9th grade education. For the share of persons having a bachelor's degree or higher, 6 of the 19 jurisdictions in Contra Costa County (Brentwood, Oakley, San Pablo, Antioch, Pittsburg, and Richmond) were below the state percentage (31 percent).

Table 10

Education Attainment for Persons Aged 25 Years and Over

Jurisdiction	Less than 9 th grade (%)	9 th to 12 th grade, no diploma (%)	High School Graduate, equivalent	Some college, no degree (%)	Associate's Degree (%)	Bachelor's Degree (%)	Graduate Degree (%)
California (State)	10.1%	8.4%	20.7%	22.0%	7.8%	19.6%	11.4%
Urban County							
Brentwood	4.9%	5.3%	20.2%	28.1%	12.6%	21.8%	7.3%
Clayton	0.4%	0.7%	14.6%	23.1%	10.2%	33.6%	17.3%
Danville	0.9%	1.5%	9.0%	17.0%	7.5%	41.0%	23.2%
El Cerrito	2.9%	3.6%	11.3%	17.5%	5.7%	29.8%	29.2%
Hercules	3.8%	2.6%	14.6%	26.5%	10.3%	32.3%	9.9%
Lafayette	0.9%	1.3%	6.2%	12.5%	5.1%	38.2%	35.8%
Martinez	2.6%	4.0%	18.2%	28.0%	9.9%	25.5%	11.8%
Moraga	0.3%	1.3%	5.6%	12.1%	6.1%	37.6%	36.9%
Oakley	7.8%	7.3%	31.3%	29.9%	8.3%	11.7%	3.8%
Orinda	0.8%	1.2%	4.8%	11.2%	3.9%	44.0%	34.2%
Pinole	5.3%	5.5%	20.0%	25.1%	10.2%	22.2%	11.6%
Pleasant Hill	1.6%	2.4%	13.8%	22.2%	8.3%	35.2%	16.4%
San Pablo	24.4%	12.9%	24.2%	20.4%	5.6%	9.4%	3.2%
San Ramon	1.1%	1.4%	8.7%	15.7%	8.1%	39.5%	25.5%
Unincorporated County	5.7%	5.1%	19.8%	21.5%	7.6%	25.4%	14.9%
Urban County Total	4.5%	4.0%	16.0%	19.6%	8.1%	28.9%	17.3%
Entitlement Jurisdictions							
Antioch	5.8%	7.2%	28.7%	29.0%	9.1%	15.0%	5.2%
Concord	6.2%	6.3%	23.5%	24.3%	8.8%	21.6%	9.4%
Pittsburg	11.6%	8.6%	26.3%	26.6%	8.7%	13.1%	5.1%
Richmond	12.9%	10.2%	21.4%	22.0%	7.8%	16.4%	9.3%
Walnut Creek	0.9%	1.8%	10.5%	17.8%	7.1%	37.0%	24.9%
Contra Costa County Total	5.7%	5.3%	18.9%	22.4%	8.2%	25.2%	14.3%

Data Source: 2010-2014 ACS 5-Year Estimates (S1501)

EMPLOYMENT

Table 11 provides a summary of the civilian labor force for individuals 16 years and over, the percent in the labor force, employment (percent employed), and the unemployment rate for 2014 for all jurisdictions in Contra Costa County. Data were collected through the 2005-2009 and 2010-2014 ACS 5-Year Estimates. When comparing the 2009 data to the 2014 data for Contra Costa County as a whole, the unemployment rate has increased dramatically from 7.2 percent in 2009 to 9.8 percent in 2014 – an increase of 36 percent. This increased unemployment rate is the trend for all but two jurisdictions in the County (Hercules and Pleasant Hill). The jurisdiction that had the greatest increase in unemployment rate was Moraga (268 percent increase) going from 2.2 percent in 2009 to 8.1 percent in 2014.

As shown in **Table 12**, management, business, science and art occupations represent the largest share of occupations for the Urban County jurisdictions and entitlement jurisdictions, followed by sales and office occupations. People employed in farming, fishing, and forestry make up the smallest share of the workforce.

Table 11

Employment Statistics

Jurisdiction	Population 16 years and over	Labor Force (%)	Employed (%)	Un- employed (%)	Population 16 years and over	Labor Force (%)	Employed (%)	Un- employed (%)
Urban County	2009	2009	2009	2009	2014	2014	2014	2014
Brentwood	32,935	64.0%	60.3%	5.8%	40,568	63.9%	58.2%	8.8%
Clayton	8,626	67.9%	64.3%	5.0%	9,157	62.5%	56.7%	9.3%
Danville	30,734	64.0%	60.4%	5.6%	32,565	63.5%	59.4%	6.4%
El Cerrito	18,785	65.1%	61.1%	6.2%	20,481	66.6%	60.5%	9.1%
Hercules	19,756	72.2%	67.0%	7.1%	19,659	68.3%	64.4%	5.7%
Lafayette	19,230	63.4%	60.6%	4.4%	19,273	61.6%	58.0%	5.9%
Martinez	28,910	67.7%	62.9%	7.1%	30,409	68.4%	62.4%	8.5%
Moraga	13,463	59.9%	58.6%	2.2%	13,555	53.7%	49.4%	8.1%
Oakley	21,432	67.8%	62.8%	7.3%	28,206	67.7%	60.4%	10.7%
Orinda	14,159	60.7%	59.1%	2.7%	14,394	59.8%	56.9%	4.9%
Pinole	14,924	64.4%	60.8%	5.6%	15,456	62.2%	57.0%	8.3%
Pleasant Hill	26,699	69.1%	64.0%	7.1%	28,246	64.3%	59.8%	6.9%
San Pablo	22,621	63.1%	56.5%	10.5%	22,715	64.8%	55.7%	14.1%
San Ramon	36,949	74.8%	70.8%	5.4%	54,089	72.0%	67.6%	6.0%
Entitlement Jurisdictions								
Antioch	72,825	65.8%	59.9%	8.9%	81,082	64.7%	56.0%	13.4%
Concord	95,647	68.9%	64.2%	6.7%	99,798	67.5%	60.1%	10.8%
Pittsburg	46,358	65.4%	59.6%	8.2%	50,787	66.0%	57.3%	13.1%
Richmond	78,118	65.2%	57.8%	11.3%	83,372	65.8%	58.0%	11.8%
Walnut Creek	53,965	58.8%	55.8%	5.1%	56,257	58.7%	54.5%	7.1%
Contra Costa County Total	788,352	65.8%	61.0%	7.2%	851,619	65.2%	58.7%	9.8%

Data Source: 2010-2014 ACS 5-Year Estimates (S2301)

Table 12

Occupation

Jurisdiction	Civilians Employed Over 16 Years Old	Management Business, Science & Art	Service	Sales and Office	National Resources, Construction Maintenance	Production, Transportation Material Moving	Farming, Fisheries, & Forestry
Urban County							
Brentwood	23,620	37.3%	16.7%	28.2%	11.2%	6.6%	0.7%
Clayton	5,190	58.4%	10.9%	23.2%	2.3%	5.2%	0.0%
Danville	19,339	63.3%	8.2%	23.6%	2.4%	2.5%	0.0%
El Cerrito	12,391	59.3%	13.0%	19.6%	4.2%	3.9%	0.1%
Hercules	12,660	46.7%	13.9%	28.2%	4.1%	7.1%	0.2%
Lafayette	11,173	67.3%	8.6%	18.3%	2.8%	2.9%	0.1%
Martinez	18,984	44.7%	16.0%	25.3%	8.5%	5.5%	0.0%
Moraga	6,698	67.1%	8.6%	20.5%	1.5%	2.2%	0.0%
Oakley	17,026	27.0%	22.1%	26.1%	13.5%	11.3%	1.0%
Orinda	8,188	69.8%	7.1%	18.6%	2.6%	1.8%	0.0%
Pinole	8,811	39.5%	17.2%	26.7%	6.3%	10.2%	0.3%
Pleasant Hill	16,901	52.3%	12.7%	24.5%	6.7%	3.8%	0.0%
San Pablo	12,641	20.5%	28.7%	21.1%	13.8%	15.9%	2.5%
San Ramon	36,587	62.5%	9.1%	20.9%	3.9%	3.5%	0.0%
Unincorporated County	72,068	42.8%	16.7%	23.9%	8.3%	8.3%	0.2%
Urban County Total	282,277	48.4%	14.5%	23.6%	7.2%	6.4%	0.3%
Entitlement Jurisdictions							
Antioch	45,383	29.8%	21.2%	28.1%	9.7%	11.2%	0.3%
Concord	59,938	36.1%	21.8%	24.3%	9.5%	8.3%	0.2%
Pittsburg	29,097	26.0%	26.0%	26.3%	11.7%	10.0%	0.2%
Richmond	48,318	31.6%	25.1%	20.8%	11.2%	11.2%	0.8%
Walnut Creek	30,676	58.5%	11.7%	21.8%	3.8%	4.2%	0.0%
Contra Costa County	499,984	42.9%	17.5%	23.9%	8.1%	7.6%	0.4%

Data Source: 2010-2014 ACS 5-Year Estimates (DP03, S2401)

HOUSEHOLDS

The type, size, and composition of a household can affect the type of housing and services that are needed. The following section provides an analysis of the household profiles in Contra Costa County.

Table 13 presents household size, percentage of persons living alone, and percentage of persons over age 65. Oakley had the largest average household size (3.4 persons) of all the jurisdictions, with the second largest household size (3.3 persons) reported in Pittsburg. Based on the 2010-2014 ACS 5-Year Estimates, Walnut Creek had the largest share of persons living alone (37.6 percent) and householders over the age of 65 (20.3 percent).

Table 13**Household Composition 2016**

Jurisdiction	Avg Household Size (persons)	Householder Living Alone (%)	Householder Living Alone 65 Years & over (%)
Urban County			
Brentwood	3.2	15.5%	7.3%
Clayton	2.7	17.9%	7.6%
Danville	2.7	20.7%	10.6%
El Cerrito	2.4	26.9%	10.8%
Hercules	3.0	20.0%	6.3%
Lafayette	2.7	18.3%	8.1%
Martinez	2.5	26.8%	8.0%
Moraga	2.6	20.6%	12.4%
Oakley	3.4	15.6%	5.7%
Orinda	2.8	18.2%	10.8%
Pinole	2.8	22.1%	9.5%
Pleasant Hill	2.4	32.3%	12.2%
San Pablo	3.2	19.6%	6.8%
San Ramon	2.9	18.6%	5.1%
Unincorporated County	2.8	22.1%	8.5%
Urban County Total	2.8	21.3%	8.3%
Entitlement Jurisdictions			
Antioch	3.2	18.6%	6.1%
Concord	2.8	23.3%	8.8%
Pittsburg	3.3	18.0%	5.8%
Richmond	2.9	27.7%	7.9%
Walnut Creek	2.1	37.6%	20.3%
Contra Costa County Total	2.8	23.1%	9.0%

Data Source: 2010-2014 ACS 5-Year Estimates (S1101)

Table 14 presents the number of family households and the share of family households that are married, single parents, and have children under 18 years of age for all jurisdictions in Contra Costa County.

Of the 380,183 households in the County, 269,678 (70.9 percent) were family households. Of the family households, 76 percent were married, 36.4 percent were with children under 18 years old and 24 percent were single parent households. When looking closer at the jurisdictions in the County, Orinda (92.5 percent) and San Ramon (88.3 percent) had the largest share of families that were married; San Ramon (49.4 percent) and Oakley (47.1 percent) had the largest share of households with children under 18 years old; and Richmond (40.6 percent) and San Pablo (39.6 percent) had the largest share of single parents.

Table 14**Family Household Composition**

Jurisdiction	Family Households	Married (%)	W/ Children under 18yrs old	Single (%)	Parent
Urban County					
Brentwood	13,949	80.2%	46.2%	19.8%	
Clayton	3,286	85.8%	33.7%	14.2%	
Danville	11,896	87.8%	38.6%	12.2%	
El Cerrito	6,386	79.3%	25.2%	20.7%	
Hercules	6,180	76.8%	39.7%	23.2%	
Lafayette	6,830	87.8%	38.4%	12.2%	
Martinez	9,198	77.2%	30.2%	22.8%	
Moraga	4,325	87.2%	32.8%	12.8%	
Oakley	8,895	71.2%	47.1%	28.8%	
Orinda	5,251	92.5%	34.5%	7.5%	
Pinole	4,839	74.5%	29.5%	25.5%	
Pleasant Hill	8,065	80.9%	27.7%	19.1%	
San Pablo	6,690	60.4%	44.8%	39.6%	
San Ramon	19,261	88.3%	49.4%	11.7%	
Unincorporated County	42,462	77.5%	36.5%	22.5%	
Urban County Total	157,513	80.3%	38.6%	19.7%	
Entitlement Jurisdictions					
Antioch	25,240	69.1%	41.3%	30.9%	
Concord	30,984	73.8%	34.6%	26.2%	
Pittsburg	14,845	65.6%	44.0%	34.4%	
Richmond	24,244	59.4%	35.9%	40.6%	
Walnut Creek	16,852	83.3%	21.7%	16.7%	
Contra Costa County Total	269,678	76.0%	36.4%	24.0%	

Data Source: 2010-2014 ACS 5-Year Estimates (S1101, S2501)

SPECIAL NEEDS POPULATIONS – NON-HOMELESS

Certain groups may have more difficulty finding housing and may require specialized services or assistance. Owing to their special circumstances, they are more likely to have extremely low, very low, low, or moderate incomes. These groups include the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, victims of domestic violence, large households (i.e. Households of five or more who are related), and single parent-headed (female and male) households.

Elderly and Frail Elderly

The three jurisdictions with the largest share of senior households were Walnut Creek (27.2 percent), Orinda (20.1 percent), and Moraga (19.6 percent). Please see **Table 15**.

San Pablo (48.2 percent) and Pittsburg (49.4 percent) had almost half of their senior population reporting a disability, compared to the total County with 34.1 percent of the senior population reporting a disability.

Seniors are among several groups especially adversely impacted by the increase in evictions beginning in 2008 and 2009 that resulted from property owners being foreclosed upon. There is little legal recourse for tenants who are evicted during foreclosure. Seniors are more likely to be on fixed incomes and fall into a low-income category, making it more difficult to find new housing that they can afford.¹

¹ Bay Area Legal Aid, Contra Costa County, September 17 and 18, 2009; Contra Costa Senior Legal Services, September 17 and 18, 2009; Loaves and Fishes of Contra Costa County, September 17 and 18, 2009.

Table 15**Senior Households**

Jurisdiction	Senior Population 65 over (%)	Senior Households (%)	Owner Households (%)	Renter Households (%)	With Disability (%) ^a
Urban County					
Brentwood	12.8%	20.9%	24.4%	11.2%	35.8%
Clayton	16.6%	27.0%	26.3%	34.0%	19.8%
Danville	15.8%	26.0%	25.5%	29.5%	31.3%
El Cerrito	18.7%	28.1%	37.2%	14.2%	33.6%
Hercules	10.9%	16.8%	17.2%	15.3%	29.3%
Lafayette	17.6%	27.7%	34.0%	8.8%	18.2%
Martinez	13.1%	19.6%	25.0%	9.0%	25.9%
Moraga	19.6%	34.5%	38.8%	15.1%	21.7%
Oakley	8.2%	14.1%	13.7%	15.2%	44.9%
Orinda	20.1%	33.5%	35.3%	20.0%	25.6%
Pinole	16.7%	26.7%	32.0%	12.3%	40.0%
Pleasant Hill	14.5%	22.3%	25.4%	18.1%	41.5%
San Pablo	9.6%	16.3%	24.2%	10.5%	48.2%
San Ramon	8.5%	12.8%	13.8%	10.2%	28.1%
Unincorporated County	13.8%	23.1%	28.8%	10.6%	30.0%
Urban County Total	13.4%	21.9%	25.7%	12.8%	31.2%
Entitlement Jurisdictions					
Antioch	9.8%	17.1%	21.0%	10.9%	41.4%
Concord	12.6%	21.2%	27.4%	12.1%	37.4%
Pittsburg	9.6%	16.9%	21.7%	10.5%	49.4%
Richmond	10.8%	18.9%	29.7%	8.5%	37.4%
Walnut Creek	27.2%	39.0%	48.3%	22.1%	33.4%
Contra Costa County Total	13.4%	22.3%	27.4%	12.6%	34.1%

Data Source: 2010-2014 ACS 5-Year Estimates (DP05, S2501, S1810)

Persons with Disabilities

Table 16 presents data from the 2010-2014 ACS 5-Year Estimates for persons with disabilities in the state, in the Urban County (all non-entitlement jurisdictions), and in the entitlement jurisdictions. Of the jurisdictions in Contra Costa County, Pinole (14.3 percent) had the greatest share of the persons with a disability for all persons, followed by Pittsburg (14.1 percent). The smallest share of persons with a disability is in San Ramon (5.0 percent), followed by Lafayette (5.8 percent) and Moraga (6.5 percent).

Of the disabled persons in the County, 26.4 percent reported a physical disability that involved hearing and 16.9 percent reported a physical disability that involved vision. Over one-third of the disabled population reported a cognitive disability and over half of the disabled population reported an ambulatory disability. Approximately 36.3 percent of the disabled population over 16 years old in the County was employed. County percentages were generally consistent with the state as a whole.

Disabled persons are among several groups especially adversely impacted by the increase in evictions beginning in 2008 and 2009 that resulted from property owners being foreclosed upon. There is little legal recourse for tenants who are evicted as a result of foreclosure. Disabled persons find it more difficult to find housing that can accommodate their needs than nondisabled persons and are more likely to fall into a low-income category, making it more difficult to find new housing that meets their needs and that they can afford.²

² Bay Area Legal Aid, Contra Costa County, September 17 and 18, 2009; Contra Costa Senior Legal Services, September 17 and 18, 2009; Loaves and Fishes of Contra Costa County, September 17 and 18, 2009.

Table 16

Disability Status

Jurisdiction	Number of Disabled (persons)	Percent Disabled Persons	Disabled Type—Hearing (all ages)	Disabled Type—Vision (all ages)	Disabled Type—Cognitive (5yrs +)	Disabled Type—Ambulatory (5 yrs+)	Disabled Type—Self-care (5 yrs +)	Disabled Type—Independent living (18 yrs +)	% of Disabled Population over 16 yrs Employed
California (State)	3,851,442	10.3%	27.8%	18.8%	38.3%	52.7%	22.0%	39.6%	32.7%
Urban County									
Brentwood	4,796	8.9%	27.9%	14.7%	32.6%	52.8%	21.8%	40.4%	36.3%
Clayton	810	7.2%	37.2%	7.4%	33.8%	36.0%	13.7%	20.4%	47.3%
Danville	3,491	8.2%	38.5%	10.2%	42.5%	43.9%	23.2%	43.0%	57.3%
El Cerrito	2,400	10.0%	35.5%	11.9%	33.7%	55.3%	26.9%	44.0%	36.8%
Hercules	1,916	7.8%	25.3%	16.6%	36.6%	46.3%	22.6%	47.8%	43.2%
Lafayette	1,426	5.8%	33.4%	12.6%	30.9%	49.2%	23.6%	36.9%	43.8%
Martinez	3,808	10.6%	20.8%	19.1%	32.7%	54.6%	19.7%	28.5%	41.1%
Moraga	1,075	6.5%	27.3%	14.7%	30.0%	54.0%	27.7%	38.5%	27.8%
Oakley	3,694	9.9%	30.3%	16.7%	36.0%	56.4%	25.1%	41.7%	32.8%
Orinda	1,371	7.5%	35.7%	12.8%	40.5%	41.3%	24.1%	37.2%	33.6%
Pinole	2,670	14.3%	24.8%	11.7%	49.1%	45.1%	28.6%	50.1%	38.0%
Pleasant Hill	4,039	12.0%	19.5%	18.8%	43.9%	51.9%	22.6%	43.5%	34.7%
San Pablo	3,461	11.9%	24.1%	20.2%	45.9%	48.3%	19.1%	36.3%	31.1%
San Ramon	3,677	5.0%	31.5%	19.2%	32.3%	46.9%	16.5%	32.1%	52.0%
Unincorporated County	16,828	10.1%	27.0%	17.3%	37.3%	48.4%	21.4%	36.1%	36.4%
Urban County Total	55,462	9.0%	27.9%	16.1%	37.6%	49.5%	22.1%	38.4%	38.9%
Entitlement									
Antioch	14,105	13.4%	21.8%	18.5%	39.7%	51.2%	19.0%	35.3%	29.2%
Concord	14,314	11.5%	28.4%	17.9%	37.4%	51.1%	17.5%	32.6%	42.8%
Pittsburg	9,244	14.1%	19.9%	19.0%	42.6%	53.6%	21.4%	35.0%	31.8%
Richmond	11,149	10.6%	20.4%	15.8%	38.5%	58.4%	23.0%	40.1%	29.8%
Walnut Creek	8,033	12.3%	34.9%	15.7%	28.5%	55.5%	18.7%	37.7%	49.6%
Contra Costa County Total	112,307	10.4%	26.4%	16.9%	37.6%	51.6%	19.4%	37.0%	36.3%

Data Source: 2010-2014 ACS 5-Year Estimates (S1810, S2301)

Note: Survey participants may have reported multiple disabilities, resulting in percentages over 100% for each geographic region

5-Year Estimates5-Year Estimates

Large Households

Large family households are defined as households of five or more persons who are related. Large family households are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs.

Table 17 provides data for large households for all jurisdictions in Contra Costa County. The jurisdictions with the greatest share of large households (households with five or more persons) were Pittsburg (21.5 percent), Oakley (20.4 percent), and Brentwood (18.9 percent). Walnut Creek had the smallest share of large households (3.9 percent) followed by El Cerrito (4.4 percent).

As shown in **Table 17**, housing units with three or more bedrooms make up 82.8 percent of all owner-occupied housing units and 35.3 percent of all renter-occupied housing units. The supply of housing units with three or more bedrooms available for ownership and rental is greater than the number of large owner and rental households. This suggests that there is not a numerical shortage of available housing units to meet the needs of large households. However, lower-income large households may be priced out of the larger housing units.

Some service providers noted that there has been growth in large households, as households have been adversely financially impacted by job loss and reduction in work hours. Increasingly, multi-generational family members are living together as large households to reduce housing costs.

Large households are also among several groups impacted by the increase in evictions during 2008 and 2009 that resulted from property owners being foreclosed upon. There is little legal recourse for tenants who are evicted as a result of foreclosure. Large households find it more difficult to find housing that can accommodate their household size and are more likely to fall into a low-income category, making it more difficult to find new housing that meets their needs and that they can afford.

3

³ Bay Area Legal Aid, Contra Costa County, September 17 and 18, 2009; Contra Costa Senior Legal Services, September 17 and 18, 2009; Loaves and Fishes of Contra Costa County, September 17 and 18, 2009.

Table 17
Large Households

Jurisdiction	Large Households (estimate)	Large Households (%)	Owner Occupied Households (%)	Renter Occupied Households (%)	% of Total Owner Occupied Housing units w/ 3+ bedrooms	% of Total Renter Occupied Housing units w/ 3+ bedrooms
Urban County						
Brentwood	3,245	18.9%	12.6%	6.3%	81.8%	69.8%
Clayton	424	10.3%	8.2%	2.1%	93.8%	52.2%
Danville	1,503	9.6%	7.9%	1.7%	91.7%	55.7%
El Cerrito	445	4.4%	2.6%	1.8%	69.1%	20.5%
Hercules	1,204	14.7%	10.2%	4.5%	82.4%	46.5%
Lafayette	812	8.9%	6.5%	2.4%	91.2%	29.7%
Martinez	1,024	6.9%	4.8%	2.1%	80.8%	36.6%
Moraga	386	6.7%	5.5%	1.2%	88.3%	32.2%
Oakley	2,271	20.4%	15.2%	5.2%	93.1%	60.4%
Orinda	844	12.7%	11.6%	1.1%	90.7%	69.6%
Pinole	747	11.1%	8.1%	3.0%	88.8%	35.5%
Pleasant Hill	784	5.7%	4.0%	1.7%	82.5%	26.9%
San Pablo	1,591	17.7%	8.8%	8.9%	62.3%	20.8%
San Ramon	2,255	8.9%	7.1%	1.8%	89.5%	26.3%
Unincorporated County	6,996	12.0%	7.4%	4.6%	83.3%	39.8%
Urban County Total	24,531	11.4%	7.9%	3.5%	85.1%	37.6%
Entitlement Jurisdictions						
Antioch	5,780	17.6%	9.1%	8.5%	92.8%	51.4%
Concord	4,869	10.8%	5.1%	5.7%	83.1%	31.3%
Pittsburg	4,221	21.5%	12.2%	9.3%	89.2%	43.9%
Richmond	5,080	14.0%	6.1%	7.9%	69.4%	28.1%
Walnut Creek	1,169	3.9%	2.8%	1.1%	63.8%	16.5%
Contra Costa County Total	45,650	12.0%	7.3%	4.7%	82.8%	35.3%

Data Source: 2010-2014 ACS 5-Year Estimates (B25124, B25042)

Single-Parent Households

Approximately 17.1 percent of the total family households in Contra Costa County are single female-headed households. As shown in **Table 18**, single female-headed households have a higher poverty rate than family households as a whole in the County. The poverty rate for single male-headed households was not available through the 2010-2014 ACS 5-Year Estimates.

Of the entitlement jurisdictions, all but Walnut Creek have a poverty rate for single headed-female households higher than the countywide rate of 21.5 percent – with Richmond the highest at 28.3 percent.

When compared to the State, the share of single female-headed households at or below the poverty level in California (27.9 percent) is higher than in the County. Of the entitlement jurisdictions, only Richmond has a higher poverty rate for single female-headed households than the State as a whole.

Table 18

Single Parent Households

Jurisdiction	Total Families	Percent in Poverty	Single Male Headed	Single Male Headed in Poverty (%)	Single Female Headed	Single Female Headed in Poverty (%)
Antioch	25,240	10.5%	1,919	n/a	5,879	24.8%
Concord	30,984	9.9%	2,560	n/a	5,545	22.1%
Pittsburg	14,845	14.6%	1,500	n/a	3,612	23.6%
Richmond	24,244	14.6%	2,238	n/a	7,607	28.3%
Walnut Creek	16,852	3.5%	988	n/a	1,831	7.9%
Contra Costa County Total	269,678	7.7%	18,724	n/a	46,094	21.5%
California (State)	8,666,286	12.3%	751,106	n/a	1,719,242	27.9%

Data Source: 2010-2014 ACS 5-Year Estimates (S1702)

HOUSING CHARACTERISTICS

The most significant trend in the Contra Costa County housing market, as with many other jurisdictions throughout the state, has been the decrease in single-family home sales prices and the corresponding decrease in the value of single-family housing. Between 2006 and 2011, the median sale price of a residential home dropped from \$566,000 to \$241,093. Since then, there has been a steady increase in the median sale price but it has not returned to 2006 levels. The value of owner-occupied homes has followed a similar pattern, in 2009 the median value was \$574,000 and in 2014 it was \$417,400. Combined with an environment of historically low interest rates, this has reduced the gap between the cost to buy a home and the price which households at the lower end of the range of incomes can afford. Although this “affordability gap” has been reduced when it comes to home purchase, the combination of instability in the job market, stagnating real wages, and the general tightening of credit has not necessarily made home purchase easier for lower income households.

The rental market has seen continued low vacancy rates and rents have been trending upward.

The following discussion identifies housing characteristics, trends, and needs for County jurisdictions.

Housing Growth

Between 2000 and 2014 the number of housing units in the state increased 12.83 percent. **Table 19** displays housing growth in all jurisdictions in Contra Costa County. Of all the jurisdictions in Contra Costa County, Brentwood had the largest increase in housing units (131.1 percent). Second to that was San Ramon with an increase of 47.9 percent. Of the entitlement cities, Antioch had the largest increase with 18.5 percent.

Tenure

Housing tenure refers to whether a unit is owner-occupied or renter-occupied. **Table 20** provides a summary of housing tenure for all jurisdictions in Contra Costa County. As shown, Clayton had the greatest share of owner-occupied households and San Pablo had the greatest share of renter-occupied housing units. It is important to note that the level of single-family foreclosures may have significantly shifted the owner/renter distribution as more families have moved into rental housing since 2000.

Table 19

Housing Units, 2000-2014

Jurisdiction	2000 Housing Units	2014 Housing Units	Percentage Change 2000-2014
Urban County			
Brentwood	7,788	18,000	131.1%
Clayton	3,924	4,272	8.9%
Danville	15,130	16,134	6.6%
El Cerrito	10,462	10,578	1.1%
Hercules	6,546	8,510	30.0%
Lafayette	9,334	9,558	10.2%
Martinez	14,597	14,839	1.7%
Moraga	5,760	5,899	2.2%
Oakley	7,946	11,640	46.5%
Orinda	6,744	6,729	-0.2%
Pinole	6,828	7,176	5.1%
Pleasant Hill	14,034	14,242	1.5%
San Pablo	9,340	9,775	4.7%
San Ramon	17,552	25,965	47.9%
Unincorporated County	57,609	63,395	10.0%
Urban County Total	193,608	226,712	17.1%
Entitlement Jurisdictions			
Antioch	30,116	35,702	18.5%
Concord	45,084	47,740	5.9%
Pittsburg	18,300	20,924	14.3%
Richmond	36,044	39,772	10.3%
Walnut Creek	31,425	32,599	3.7%
Contra Costa County Total	354,577	403,449	13.8%

Source: 2000 Census, 2010-2014 ACS 5-Year Estimate

Table 20**Housing Table**

Jurisdiction	Owner-Occupied	Renter-Occupied
Urban County		
Brentwood	73.5%	26.5%
Clayton	91.4%	8.6%
Danville	84.3%	15.7%
El Cerrito	60.2%	39.8%
Hercules	78.0%	22.0%
Lafayette	74.8%	25.2%
Martinez	65.5%	34.5%
Moraga	81.7%	18.3%
Oakley	74.7%	25.3%
Orinda	89.2%	10.8%
Pinole	73.5%	26.5%
Pleasant Hill	57.5%	42.5%
San Pablo	42.4%	57.6%
San Ramon	68.5%	31.5%
Unincorporated County	68.5%	31.5%
Urban County Total	70.2%	29.8%
Entitlement Jurisdictions		
Antioch	61.0%	39.0%
Concord	59.0%	41.0%
Pittsburg	57.5%	42.5%
Richmond	49.4%	50.6%
Walnut Creek	64.6%	35.4%
Contra Costa County Total	65.0%	35.0%

Source: 2010-2014 ACS 5-Year Estimate, DP04

Housing Type

Table 21 exhibits the percentage of housing units by type as a share of total housing units for all jurisdictions in Contra Costa County. The table separates the Urban County jurisdictions and entitlement jurisdictions. Demand for owner-occupied housing is primarily met through the supply of single-family housing, while renter-occupied housing demand is primarily met through a combination of single-family housing and multi-family units.

Table 21

Tenure By Units In Structure

Jurisdiction	Owner-Occupied					Renter-Occupied				
	Single-Family Homes	Multi-Family (2-4 units)	Multi-family (>5 units)	Mobile Homes	Boat, RV, Van, etc.	Single-Family Homes	Multi-Family (2-4 units)	Multi-family (>5 units)	Mobile Homes	Boat, RV, Van, etc.
Urban County										
Brentwood	98.9%	0.1%	0.2%	0.9%	0.0%	82.2%	6.4%	11.4%	0.1%	0.0%
Clayton	98.5%	0.7%	0.0%	0.8%	0.0%	79.2%	5.6%	14.9%	0.0%	0.0%
Danville	97.9%	0.9%	1.0%	0.1%	0.0%	80.1%	4.0%	15.9%	0.0%	0.0%
El Cerrito	98.0%	1.2%	0.6%	0.1%	0.1%	44.7%	24.0%	31.3%	0.0%	0.0%
Hercules	93.9%	2.6%	3.3%	0.2%	0.1%	68.5%	8.9%	22.5%	0.1%	0.1%
Lafayette	99.5%	0.3%	0.1%	0.1%	0.0%	47.3%	13.0%	39.7%	0.0%	0.0%
Martinez	97.6%	1.4%	0.8%	0.1%	0.0%	60.0%	13.8%	26.2%	0.0%	0.0%
Moraga	95.0%	1.5%	3.5%	0.0%	0.0%	42.5%	26.4%	31.1%	0.0%	0.0%
Oakley	97.8%	0.1%	0.0%	2.1%	0.0%	74.2%	6.8%	12.2%	6.6%	0.2%
Orinda	99.7%	0.1%	0.2%	0.0%	0.0%	86.1%	2.9%	11.0%	0.0%	0.0%
Pinole	97.0%	1.5%	1.5%	0.0%	0.0%	52.9%	9.6%	37.5%	0.0%	0.0%
Pleasant Hill	96.3%	0.1%	2.3%	0.2%	0.0%	42.2%	14.8%	43.0%	0.0%	0.0%
San Pablo	88.0%	3.0%	4.4%	4.2%	0.4%	45.4%	16.9%	36.8%	1.0%	0.0%
San Ramon	95.7%	2.0%	2.3%	0.1%	0.0%	37.5%	8.5%	54.0%	0.0%	0.0%
Unincorporated County	94.6%	0.4%	1.0%	43.9%	0.1%	62.1%	10.0%	24.7%	3.2%	0.1%
Urban County Total	96.3%	1.0%	1.3%	1.4%	0.1%	57.7%	11.4%	29.6%	1.4%	0.1%
Entitlement Jurisdictions										
Antioch	98.2%	0.4%	0.2%	1.1%	0.1%	71.8%	8.9%	18.9%	0.3%	0.1%
Concord	91.9%	1.9%	3.9%	2.2%	0.2%	40.6%	12.6%	45.0%	1.6%	0.1%
Pittsburg	96.5%	0.1%	0.4%	3.0%	0.1%	62.2%	14.6%	22.0%	1.2%	0.0%
Richmond	95.2%	2.0%	1.9%	0.8%	0.1%	47.8%	26.9%	25.0%	0.2%	0.1%
Walnut Creek	82.0%	6.6%	11.3%	0.1%	0.0%	28.7%	13.0%	43.6%	0.2%	0.3%
Contra Costa County Total	95.1%	1.4%	2.1%	1.4%	0.1%	54.1%	14.0%	30.8%	1.0%	0.1%

Source: 2010-2014 ACS 5-Year Estimate B25033

Vacancy Rate

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low and the price of housing will most likely increase. Additionally, the vacancy rate indicates whether or not the community has an adequate housing supply to provide choice and mobility. HUD standards indicate that a vacancy rate of 5 percent is sufficient to provide choice and mobility.

Table 22 provides the total number of vacant housing units as well as the percentage of vacant housing units in 2014 for all of the jurisdictions in Contra Costa County, separating out the Urban County jurisdictions and the entitlement jurisdictions. Please note the state Department of Finance (DOF) estimate is for all housing unit types and does not exclude seasonal, recreational, or occasional use and all other vacant units. The DOF also does not provide vacancy by tenure. To provide vacancy by reason for vacancy, 2010 Census data was used (**see Table 23**).

Overall, the 2014 data (**Table 22**) indicate that the County has a very low vacancy rate. All but three of the communities in the Urban County have vacancy rates below 5 percent, which is extremely low. Historical data from the 2010 Census (**Table 23**) indicate that in eight communities (El Cerrito, Pinole, Pleasant Hill, San Pablo, Antioch, Concord, Pittsburg, and Richmond) the share of vacant units that are for rent is above the overall County total (36.3 percent).

Table 22**Vacancy Status, 2014**

Jurisdiction	Total Vacant Housing Units	% of Total Housing Units Vacant
Urban County		
Brentwood	862	4.8%
Clayton	138	3.2%
Danville	449	2.8%
El Cerrito	551	5.2%
Hercules	326	3.8%
Lafayette	408	4.3%
Martinez	647	4.4%
Moraga	180	3.1%
Oakley	504	4.3%
Orinda	82	1.2%
Pinole	497	6.9%
Pleasant Hill	468	3.3%
San Pablo	808	8.3%
San Ramon	750	2.9%
Unincorporated County	4,086	6.4%
Urban County Total	10,756	4.7%
Entitlement Jurisdictions		
Antioch	2,802	7.8%
Concord	2,783	5.8%
Pittsburg	1,295	6.2%
Richmond	3,359	8.4%
Walnut Creek	2,271	7.0%
Contra Costa County Total	23,266	5.8%

Source: 2010-2014 ACS 5-Year Estimates B25002

Table 23**Vacancy Status, 2010**

Jurisdiction	Total Vacant Housing Units	% of Total Housing Units Vacant	% of Total Vacant Units That Are for Rent	% of Total Vacant Units That Are for Sale	% of Total Vacant Units that Are Rented/Sold, Not Occupied	% of Total Vacant Units that Are Vacant for Other Reasons
Urban County						
Brentwood	1,029	5.9%	24.6%	34.1%	5.3%	30.2%
Clayton	80	2.0%	18.8%	31.3%	4.7%	26.3%
Danville	514	3.2%	26.3%	20.6%	15.0%	21.0%
El Cerrito	574	5.4%	40.1%	11.8%	7.8%	31.7%
Hercules	438	5.1%	25.1%	34.7%	7.3%	25.1%
Lafayette	428	4.4%	32.5%	12.9%	8.9%	30.8%
Martinez	689	4.6%	35.1%	20.0%	5.2%	32.9%
Moraga	184	3.2%	20.7%	18.5%	8.2%	38.0%
Oakley	757	6.6%	19.9%	38.6%	8.5%	26.9%
Orinda	251	3.7%	12.0%	27.5%	8.4%	30.7%
Pinole	383	5.4%	43.9%	19.1%	7.3%	26.1%
Pleasant Hill	613	4.3%	46.0%	18.1%	6.0%	23.3%
San Pablo	810	8.5%	52.0%	16.5%	4.6%	23.5%
San Ramon	938	3.6%	32.1%	26.0%	13.3%	19.6%
Unincorporated County	4,695	7.2%	27.8%	19.9%	6.0%	46.3%
Urban County Total	12,383	5.4%	31.0%	22.6%	7.3%	39.1%
Entitlement Jurisdictions						
Antioch	2,597	7.5%	39.5%	22.3%	6.4%	28.5%
Concord	2,847	6.0%	45.7%	18.8%	5.8%	24.4%
Pittsburg	1,599	7.6%	36.8%	28.4%	5.4%	25.6%
Richmond	3,235	8.2%	47.7%	14.8%	4.5%	29.1%
Walnut Creek	2,238	6.8%	33.0%	22.8%	8.4%	19.3%
Contra Costa County Total	24,899	6.2%	36.3%	21.3%	6.6%	26.1%

Source: 2010 US Census Vacant Housing Units

Age of Housing Stock

Table 24 displays the share of housing units constructed by age and tenure for the state and for all jurisdictions in Contra Costa County. With the exception of El Cerrito, Lafayette and Orinda, most of the housing in each jurisdiction was built after 1960.

Table 24

Age Of Housing By Tenure

Jurisdiction	1939 or earlier			1940 to 1959			1960 to 1979			1980 to 1999			2000 or later		
	Total	Renter	Owner	Total	Renter	Owner	Total	Renter	Owner	Total	Renter	Owner	Total	Renter	Owner
State of California	9.3%	4.9%	4.4%	20.4%	8.6%	11.8%	31.8%	15.5%	16.3%	26.0%	11.3%	14.7%	12.5%	4.9%	7.6%
Urban County															
Brentwood	0.9%	0.4%	0.5%	2.0%	0.7%	1.3%	6.3%	2.4%	3.9%	36.5%	10.2%	26.3%	54.3%	12.8%	41.5%
Clayton	0.2%	0.0%	0.3%	3.5%	0.3%	3.2%	41.5%	2.8%	38.7%	48.0%	4.6%	43.4%	6.7%	0.8%	5.9%
Danville	0.6%	0.1%	0.5%	8.9%	1.3%	7.6%	46.3%	6.1%	40.2%	38.0%	6.4%	31.6%	6.2%	1.8%	4.4%
El Cerrito	12.8%	2.9%	9.9%	51.7%	15.5%	36.2%	25.3%	14.7%	10.6%	7.6%	4.6%	3.0%	2.7%	2.2%	0.5%
Hercules	0.5%	0.0%	0.5%	1.7%	0.2%	1.5%	18.3%	4.4%	13.9%	56.9%	12.9%	44.0%	22.5%	4.6%	17.9%
Lafayette	3.4%	0.4%	3.0%	46.7%	8.6%	38.1%	36.9%	11.9%	25.0%	10.0%	3.5%	6.5%	3.1%	0.8%	2.3%
Martinez	10.7%	4.4%	6.3%	13.5%	6.3%	7.2%	40.0%	12.1%	27.9%	32.2%	10.7%	21.5%	3.8%	1.1%	2.7%
Moraga	1.0%	0.1%	0.9%	7.0%	1.0%	6.0%	75.0%	12.5%	62.5%	15.1%	3.9%	11.2%	1.7%	0.7%	1.0%
Oakley	1.5%	0.8%	0.7%	3.1%	1.0%	2.1%	14.9%	5.3%	9.6%	50.4%	10.5%	39.9%	30.2%	7.8%	22.4%
Orinda	5.7%	0.7%	5.0%	49.2%	3.8%	45.4%	26.1%	2.4%	23.7%	13.5%	3.1%	10.4%	5.5%	0.9%	4.6%
Pinole	4.3%	2.1%	2.2%	18.7%	4.7%	14.0%	42.8%	9.2%	33.6%	29.8%	8.3%	21.5%	4.4%	2.3%	2.1%
Pleasant Hill	0.6%	0.3%	0.3%	28.9%	5.5%	23.4%	35.0%	19.1%	15.9%	31.0%	15.0%	16.0%	4.5%	2.7%	1.8%
San Pablo	6.1%	3.0%	3.1%	36.0%	18.5%	17.5%	26.8%	19.1%	7.7%	22.0%	13.2%	8.8%	9.3%	3.8%	5.5%
San Ramon	0.5%	0.2%	0.3%	0.9%	0.3%	0.6%	25.5%	5.3%	20.2%	37.5%	14.0%	23.5%	35.6%	11.6%	24.0%
Unincorporated County	6.6%	2.4%	4.2%	26.2%	7.6%	18.6%	25.6%	7.6%	18.0%	30.9%	10.2%	20.7%	10.8%	3.7%	7.1%
Urban County Total	4.1%	1.4%	2.7%	19.1%	5.2%	13.9%	29.0%	8.5%	20.5%	31.7%	9.8%	21.9%	16.0%	4.8%	11.2%
Entitlement Jurisdictions															
Antioch	3.4%	2.3%	1.1%	12.9%	6.7%	6.2%	26.6%	10.3%	16.3%	39.5%	13.9%	25.6%	17.6%	5.7%	11.9%
Concord	1.5%	0.7%	0.8%	25.2%	7.3%	17.9%	50.0%	21.1%	28.9%	18.3%	9.9%	8.4%	4.9%	2.0%	2.9%
Pittsburg	3.2%	1.1%	2.1%	13.9%	6.4%	7.5%	31.1%	12.0%	19.1%	30.5%	13.9%	16.6%	21.3%	9.1%	12.2%
Richmond	11.5%	5.8%	5.7%	34.8%	14.5%	20.3%	23.3%	14.1%	9.2%	20.1%	10.4%	9.7%	10.2%	5.7%	4.5%
Walnut Creek	1.4%	0.5%	0.9%	14.6%	4.1%	10.5%	58.7%	20.3%	38.4%	19.8%	8.2%	11.6%	5.5%	2.3%	3.2%
Contra Costa County Total	4.5%	1.7%	2.5%	20.3%	6.5%	13.8%	33.3%	11.9%	21.4%	28.6%	10.3%	18.3%	13.7%	4.6%	9.1%

Source: 2010-2014 ACS 5-Year Estimates B25036

Housing Cost

Table 25 provides a summary of home sales prices for all jurisdictions. The County has experienced an increase in the median sales price for homes over the last year. The two exceptions are Clayton and Orinda, which have both seen a year-to-year decrease in median sales price. It is important to note that as a measure of central tendency, median sales price is sensitive to sales volume in market sub-sectors as much as it is to overall price trends. An increase in the volume of sales of higher priced homes relative to overall sales volume can lead to an increase in median sales price even though overall prices remain low. As shown, as of March 2016, San Pablo had the lowest median sales price (\$314,000) and Lafayette the highest (\$1,370,750).

Table 26 presents the average rent in the region. According to ACS 5-Year Estimates, average rental rates in San Ramon are the most expensive at \$1,678, followed by Lafayette at \$1,598 and Pleasant Hill at \$1,448. The most expensive rents occur in the central portion of Contra Costa County.

HUD publishes annual Fair Market Rents (FMR), which include an estimated utility cost, and the annual income required to afford them. **Table 27** shows the Fair Market Rents for 2015 for Contra Costa County.

Table 25

Median Home Sale Listings

Jurisdiction	Three Month Median Sales Price (Dec 2015 – Mar 2016)	Year-to-Year Change (March 2015 – March 2016)		Number of Homes for Sale (February 2016)
		Dollars	Percentage	
Urban County				
Brentwood	\$490,000	\$11,000	2%	164
Clayton	\$575,000	-\$88,250	-13%	32
Danville	\$1,100,000	\$130,000	13%	154
El Cerrito	\$750,000	\$102,000	16%	50
Hercules	\$485,000	\$60,000	14%	65
Lafayette	\$1,370,750	\$143,250	12%	58
Martinez	\$499,500	\$29,500	6%	113
Moraga	\$1,050,000	\$120,000	13%	24
Oakley	\$385,000	\$35,000	10%	125
Orinda	\$1,180,000	-\$49,000	-4%	33
Pinole	\$430,000	\$60,000	16%	46
Pleasant Hill	\$621,000	\$87,000	16%	99
San Pablo	\$314,000	\$34,000	12%	66
San Ramon	\$832,500	\$39,250	5%	177
Entitlement Jurisdictions				
Antioch	\$348,500	\$47,000	16%	343
Concord	\$440,000	\$20,000	5%	355
Pittsburg	\$345,000	\$50,000	17%	122
Richmond	\$367,750	\$44,000	14%	277
Walnut Creek	\$682,500	\$71,500	12%	241

Source: Trulia.com, Accessed March 17, 2016

Table 26**Median Rental Listings**

Jurisdiction	Median Rent
East	
Antioch	\$1,213
Bay Point	\$1,047
Pittsburg	\$1,197
Central	
Concord	\$1,218
Lafayette	\$1,598
Martinez	\$1,345
Pleasant Hill	\$1,448
San Ramon	\$1,678
Walnut Creek	\$1,442
West	
El Cerrito	\$1,380
El Sobrante	\$1,152
Pinole	\$1,292
Richmond	\$1,099
San Pablo	\$989
Contra Costa County	\$1,289

Table 27**Fair Market Rents (Fmr), 2014**

Unit Size	FMR	Annual Income to Afford
Studio	\$1,039	\$41,560
1-bedroom	\$1,260	\$50,400
2-bedroom	\$1,585	\$63,400
3-bedroom	\$2,213	\$88,520
4-bedroom	\$2,716	\$108,640

Source: U.S. Dept. Housing and Urban Development, 2015 FMR;

Housing Affordability by Tenure and Household Type

The assessment of Contra Costa County's housing needs relies on custom tabulations of U.S. ACS by HUD. These tabulations are referred to as the "CHAS" tables obtained using HUD's "State of the Cities Data System" (SOCDS). These data are presented in two main tables, one presenting "housing problems" by households and the other presenting "affordability mismatch" by housing units. **Tables 28 and 29** provide a summary, and the full tables can be found in **Appendix 3**. The needs of renter and owner households are examined separately.

The CHAS housing problems table presents the number of households paying more than 30 percent and 50 percent of gross income for housing by tenure, household type, and income category. This cost of housing as a percentage of gross income is referred to as the housing "cost burden." According to HUD, a household which has a housing cost burden over 30 percent has a "high" housing cost burden. Those with a cost burden over 50 percent have a "severe" cost burden.

Overpayment is a concern for low-income households since they may be forced to live in overcrowded situations or cut other necessary expenditures, such as health care, in order to afford housing. The HUD definition of housing cost includes not only monthly rent and mortgage payments but an estimate of utilities.

Renter Households

Household Type

Overall, approximately 45 percent of renter households in the County have a high cost burden. Less than 25 percent have a severe cost burden. This is roughly consistent in all jurisdictions.

Elderly one- and two-person renter households tend to experience a higher degree of high cost burden (56.3 percent) and severe cost burden (27.6 percent) countywide. Concord has the highest degree of cost burdened elderly renters with a high cost burden of 70.1 percent and

severe cost burden of 38.1 percent. Both Walnut Creek and Richmond have a lower number experiencing severe cost burden (24.6 percent and 24.4 percent, respectively).

Large renter households (five or more persons) experience cost burdens at a higher rate than all renter households, with 51.5 percent of large families facing a high cost burden and 28.9 percent with severe cost burden.

Income Groups

Low-income renter households in the County (>50 to ≤80 percent area median income [AMI]) experience a high cost burden at a rate of 57.4 percent. The severe cost burden is significantly lower (11.2 percent). Comparatively, 71.7 percent of very low-income (>30 percent to ≤50 percent AMI) and 69.4 percent of extremely low-income renter households (≤30 percent AMI) have a high cost burden. 40 percent of the very low-income population is severely cost burdened, and percent of the extremely low-income population that is severely cost burdened (59.7 percent) is nearly three times the rate of all renters countywide. The rate of high cost burden for renter households with incomes above low income (>80 percent AMI) is 16 percent.

Cost burden rates among the income groups in Concord tend to be slightly better than the County as a whole. The three populations in which Concord does not have better rates are Very Low-Income High Cost Burden, Very Low-Income Severe Cost Burden, and Extremely Low-Income High Cost Burden. In these groups, however, the variation from the County is very small and within a margin of error.

Antioch is similar to the County as a whole with the exception of a higher rate of high cost burden for very low-income (76.1 percent).

Pittsburg is very close to the County as a whole, except for one segment in which Pittsburg has a significantly lower cost burden. The rate of Very Low-Income households who are severely cost burdened is 33 percent, approximately 7 percent lower than the County as a whole.

Richmond has much lower rates of cost burden for lower-income renter households across all income categories except in the category of extremely low-income: 57.6 percent high cost burden and 27.4 percent severe cost burden for very low-income; 49.3 percent high and 4.2 percent severe for low-income. Out of the eight cost burden and income categories Richmond has the lowest rate in five of them.

Although the cost burden for extremely low-income households is consistently high across the County as a whole, Walnut Creek stands out with a rate of 74 percent high cost burden and 64 percent severe cost burden for extremely low-income households. It is also higher for cost burden rates in the categories of very low-income households (77.5 percent high, 48.3 percent severe) and low-income households (70.8 percent and 12.8 percent). Out of the eight cost burden and income categories, Walnut Creek has the highest cost burden in seven of them as compared to the other jurisdictions and the County as a whole.

Owner Households

Household Type

Over one-third (38.5 percent) of owner households in the County have a high cost burden. Approximately 15 percent have a severe cost burden. This is generally consistent across all jurisdictions.

Elderly one- and two-person owner households tend to experience a slightly lower degree of cost burden (28.7 percent high and 12.9 percent severe) countywide.

At the County level, large owner households (five or more persons) and small related households (two to four persons) experience a cost burden at a slightly higher rate compared to all owner households. Concord has a lower rate of severe cost burden for large owner households (10.2 percent) than other jurisdictions.

Income Groups

Low-income owner households (>50 to ≤80 percent AMI) experience a high cost burden at a higher rate (55.9 percent) than do all households countywide. The severe cost burden is twice as high for low-income owners (31.6 percent) as for all owners. Very low-income owners (>30 percent to ≤50 percent AMI) experience high and severe cost burdens much higher than the general population (61.2 percent and 42.5 percent). Extremely low-income households (≤30 percent AMI) are even more cost burdened (75.1 percent high, 63.6 percent severe). The rate of cost burden for owner households with incomes above low income (>80 percent AMI) is lower than the overall population (30.6 percent high, 6.8 percent severe).

The cost burdened population in Antioch is similar to the County as a whole. The one stand out is Antioch has a noticeably higher rate of severe cost burden among extremely low-income homeowners (72.8 percent).

Concord has a pattern similar to the County as a whole with the exception of extremely low-income households having a lower rate of severe cost burden (55.1 percent).

Pittsburg is also very similar to the County as a whole but it has a higher rate of high cost burden for very low-income households (72.5 percent).

Richmond has a generally lower rate of cost burden for owner households, particularly low-income severe cost burden (16.6 percent).

Walnut Creek has lower rates of cost burden for above low-income and low-income households than the County as a whole, but it has higher rates of cost burden for very low-income and extremely low-income households.

Table 28

Cost Burden Summary, Renters

Jurisdiction	All Renters		Elderly		Large		Above Low-Income		Low-Income		Very Low-Income		Extremely Low-Income	
	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe
Antioch	52.2%	28.6%	50.5%	30.9%	56.4%	25.6%	15.7%	0.0%	56.0%	7.8%	76.1%	41.4%	70.0%	59.5%
Concord	44.8%	23.6%	70.1%	38.1%	58.2%	26.2%	11.5%	0.9%	51.1%	3.3%	72.0%	42.8%	70.0%	59.1%
Pittsburg	48.8%	26.0%	56.8%	35.1%	66.3%	46.0%	15.5%	0.0%	56.1%	11.5%	68.7%	33.3%	66.8%	55.8%
Richmond	44.1%	24.3%	40.8%	24.6%	53.7%	27.0%	9.3%	0.0%	49.3%	4.2%	57.6%	27.4%	68.9%	59.0%
Walnut Creek	40.1%	18.7%	48.8%	24.4%	36.8%	15.8%	14.1%	1.0%	70.8%	12.8%	77.5%	48.3%	74.0%	64.0%
Countywide	45.3%	23.5%	56.3%	27.6%	51.5%	28.9%	16.2%	0.9%	57.4%	11.2%	71.7%	40.0%	69.4%	59.7%

Table 29

Cost Burden Summary, Owners

Jurisdiction	All Owners		Elderly		Large		Above Low-Income		Low-Income		Very Low-Income		Extremely Low-Income	
	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe	High	Severe
Antioch	43.2%	16.6%	25.9%	14.6%	54.4%	24.9%	34.2%	4.4%	59.4%	28.3%	58.0%	44.5%	78.7%	72.8%
Concord	38.8%	14.8%	26.8%	11.9%	40.2%	10.2%	30.2%	5.9%	58.1%	29.4%	56.0%	38.0%	74.7%	55.1%
Pittsburg	44.8%	18.4%	37.4%	19.9%	49.1%	23.7%	31.6%	3.7%	59.3%	30.6%	72.5%	42.5%	74.4%	66.7%
Richmond	37.7%	15.8%	17.9%	11.3%	45.5%	22.2%	29.2%	6.8%	46.7%	16.6%	56.7%	45.5%	65.9%	50.2%
Walnut Creek	34.6%	16.4%	26.7%	12.4%	34.5%	19.7%	24.3%	6.7%	49.5%	23.0%	73.3%	47.9%	81.2%	75.8%
Countywide	38.5%	15.7%	28.7%	12.9%	46.9%	18.9%	30.6%	6.8%	55.9%	31.6%	61.2%	42.5%	75.1%	63.6%

Overcrowding

Table 30 illustrates the share of households by person per room for owners and renters in the state and entitlement cities. Households with more than 1 person per room are considered overcrowded. Households with more than 1.5 persons per room are considered severely overcrowded. As shown in **Table 30**, renter-occupied households have a higher incidence of overcrowding than owner-occupied households. In both categories (owner and renter), Walnut Creek has the smallest share of overcrowded households.

Table 30

Persons Per Room

Jurisdiction	Owner Occupied			Renter Occupied		
	<1.0 persons	1.01 to 1.5 persons	>1.5 persons	<1.0 persons	1.01 to 1.5 persons	>1.5 persons
State of California	95.9%	3.1%	1.0%	86.7%	8.2%	5.0%
Contra Costa County (countywide)	98.0%	1.6%	0.4%	90.9%	6.9%	2.2%
Antioch	97.7%	1.7%	0.6%	90.6%	7.5%	1.9%
Concord	98.5%	1.2%	0.3%	87.7%	10.7%	1.6%
Pittsburg	94.7%	5.0%	0.3%	87.0%	10.3%	2.7%
Richmond	96.1%	2.6%	1.3%	85.6%	10.2%	0.5%
Walnut Creek	99.6%	0.4%	0.0%	96.5%	2.0%	1.5%

Source: 2009-2014 ACS 5-Year Estimates S2501

Foreclosures

Foreclosure is a term used to describe the procedure followed in enforcing a creditor's rights when a debt secured by any lien on property is in default. The Contra Costa County Recorder keeps an inventory of notices of defaults, notices of trustee sales, and trustee's deed upon sale (see definitions of each below). **Table 31** provides the number of homes with each status for the entire year. Please note that one housing unit may be counted more than once per year.

- Notice of Default: A written document that gives constructive notice of a trustor's failure to perform his/her obligation under a deed of trust. This document must be recorded.
- Notice of Trustee's Sale: A written document that sets forth the day, date, and time of the trustee's sale and describes the property to be sold. This document is prepared by the trustee and must be recorded with the county recorder in the county in which the property is located at least 14 days prior to the scheduled sale date.
- Trustee's Deed Upon Sale: A written document which is prepared and signed by the trustee when the secured property is sold at a trustee's sale. This document transfers ownership to the successful bidder at the sale and must be recorded with the county recorder in the county in which the property is located.

Table 31

Foreclosure Activity

Year	Total Notices of Defaults	Total Notices of Trustee Sales	Total Trustee's Deed Upon Sale
2015	1,959	1,508	643
2014	2,351	1,904	834
2013	3,077	3,070	1,444
2012	7,842	7,518	3,874
2011	11,021	10,935	6,839
2010	13,226	13,496	7,565
2009	18,323	14,623	8,360
2008	17,714	14,932	11,679
2007	11,837	6,666	4,189
2006	4,380	1,479	502
2005	2,519	777	131
2004	2,413	864	163
2003	2,713	1,020	205
2002	2,815	1,076	190
2001	2,351	881	209
2000	2,207	1,034	398

One of the most significant increases in demand for a range of services has come as a result of low-income tenants being evicted from their homes because the property owner has been

foreclosed upon. Most often the tenants are unaware that the foreclosure is under way and find themselves without housing. Due to the costs of moving, security deposit requirements, and the rent qualification process, they find it difficult or impossible to find new housing, particularly if they have experienced a job loss and have little or no income to qualify for a new rental and little in the way of savings. Seniors, disabled persons, and large families are especially adversely impacted when evicted. There is little legal recourse for tenants who are evicted as a result of foreclosures.⁴

⁴ Bay Area Legal Aid, Contra Costa County, September 17 and 18, 2009; Contra Costa Senior Legal Services, September 17 and 18, 2009; Loaves and Fishes of Contra Costa County, September 17 and 18, 2009.

V. Mortgage Lending (Home Mortgage Disclosure Act Data)

Lending Practices

An analysis of lending practices is possible through an examination of data gathered from lending institutions in compliance with the Home Mortgage Disclosure Act (HMDA). The HMDA was enacted by Congress in 1975 and is implemented by the Federal Reserve Board as Regulation C. The intent of the Act is to provide the public with information related to financial institution lending practices and to aid public officials in targeting public capital investments to attract additional private sector investments.

Since enactment of the HMDA in 1975, lending institutions have been required to collect and publicly disclose data regarding applicants including: location of the loan (by Census tract, County, and Metropolitan Statistical Area (MSA)); income, race and gender of the borrower; the number and dollar amount of each loan; property type; loan type; loan purpose; whether the property is owner-occupied; action taken for each application; and, if the application was denied, the reason(s) for denial. Property types examined include one-to-four family units, manufactured housing and multi-family developments.

HMDA data is a useful tool in accessing lending practices and trends within a jurisdiction. While many financial institutions are required to report loan activities, it is important to note that not all institutions are required to participate. Depository lending institutions – banks, credit unions, and savings associations – must file under HMDA if they hold assets exceeding the coverage threshold set annually by the Federal Reserve Board, have a home or branch office in one or more MSAs, and originated at least one home purchase or refinancing loan on a one-to-four family dwelling in the preceding calendar year. Such institutions must also file if they meet any one of the following three conditions: is a federally insured or regulated institution; originates a mortgage loan that is insured, guaranteed, or supplemented by a federal agency; or originates a loan intended for sale to Fannie Mae or Freddie Mac. For-profit, non-depository institutions (such as mortgage companies) must file HMDA data if:

their value of home purchase or refinancing loans exceeds 10 percent or more of their total loan originations or equals or exceeds \$25 million; they either maintain a home or branch office in one or more MSAs or in a given year execute five or more home purchase, home refinancing, or home improvement loan applications, originations, or loan purchases for properties located in MSAs; or they hold assets exceeding \$10 million or have executed more than 100 home purchase or refinancing loan originations in the preceding calendar year.

It is recommended that the analysis of HMDA data be tempered by the knowledge that no one characteristic operates in isolation, but must be considered in light of other factors. For instance, while it is possible to develop conclusions simply on the basis of race data, it is more accurate when all possible factors are considered, particularly in relation to loan denials and loan pricing. According to the Federal Financial Institutions Examination Council (FFIEC), “with few exceptions, controlling for borrower-related factors reduces the differences among racial and ethnic groups.” Borrower-related factors include income, loan amount, lender, and other relevant information included in the HMDA data. Further, the FFIEC cautions that the information in the HMDA data, even when controlled for borrower-related factors and the lender, “is insufficient to account fully for racial or ethnic differences in the incidence of higher-priced lending.” The FFIEC suggests that a more thorough analysis of the differences may require additional details from sources other than HMDA about factors including the specific credit circumstances of each borrower, the specific loan products that they are seeking, and the business practices of the institutions that they approach for credit.

The following analysis is provided for Contra Costa County, summarizing 2014 HMDA data (the most recent year for which data are available), and data between 2007 and 2014 where applicable. Where specific details are included in the HMDA records, a summary is provided below for loan denials including information regarding the purpose of the loan application, race of the applicant and the primary reason for denial. For the purposes of analysis, this report will focus only on the information available and will not make assumptions regarding data that is not available or was not provided as part of the mortgage application or in the

HMDA reporting process.

2014 County Overview

In 2014, there were just over 55,000 applications for loans to purchase, refinance or make improvements to single family homes in Contra Costa County. Of those applications, over 30,500 or 55 percent were approved and originated. Of the remaining 24,500 applications, approximately 7,750 or 14 percent of all applications were denied for reasons identified below. It is important to note that financial institutions are not required to report reasons for loan denials, although many do so voluntarily. Also, while many loan applications are denied for more than one reason, this analysis refers to the primary reason for the denial of each loan. The balance of the 16,750 applications that were neither originated nor denied were closed for one reason or another including, a) the loan was approved but not accepted by the borrower, b) the application was closed because of incomplete information or inactivity by the borrower, or c) in many instances the application may have been withdrawn by the applicant.

Table 32**Disposition Of Application By Loan Type And Purpose, 2014****Single Family Homes (Excluding Manufactured Homes)**

	Loan Type	Home Purchase	Refinance	Home Improvement
Total Applications				
	Conventional	14,609	28,891	2,458
	FHA	4,508	1,656	157
	VA	1,132	1,575	61
	FSA/RHS	29	3	0
Loans Originated				
	Conventional	9,340	15,464	1257
	FHA	2,386	614	58
	VA	641	757	39
	FSA/RHS	10	0	0
Loans Approved but not accepted				
	Conventional	613	816	87
	FHA	156	44	8
	VA	41	48	4
	FSA/RHS	1	1	0
Applications Denied				
	Conventional	1,298	4,597	666
	FHA	420	384	33
	VA	91	253	6
	FSA/RHS	6	1	0
Applications Withdrawn				
	Conventional	1,266	3,500	187
	FHA	353	281	29
	VA	89	222	6
	FSA/RHS	4	0	0
Files Closed for Incompleteness				
	Conventional	267	1,382	86
	FHA	76	91	18
	VA	15	107	0
	FSA/RHS	2	1	0

Source: 2014 HMDA

Of the home purchase loans for single-family homes that were originated in 2014, (12,377 loans originated or just over 40 percent of the County's total) approximately 75 percent of these originations were provided by conventional lenders. The remaining 25 percent were provided by federally-backed sources including the Federal Housing Administration (FHA), Department of Veterans Affairs (VA) and Farm Service Agency/Rural Housing Service (FSA/RHS). The VA and RHS lenders had an application/approval ratio of 52 percent and 31 percent respectively. Conventional lenders originated home purchase loans at a rate of 57 percent of all applications while 48 percent of the FHA home purchase loan applications resulted in origination.

A further examination of the 7,755 denials indicates that just over 5,200 or 68 percent of all denials were for applicants seeking to refinance existing mortgages for owner-occupied, primary residences. The number one reason for denial of refinance applications was debt-to-income ratio (29 percent of refinance denials) followed by credit history (21 percent of refinance denials). Typically, homeowners seeking to refinance their existing home mortgage are able to use their home as collateral. When the denial reason given for a refinance is a lack of collateral, this would indicate the home is worth less than the existing mortgage and therefore refinancing is not an option – these homes are commonly referred to as “under-water” or the borrowers are “upside-down” in their mortgage.

Home Purchase Applications and Race/Ethnicity

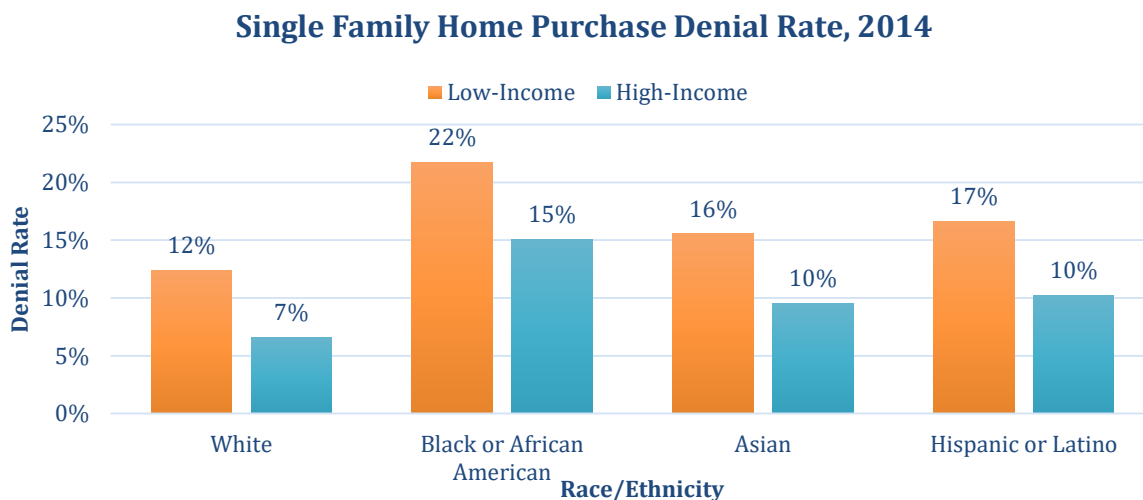
The denial rate for traditional home purchase loans for one-to-four family housing in the County varies significantly among Whites, Blacks, and Hispanics. In 2014, Blacks were more than twice as likely to be denied for conventional single-family home purchases as Whites, with respective denial rates of 18 percent and 8 percent. Hispanics and Asians were denied at a rate that falls between the other two groups, at 14 percent and 11 percent, respectively.

Additionally, a closer look at home purchase denial rates by race/ethnicity and income group within Contra Costa County, shown below, demonstrates that high-income Blacks (having

greater than 120 percent of Area Median Income) were more likely to be denied for a single-family home purchase, at 15 percent, than low-income Whites (having 80 percent or less of Area Median Income), at 12 percent. Low-income Hispanics were denied at a rate of 17 percent, slightly higher than high-income Blacks. Additionally, high-income Hispanics and high-income Asians were denied at rates slightly below low-income Whites, at 10 percent. White applicants demonstrated the lowest disparity in denial rates between their low- and high-income applicants at 5 percent, compared to 7 percent for Blacks and Hispanics.

GRAPHIC 1

SINGLE FAMILY HOME PURCHASE DENIAL RATE, 2014



Upon a review of denial reasons for federally supported loan products, the most common reason for Black and Hispanic denials was credit history, at respective rates of 36 percent and 28 percent, while the top denial reason for Whites and Asians was debt-to-income ratio, at respective rates of 35 percent and 43 percent. Reviewing the denial reasons provided by conventional lenders shows that as of 2014 the top denial reason for Whites, Blacks, and Asians was debt-to-income ratio while for Hispanics it was credit history.

Table 33
Home Purchase (Single Family - Owner Occupied)
Denials By Race, Ethnicity, And By Reason

Home Purchase (Single Family - Owner Occupied) Denials by Race, Ethnicity, and by Reason			
	Primary Reason for Denial	Percentage of Conventional Loan Denials	Percentage of Federally Supported Loan Denials
Race			
Whites	Collateral	15%	11%
	Application Incomplete	13%	6%
	Credit History	14%	23%
	Debt to Income Ratio	27%	35%
	Employment History	2%	2%
	Insufficient Cash	7%	5%
	Mortgage Insurance Denied	0%	0%
	Unverifiable Information	7%	3%
	Other	16%	16%
African American/Black	Collateral	4%	18%
	Application Incomplete	7%	7%
	Credit History	30%	36%
	Debt to Income Ratio	34%	23%
	Employment History	2%	0%
	Insufficient Cash	5%	2%
	Mortgage Insurance Denied	0%	2%
	Unverifiable Information	0%	9%
	Other	18%	2%
Asian	Collateral	18%	9%
	Application Incomplete	12%	2%
	Credit History	13%	17%
	Debt to Income Ratio	31%	43%
	Employment History	3%	9%
	Insufficient Cash	7%	0%
	Mortgage Insurance Denied	0%	0%
	Unverifiable Information	8%	4%
	Other	8%	15%

Home Purchase (Single Family - Owner Occupied) Denials by Race, Ethnicity, and by Reason			
	Primary Reason for Denial	Percentage of Conventional Loan Denials	Percentage of Federally Supported Loan Denials
Ethnicity			
Hispanic or Latino	Collateral	24%	23%
	Application Incomplete	12%	9%
	Credit History	27%	28%
	Debt to Income Ratio	20%	20%
	Employment History	2%	5%
	Insufficient Cash	5%	4%
	Mortgage Insurance Denied	1%	0%
	Unverifiable Information	2%	3%
	Other	7%	7%
Source: 2014 HMDA			

Contra Costa County's Single Family Lending Market, 2007-2014

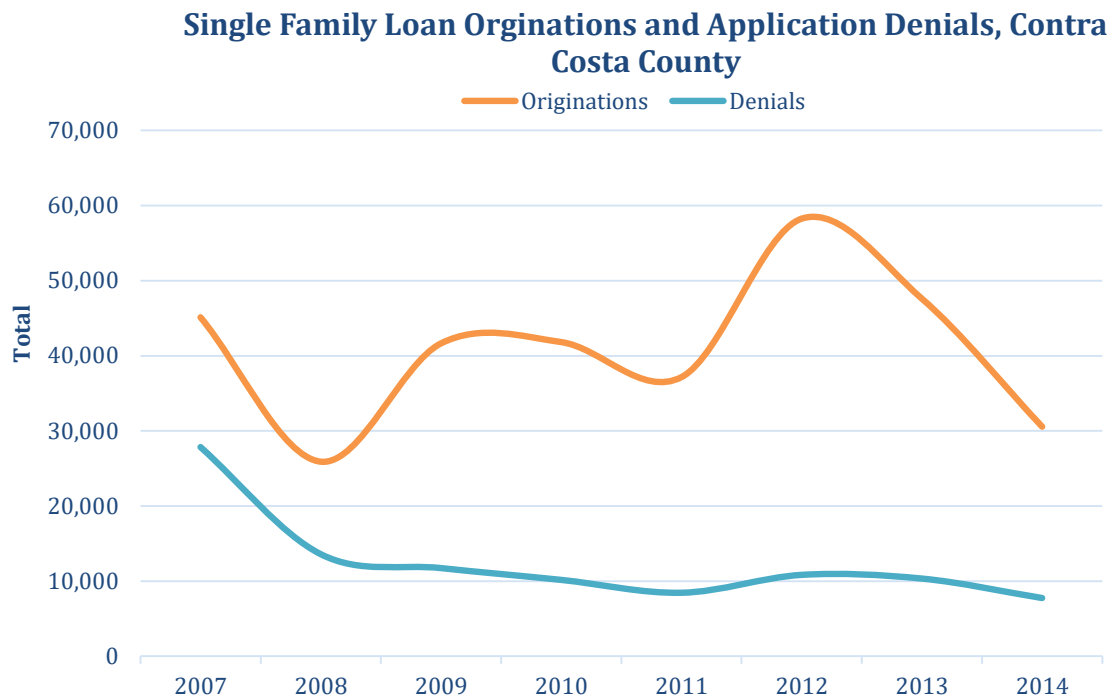
The following section will examine HMDA data over the time period 2007-2014 for single-family properties in Contra Costa County. Multifamily and manufactured housing properties have been excluded because on average between 2007 and 2014, these property types represented less than one half of one percent of the total applications submitted (applications) and total loans made (loan originations) within Contra Costa County.

Highlighted below, the trajectory of single-family loan originations within Contra Costa County between 2007 and 2014 did not exhibit a consistent trend, though between 2012 and 2014 the total number of originations trended steadily downward after a dramatic rise between 2011 and 2012. While the 2014 level of originations was 32 percent below that of 2007, originations in both 2012 and 2013 surpassed 2007 levels. In contrast to the inconsistency of originations, the number of denials demonstrated a relatively steadier

downward trend between 2007 and 2014, falling by 72 percent – more than twice the rate of originations. As a percent of the sum of originations and denials, the share of denials decreased substantially, falling from nearly 40 percent to just over 20 percent.

GRAPHIC 2

SINGLE FAMILY LOAN ORIGINATIONS AND APPLICATION DENIALS

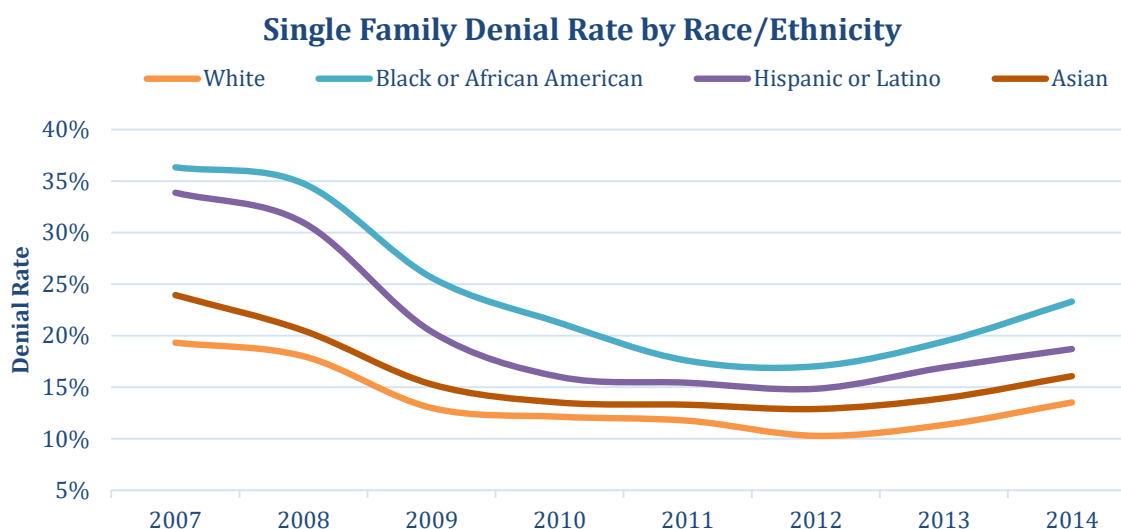


Income, Race, and Single Family Loan Denials Over Time

Denial rates for single-family loans in Contra Costa vary by race and ethnicity. The chart below shows that between 2007 and 2014, Blacks were consistently denied at the highest rate relative to the other groups, with Hispanics consistently denied at the second-highest rate. Though the spread between the denial rate of Blacks and Hispanics relative to Whites narrowed significantly between 2007 and 2011, a mild uptick occurred between 2012 and 2014.

GRAPHIC 3

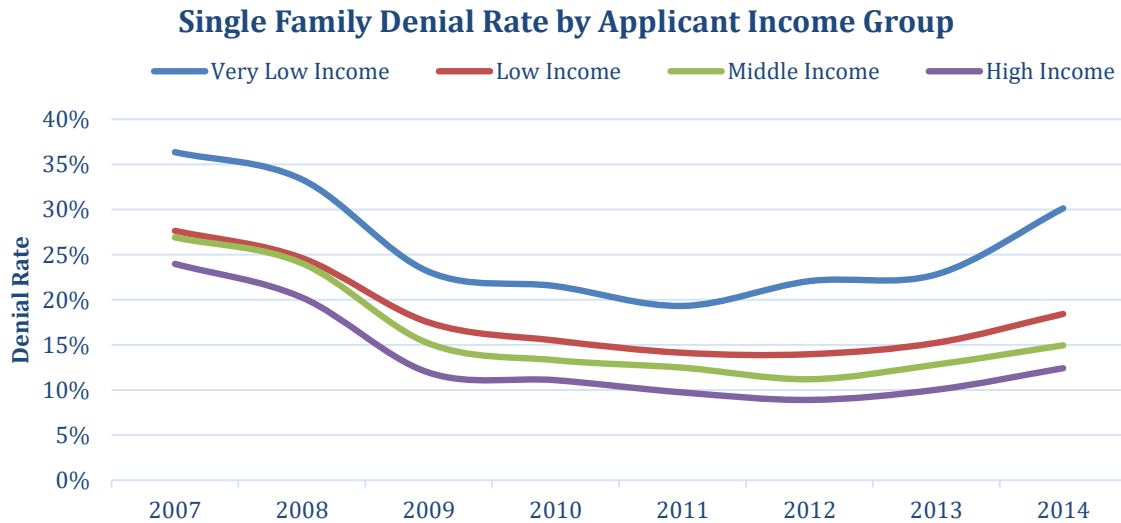
SINGLE FAMILY DENIAL RATE BY RACE/ETHNICITY



A view of single-family denial rates by applicant income group within Contra Costa County, highlighted below, shows the expected outcome that higher income groups have lower denial rates than lower income groups. Between 2007 and 2014, applicants in the Very Low-Income category (50 percent or less of Area Median Income), were consistently more likely to be denied for a single-family loan than any other income group. Low-Income applicants (between 50 percent and 80 percent of Area Median Income) were denied at the second highest rate, though remained closer to higher income groups between 2007 and 2014 relative to Very Low-Income applicants. Middle-Income applicants (80 to 120 percent of Area Median Income), in a manner similar to Low-Income and High-Income applicants, saw a relatively strong drop in denial rates between 2007 and 2012, from 27 percent to 11 percent, though the denial rate has since trended mildly upward to 15 percent as of 2014. The lowest denial rate in every year examined belonged to the High-Income group (greater than 120 percent of Area Median Income). Consistent with an overall countywide decline in the single-family denial rate, every income group's denial rate fell between 2007 and 2012, and between 2012 and 2014, the denial rates for every income group increased.

GRAPHIC 4

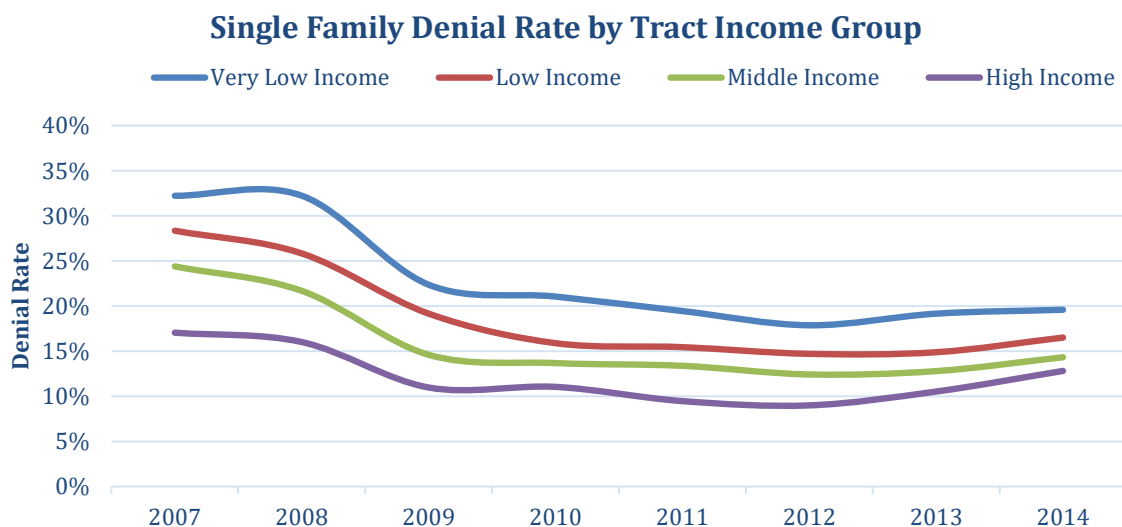
SINGLE FAMILY (SF) DENIAL RATE BY APPLICANT INCOME GROUP



A view of denial rates by income level of the property's Census tract (shown in the chart on the following page) reveals a similar trend, though Very Low-Income Census tracts have avoided the post-2011 denial rate increase that Very Low-Income applicants experienced.

GRAPHIC 5

SINGLE FAMILY DENIAL RATE BY TRACT INCOME GROUP

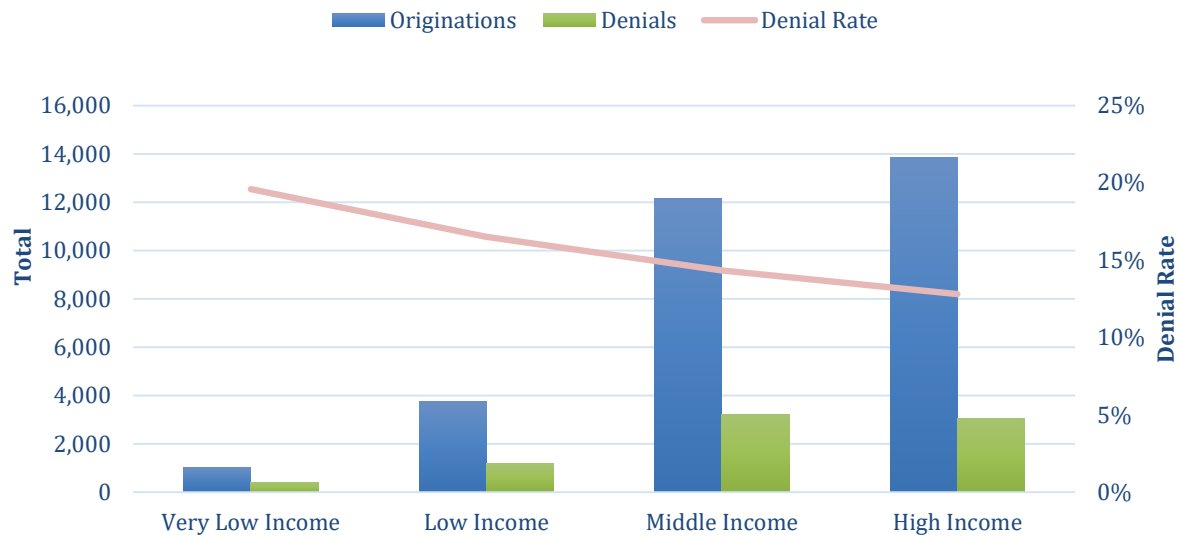


Though Very Low-Income tracts represent nearly 10 percent of all Census tracts within Contra Costa County, they are represented by approximately 3 percent of total originations and 5 percent of total denials in the County as of 2014. Further, loans for single-family properties within these tracts were denied at a rate of 20 percent – higher than any other group. Loan originations within Contra Costa County are disproportionately likely to occur for properties in Middle- and High-Income tracts. Middle- and High-Income tracts represent 55 percent of the County total, but they account for 85 percent of all single-family loans originations throughout the County in 2014. Relatedly, Low- and Very Low-Income tracts represent 45 percent of all tracts, but account for roughly 16 percent of all single-family loan originations during the same year.

GRAPHIC 6

ORIGINATIONS AND DENIALS BY CENSUS TRACT INCOME, 2014

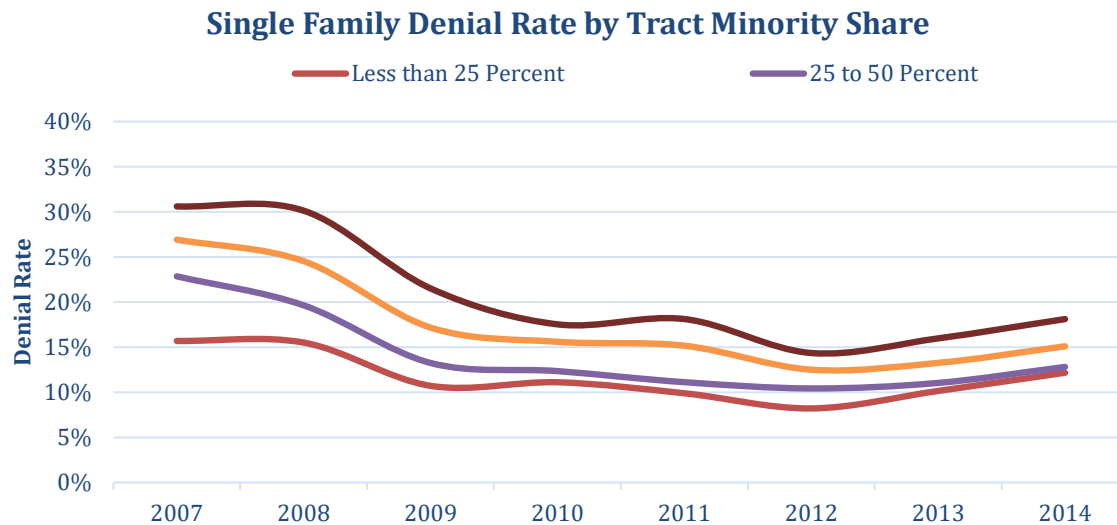
Originations and Denials by Census Tract Income, 2014



In addition to contrasting mortgage market outcomes by applicant and tract income, denial rates also differ depending on the share of minority residents in a housing unit's Census tract. Majority-minority tracts, and particularly those with a share greater than 75 percent, have experienced higher denial rates than majority-White tracts for all study years. Though denial rates for all share groups increased between 2012 and 2014, the gap between denial rates for the highest minority tracts (greater than 75 percent) and the lowest minority tracts (less than 25 percent) has decreased significantly since the onset of the economic downturn.

GRAPHIC 7

SINGLE FAMILY DENIAL RATE BY TRACT MINORITY SHARE

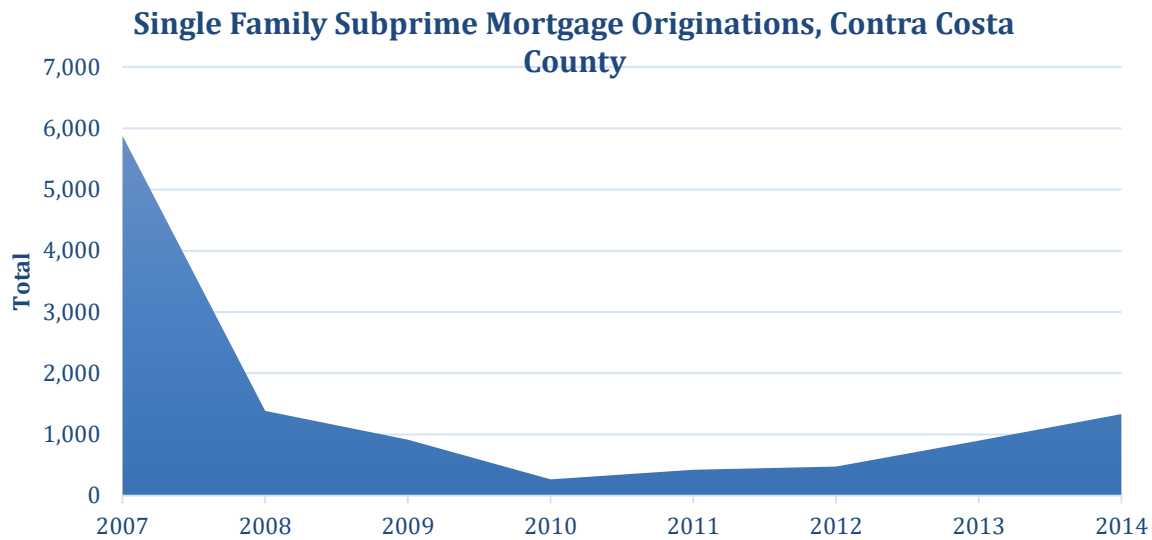


The Subprime Market in Contra Costa County

Illustrated below, the subprime mortgage market in Contra Costa County has declined significantly relative to 2007 levels, though it has gradually increased since bottoming out in 2010. The total number of subprime loan originations fell by nearly 80 percent between 2007 and 2014 – much higher than the total origination decline of 32 percent.

GRAPHIC 8

SINGLE FAMILY SUBPRIME MORTGAGE ORIGINATIONS

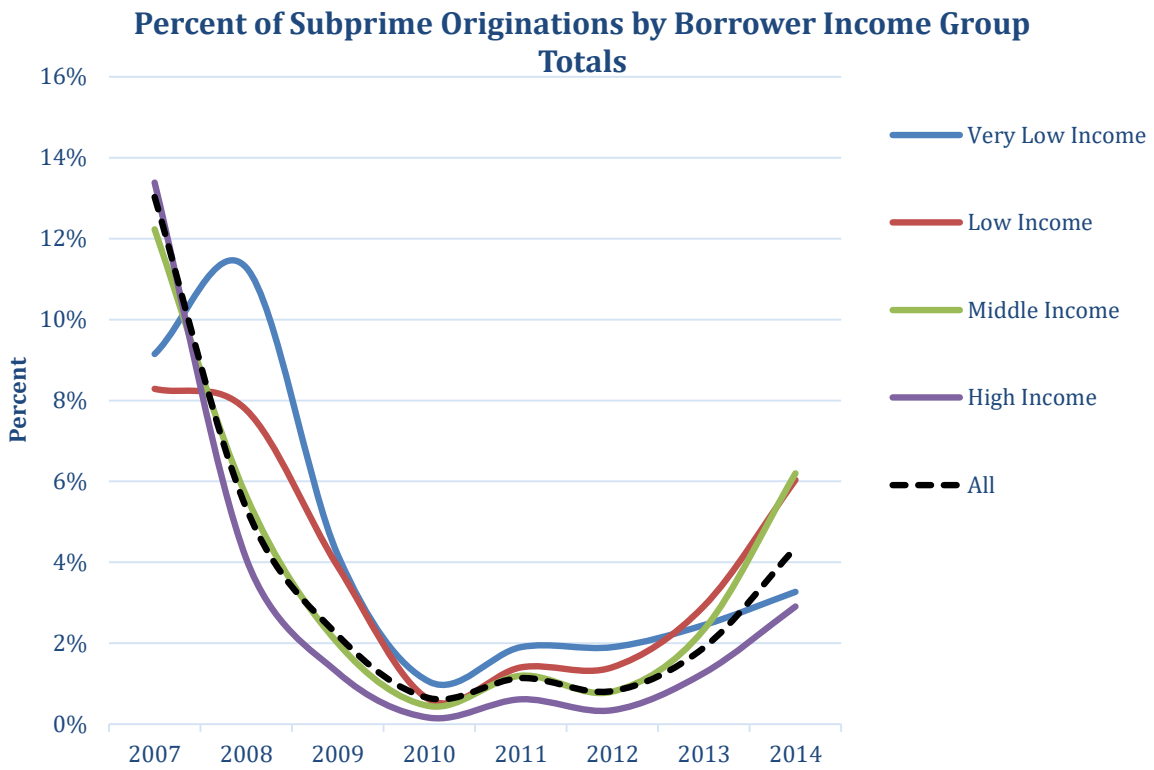


As a percentage of total single family-loan originations, Contra Costa County experienced a substantial decline between 2007 and 2010, falling from 13 percent to less than 1 percent. However, in recent years the subprime share has trended upward to 4.4 percent as of 2014. Subprime originations as a percent of borrower income group follow a similar pattern. While all income groups, and also the County as a whole, have demonstrated an upward trend in the share of subprime originations since 2012, they remain well below 2007 levels as of 2014 despite recent acceleration.

Subprime origination trends in Contra Costa County are consistent with the tightened credit conditions and heightened home lending standards that have taken place in the aftermath of the financial crisis and Great Recession.

GRAPHIC 9

PERCENT OF SUBPRIME ORIGINATIONS BY BORROWER INCOME GROUP TOTALS



VI. Laws, Policies and Furthering Fair Housing

Overview of Federal Fair Housing Laws and Executive Orders

Both federal and state fair housing laws establish protected classes, govern the treatment of these individuals, and are designed to affirmatively further access to housing and community development resources to members of protected classes. This section provides an overview of these laws.

Title VI of the Civil Rights Act of 1964: Prohibits discrimination on the basis of race, color or national origin in programs and activities receiving federal financial assistance.

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) and as amended 1988: Prohibits discrimination in the sale, rental and financing of dwellings, and in other housing-related transactions, based on:

- Race;
- Color;
- National origin;
- Religion;
- Sex;
- Familial status (including children under the age of eighteen living with parents or legal custodians, pregnant women and people securing custody of children under the age of eighteen, or discrimination based on age); and
- Persons with physical, mental, and developmental disabilities.

Specifically, in the sale and rental of housing no one may take any of the following actions based on these protected classes:

- Refuse to rent or sell housing;
- Refuse to negotiate for housing;

- Make housing unavailable;
- Deny a dwelling;
- Set different terms, conditions, or privileges for sale or rental of a dwelling;
- Provide different housing services or facilities;
- Falsely deny that housing is available for inspection, sale, or rental;
- For profit, persuade owners to sell or rent (blockbusting);
- Deny anyone access to or membership in a facility or service (such as multiple listing service) related to the sale or rental of housing;
- Refuse to allow reasonable modifications to dwelling or common use areas, at the expense of the renter or owner, if necessary, for a person living with disabilities to use the housing; or
- Refuse to make reasonable accommodations in rules, policies, practices, or services if necessary for the disabled person to use the housing

In Mortgage Lending: No one may take any of the following actions based on these protected classes:

- Refuse to make a mortgage loan;
- Refuse to provide information regarding loans;
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property;
- Refuse to purchase a loan; or
- Set different terms or conditions for purchasing a loan

In addition, it is illegal for anyone to:

- Threaten, coerce, intimidate, or interfere with anyone exercising a fair housing right or assisting others who exercise that right; or
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. This prohibition

against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

Section 504 of the Rehabilitation Act of 1973: Prohibits discrimination based on disability in any program or activity receiving federal financial assistance.

Section 109 of Title I of the Housing and Community Development Act of 1974: Prohibits discrimination on the basis of race, color, national origin, sex, or religion in programs or activities receiving financial assistance from HUD's Community Development Block Grant Program. Sections 104(b) and 106 (d) (5) specifically require CDBG Program grantees to certify that they will affirmatively further fair housing. This requirement was also included in Section 105 (c) (13) of the National Affordable Housing Act of 1990.

Title II of the Americans with Disabilities Act of 1990: Prohibits discrimination based on disabilities, services, or activities provided or made available by public entities. HUD enforces Title II when it relates to state and local public housing, housing assistance, and housing referrals.

Architectural Barriers Act of 1968: Requires that buildings and facilities designed, constructed, altered or leased with certain federal funds after September 1969 must be accessible to, and usable by, handicapped persons.

Age Discrimination Act of 1975: Prohibits discrimination on basis of age in programs or activities receiving federal financial assistance.

Equal Credit Opportunity Act of 1974: Prohibits discrimination in lending based on race, color, religion, national origin, sex, marital status, age, receipt of public assistance or the exercise of any right under the Consumer Credit Protection Act.

Community Reinvestment Act (CRA) of 1977: According to the Federal Office of the Comptroller of the Currency, the CRA provides a framework for financial institutions, state and local governments and community organizations to jointly promote banking services to all members of a community. The CRA:

- Prohibits redlining (denying or increasing the cost of banking to residents of racially defined neighborhoods); and
- Encourages efforts to meet the credit needs of all community members, including residents of low- and moderate-income neighborhoods.

The Community Reinvestment Act (CRA) provides that “regulated financial institutions have continuing and affirmative obligations to help meet the credit needs of the local communities in which they are chartered.” CRA establishes federal regulatory procedures for monitoring the level of lending, investments and services in low- and moderate-income neighborhoods defined as underserved by lending institutions. CRA creates an obligation for depository institutions to serve the entire community from which its deposits are garnered, including low- and moderate-income neighborhoods.

Home Mortgage Disclosure Act (HMDA) of 1975: Requires banks, savings and loan associations and other financial institutions to publicly report detailed data on their home lending activity. Under HMDA, lenders are required to publicly disclose the number of loan applications by census tract, income, race and gender of the borrower, the type of loan and the number and dollar amount of loans made. Starting in 1993, independent mortgage companies were also required to report HMDA data. HMDA creates a significant and publicly available tool by which mortgage-lending activity in communities can be assessed. HMDA data can be analyzed to determine bank performance and borrower choices.

Executive Order 11063: Prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.

Executive Order 12892 (as amended): Requires federal agencies to affirmatively further fair housing in their programs and activities and provides that the Secretary of HUD will be responsible for coordinating the effort. The Order also establishes the President's Fair Housing Council, chaired by the Secretary of HUD.

Executive Order 12898: Requires each federal agency conduct its program, policies and activities that substantially affect human health or the environment in a manner that does not exclude persons based on race, color, or national origin.

Executive Order 13166: Eliminates, to the extent possible, limited English proficiency as a barrier to full and meaningful participation by beneficiaries in all federally assisted and federally conducted programs and activities.

Executive Order 13217: Requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

Equal Access Rule (24 CFR 5.105(a)(2) and 5.106): Under 24 CFR 5.105(a)(2), the regulations provide protections for HUD-assisted or insured housing (including local housing programs funded with CDBG, HOME, etc. whether run by grantees or subrecipients) on the basis of gender identity, sexual orientation, and marital status and generally prohibits owners and program administrators from making inquiry about such characteristics. Further, 24 CFR 5.106 specifically requires providers to establish, amend, or maintain program admissions, occupancy, and operating policies and procedures (including policies and procedures to protect individuals' privacy and security), so that equal access is provided to individuals based on their gender identity. This requirement includes tenant selection and admission preferences. Such policies must ensure that an individual is placed, served, and accommodated in accordance with the

individual's gender identity and not subjected to intrusive questioning or asked to provide anatomical information or documentation to evidence the individual's gender.

Review of State Laws

The following is a list of California's statutes, rules and plans that have or might have an impact on fair housing choice. This section provides an overview of these statutes, policies, and/or plans.

California Government Code section 12955 et seq - Fair Employment and Housing Act (FEHA):

Prohibits all housing providers, including local governments, from discriminating in housing development and all actions related to the provision of housing based on:

- Age (40 and over)
- Ancestry
- Color
- Religious Creed
- Denial of Family and Medical Care Leave
- Disability (mental and physical) including HIV and AIDS
- Marital Status
- Medical Condition (cancer and genetic characteristics)
- Genetic Information
- National Origin
- Race
- Religion
- Sex (which includes pregnancy, childbirth and medical conditions related to pregnancy or childbirth)
- Gender, Gender Identity, and Gender Expression
- Sexual Orientation

Specifically, Government Code section 12955(l) prohibits discrimination through public or private land use practices, decisions and authorizations. Government Code section 12955.8

prohibits land use policies and practices that have a disproportionate impact on persons protected by the fair housing laws unless they are necessary to achieve an important purpose sufficiently compelling to override the discriminatory effect and there is not less restrictive means to achieve the purpose.

The FEHA also incorporates the **Unruh Act (Civil Code section 51)**, the **Ralph Act (Civil Code section 51.7)** and **Bane Act (Civil Code section 52.1)** as follows:

- The Unruh Civil Rights Act (California Civil Code section 51) provides protection from discrimination by all business establishments in California, including housing and accommodations, because of age, ancestry, color, disability, national origin, race, religion, sex, and sexual orientation. While the Unruh Civil Rights Act specifically lists “sex, race, color, religion, ancestry, national origin, disability, or medical condition” as protected classes, the California Supreme Court has held that protections under the Unruh Act are not necessarily restricted to these characteristics.
- The Ralph Civil Rights Act (California Civil Code section 51.7) forbids acts of violence or threats of violence because of a person’s race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute (California Civil Code section 51.7). Hate violence can be: verbal or written threats; physical assault or attempted assault; and graffiti, vandalism, or property damage. providing civil and administrative remedies for those who are victims of this type of violence, or of violence directed against any particular class of persons. The Ralph Act provides that all persons have the right to be free from violence committed against themselves or their property because of their race, color, religion, ancestry, national origin, political affiliation, sex, sexual orientation, age, disability, position in a labor dispute, or because another person perceives them to have one or more of these characteristics.
- The Bane Civil Rights Act (California Civil Code section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference

by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing.

Government Code sections 11135, 65008, and 65580- 65589.8: Prohibit discrimination in programs funded by the State and in any land use decision as follows:

Government Code section 11135 - 11139.7: Provides protection from discrimination of protected classes from any program or activity that is conducted, funded directly by, or receives any financial assistance from the State. Specifically, whenever a state agency that administers a program or activity has reasonable cause to believe a contractor, grantee, or local agency has violated the provisions of Section 11135, or has adopted any regulation to implement such section, the head of the state agency shall notify the contractor, grantee, or local agency of such violation. If it is determined that a contractor, grantee, or local agency has violated the provisions of this article, the state agency that administers the program or activity involved shall take action to curtail state funding in whole or in part to such contractor, grantee, or local agency.

Welfare and Institutions Code sections 5115 and 5116 (The Lanterman Developmental Disabilities Services Act): Declares that mentally and physically disabled persons are entitled to live in normal residential surroundings and grants to each person in the State with a developmental disability a right to services and support in the "least restrictive environment."

In addition, the Act provides that the use of property for the care of six or fewer mentally disordered or otherwise handicapped persons is required by State law. Specifically, the act states a State authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use to be permitted in all residential zones.

Housing Accountability Act (Government Code section 65589.5): Prohibits a jurisdiction from disapproving a housing development project, including housing for farmworkers and for very low, low, or moderate-income households, or conditioning approval in a manner that renders

the project infeasible for development for the use of very low, low, or moderate-income households, including through the use of design review standards, unless it makes at least one of five specific written findings based on substantial evidence in the record (Government Code Section 65589.5).

Pursuant to the Housing Accountability Act, a local government is prohibited from making the finding regarding zoning and general plan inconsistency (Section 65589.5(d)(5)) to disapprove a development if the jurisdiction identified the site in its general plan (e.g., housing or land-use element) as appropriate for residential use at the density proposed or failed to identify adequate sites to accommodate its share of the regional housing need for all income groups.

Chapter 633, Statutes of 2007, extended these provisions to emergency shelters and transitional housing, and prohibits the use of the zoning and general plan inconsistency finding to disapprove an emergency shelter if the jurisdictions have:

- not identified a zone(s) where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit,
- not demonstrated the identified zone(s) include sufficient capacity to accommodate the need for emergency shelter, or
- not demonstrated the identified zone(s) can accommodate at least one emergency shelter.

This provision applies to any site identified in any element of the general plan for industrial, commercial, or multifamily residential uses. In any court action, the burden of proof is on the local jurisdiction to demonstrate its housing element satisfies the above requirements.

HUD Office of General Counsel Guidance

HUD Office of General Counsel Memorandum on Criminal History. In April 2016, HUD issued legal guidance from the Office of General Counsel (OGC) regarding the likely violation of the

Fair Housing Act when housing providers employ blanket policies in refusing to rent or renew a lease based on an individual's criminal history, because such policies may have a disparate impact on racial minorities.¹⁸ The guidance states, "[b]ecause of widespread racial and ethnic disparities in the U.S. criminal justice system, criminal history-based restrictions on access to housing are likely disproportionately to burden African-Americans and Hispanics."

The guidance states that when a housing provider's seemingly neutral policy or practice has a discriminatory effect, such as restricting access to housing on the basis of criminal history, and has a disparate impact on individuals of a particular race, national origin, or other protected class, the policy or practice is unlawful under the Fair Housing Act if it is not necessary to serve a substantial, legitimate, nondiscriminatory interest of the housing provider, or if the interest could be served by another practice that has a less discriminatory effect.

The guidance states, "bald assertions based on generalization or stereotype that any individual with an arrest or conviction record poses a greater risk than those without such records are not sufficient." Landlords and property managers must be able to prove through reliable evidence that blanket policies actually assist in protecting residents and property.

The guidance also states that a housing provider with policies of excluding people because of a prior arrest without conviction cannot satisfy its burden of showing such a policy is necessary to achieve a "substantial, legitimate, nondiscriminatory interest," since an arrest is not a reliable basis upon which to assess the potential risk to residents or property. In instances when a person has been convicted, the policy must be applied on a case-by-case basis considering the nature and severity of the conviction, what the individual has done since conviction, and how long ago the conviction took place.

OGC Memorandum on Fair Housing Act Protections for Persons with Limited English Proficiency. In September 2016, HUD issued legal guidance discussing how the Fair Housing Act

applies to a housing provider's consideration of a person's Limited English Proficiency (LEP), or the person's limited ability to read, write, speak or understand English.

The memorandum clarifies that while people with limited English proficiency are not a protected class under the Fair Housing Act, the Fair Housing Act prohibits discrimination on seven protected bases, including national origin, which is closely linked to the ability to communicate proficiently in English. Housing providers are, therefore, prohibited from using limited English proficiency selectively or as an excuse for intentional housing discrimination. The law also prohibits landlords from using limited English proficiency in a way that causes an unjustified discriminatory effect.

The guidance addresses how various legal approaches, such as discriminatory effects and disparate treatment, apply in Fair Housing Act cases in which a housing-related decision – such as a landlord's refusal to rent or renew a lease – involves a person's limited ability to speak, read, write, or understand English.

Discriminatory practices, for example, could include applying a language-related requirement to people of certain races or nationalities; posting advertisements that contain blanket statements, such as "all tenants must speak English;" or immediately turning away applicants who are not fluent in English. Targeting racial or national origin groups for scams related to housing also constitutes intentional discrimination.

A housing provider also violates the Fair Housing Act when the provider's policies or practices have an unjustified discriminatory effect, even when the provider had not intended to discriminate. Determining whether a practice has a discriminatory effect involves a three-step legal evaluation of the statistical evidence of a discriminatory effect; whether the housing provider's policy or practice is necessary to achieve a substantial, legitimate, nondiscriminatory interest; and, if so, whether there is a less discriminatory alternative policy or practice.

Nuisance and Crime-Free Housing Ordinances Against Victims of Domestic Violence, Other Crime Victims, and Others Who Require Police or Emergency Services. In September 2016, HUD issued guidance to explain how the Fair Housing Act applies to ensure that the growing number of local nuisance ordinances and crime-free housing ordinances do not lead to discrimination in violation of the Act.

This memorandum’s guidance focuses primarily on the impact these ordinances may have on domestic violence victims, but the Act and the standards apply equally to victims of other crimes and to those in need of emergency services who may be subjected to discrimination prohibited by the Act due to the operation of these ordinances. The guidance further addresses the obligation of HUD-funded recipients to consider the impacts of the ordinances in assessing how they will fulfill their affirmative obligation to further fair housing.

The memorandum describes that a growing number of local governments are enacting a variety of nuisance ordinances that can affect housing in potentially discriminatory ways. These ordinances often label various types of conduct associated with a property—whether the conduct is by a resident, guest or other person—a “nuisance” and require the landlord or homeowner to abate the nuisance under the threat of a variety of penalties. The conduct defined as a nuisance varies by ordinance and has ranged from conduct affecting the appearance of the property to general prohibitions related to the conduct of a tenant or guest. Nuisance ordinances have included what is characterized by the ordinance as an “excessive” number of calls for emergency police or ambulance services, typically defined as just a few calls within a specified period of time by a tenant, neighbor, or other third party, whether or not directly associated with the property.

In some jurisdictions, an incident of domestic violence is defined as a nuisance without regard to whether the resident is the victim or the perpetrator of the domestic violence. In other jurisdictions, incidents of domestic violence are not specifically defined as nuisances, but may still be categorized as such because the ordinance broadly defines nuisance activity as the violation of any federal, state or local law, or includes conduct such as disturbing the peace,

excessive noise, disorderly conduct, or calls for emergency services that exceed a specified number within a given timeframe. Even where ordinances expressly exclude victims of domestic violence or other crimes, victims are still frequently deemed to have committed nuisance conduct because police and other emergency service providers may not log the call as domestic violence, instead categorizing it incorrectly as property damage, disturbing the peace or another type of nuisance conduct.

The ordinances generally require housing providers either to abate the alleged nuisance or risk penalties, such as fines, loss of their rental permits, condemnation of their properties and, in some extreme instances, incarceration. Some ordinances may require the housing provider to evict the resident and his or her household after a specified number of alleged nuisance violations—often quite low—within a specific timeframe.

The memorandum explains that the Fair Housing Act prohibits both intentional housing discrimination and housing ordinances, policies or practices that have an unjustified discriminatory effect because of protected characteristics. While the Act does not prohibit local governments from appropriately considering nuisance or criminal conduct when enacting laws related to housing, governments should ensure that such ordinances and related policies or practices do not discriminate in violation of the Fair Housing Act.

Where the enforcement of a nuisance or crime-free ordinance penalizes individuals for use of emergency services or for being a victim of domestic violence or other crime, a local government bears the burden of proving that any discriminatory effect caused by such policy or practice is supported by a legally sufficient justification. Such a determination cannot be based on generalizations or stereotypes. Selective use of nuisance or criminal conduct as a pretext for unequal treatment of individuals based on protected characteristics violates the Act. The memorandum advises that repealing ordinances that deny access to housing by requiring or encouraging evictions or that create disparities in access to emergency services because of a protected characteristic is one step local governments can take to avoid Fair Housing Act violations and as part of a strategy to affirmatively further fair housing.

VII. Private Sector Analysis

This section discusses the efforts to determine and evaluate the practices of the private sector as they relate to fair housing choice, including the policies and practices of real estate agents, property managers, and mortgage lenders. Mortgage lending patterns are discussed in the preceding Section

Real Estate Sales Practices

In the State of California, to engage in the business of real estate sales, a broker or salesperson must be licensed by the Department of Real Estate (DRE). The DRE also enforces violations of California real estate law.

The real estate industry in California is highly professionalized. Almost all real estate brokers and salespersons are affiliated with a real estate trade association. The two largest are the California Association of Realtors (CAR), associated with the National Association of Realtors (NAR), and the California Association of Real Estate Brokers (CAREB), associated with the National Association of Real Estate Brokers (NAREB). Members of NAREB are licensed to use the professional designation “Realtist.” The use of the term “Realtor” is restricted by NAR as a registered trademark.

NAR has a professional code of conduct which specifically prohibits unequal treatment in professional services or employment practices on the basis of, “race, color, religion, sex, handicap, familial status, or national origin” (Article 10, NAR Code of Ethics). Both prohibit members from promulgating deed restrictions or covenants based on race.

Article 10 of the NAR Code of Ethics provides that “Realtors shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. Realtors shall not be a party to any plan or agreement to discriminate against any person or persons on the basis of race, color, religion, sex,

handicap, familial status, or national origin.”

A Realtor pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon Realtors and is also a firm statement of support for equal opportunity in housing. A Realtor who suspects discrimination is instructed to call the local Board of Realtors. Local Boards of Realtors will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase, or rental of housing. Local Boards of Realtors have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

The California Association of Realtors has many local associations. Contra Costa County is served by the Contra Costa Association of Realtors, the Bay East Association of Realtors, the Delta Association of Realtors, and the West Contra Costa Association of Realtors.

CAR offers continuous online courses dealing with fair housing requirements and issues. According to the course description, the course will provide an overview of the federal fair housing laws and an in-depth discussion of the individual laws and their application to the practice of real estate. The course also provides CAR members with a study of the State of California fair housing laws and regulations. The course emphasizes anti-discriminatory conduct which all licensees should practice and concludes by discussing the voluntary affirmative action marketing program and why promoting fair housing laws is a positive force at work in California and throughout the nation.

NAREB Realtists follow a strict code of ethics that states “any Realtist shall not discriminate against any person because of Race, Color, Religion, Sex, National Origin, Disability, Familial Status or Sexual Orientation” (Part I, Section 2, NAREB Code of Ethics):

- In the sale or rental of real property.

- In advertising the sale or rental of real property.
- In the financing of real property.
- In the provision of professional services.

Part I, Section 2 of the NAREB Code of Ethics continues to state that any “Realtist shall not be instrumental in establishing, reinforcing or extending any agreement or provision that restricts or limits the use or occupancy of real property to any person or group of persons on the basis of race, color, religion, sex, national origin, disability, familial status or sexual orientation.”

Rental and Property Management

The California Apartment Association (CAA) is the country’s largest statewide trade association for rental property owners and managers. CAA incorporated in 1941 to serve rental property owners and managers throughout California. CAA represents rental housing owners and professionals who together manage more than 1.5 million rental units.

CAA supports the spirit and intent of all local, state, and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin. Members of the California Apartment Association agree to abide by the following provisions of their Code for Equal Housing Opportunity:

- We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis;
- We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our resident’s tenancy;

- We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in steering; and
- We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing. The CAA offers a Certificate in Residential Management (CRM), which includes a course on fair housing law. In addition, the CAA website provides links to the Fair Housing Institute and Fair Housing Network. CAA has a local association with offices in Pleasant Hill. The CAA of Contra Costa /Napa/Solano serves Contra Costa County, Napa, and Solano counties. Rental and Property Management

The CAA offers a Certificate in Residential Management (CRM), which includes a course on fair housing law. In addition, the CAA website provides links to the Fair Housing Institute and Fair Housing Network. CAA has a local association with offices in Pleasant Hill. The CAA of Contra Costa /Napa/Solano serves Contra Costa County, Napa, and Solano counties.

Public Outreach

Public Survey

The Consortium conducted two online public surveys to gather input about fair housing in Contra Costa County from the public and interest groups. There were two target groups for the surveys: non-profit and government stakeholder groups with an interest in fair housing, and residents of the County.

Stakeholder Interviews

Stakeholders were engaged through targeted interviews to explore topics that were not fully covered through other outreach or to clarify information gathered through other efforts. A list of individuals interviewed is included as Appendix 1.

A. Methodology

The survey questionnaires are included at Appendix 4. The first survey question asked respondents which of the two target groups they belong to, and then directed them to the proper questionnaire based on their response. The survey for County residents was also available in a Spanish-language version. Stakeholder respondents were asked to complete the survey from an organizational, and not personal, viewpoint, but were invited to complete the resident survey separately.

Survey participants were not required to answer most of the survey items. As a result, survey questions were answered by a varied number of respondents. While not preferable, not requiring a response to all items allowed the respondent to skip over sections of the survey that may not have been applicable and still respond to subsequent questions. The alternative option of requiring all questions was considered an invitation for respondents to quit the survey before their responses were recorded.

The surveys were administered electronically using Survey Monkey as a host platform from April 26, 2016 to June 2, 2016. The Consortium distributed the survey link to its stakeholders and requested that they pass it on to colleagues, partners, and the general public. A link to the survey was also posted online.

B. Results and Analysis

A total of 240 individuals accessed the survey and at least answered the required question about target group. The number of respondents by target group is shown in Table 34.

Table 34: Responses by Survey	
Survey	No. Participants
Resident, English	115
Resident, Spanish	40
Stakeholder	85
Total	240

Below is a detailed summary of the survey results. As mentioned above, the number of respondents for each survey item varied greatly. The population considered for each question is the number of respondents who replied to the item (i.e. percentages refer to the percentage that replied to the question, not the percentage of all who access the survey for that target group).

1. Resident Survey

A total of 155 individuals provided responses for the resident survey. Forty of these completed the Spanish-language version of the survey. Nearly half (47 percent) of respondents lived in Concord, the County's largest city. The remaining respondents were spread among the County's other communities. In many ways the demographic characteristics of the survey respondents were very disproportionate to the County as a whole (as reported in U.S. Census Bureau data).⁵ The County is just over 50 percent female, for example, but 80 percent of survey respondents were female. While both survey respondents and County residents were 65 percent white, only 25 percent of County residents reported Hispanic/Latino heritage, compared to over half of survey respondents (54 percent). Twelve percent of respondents claimed to be disabled, higher than the 6 percent County-wide.

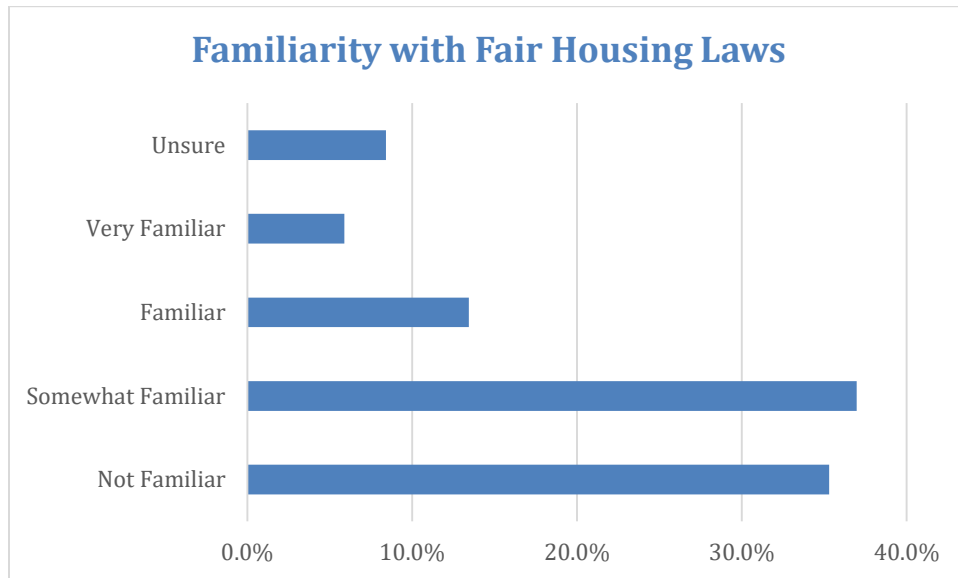
⁵ Source: Census Bureau Quick Facts

Income and housing characteristics follow this trend as well. According to the Census Bureau, 65 percent of County housing units are owner occupied, but only 45 percent of survey respondents were homeowners. About half of respondents reported annual household income of below \$46,750. In fact, of the income brackets offered, the one selected most was the lowest—29 percent of respondents reported annual household income less than \$28,000. This is in stark contrast to the County-wide population, where the median household income was nearly \$80,000 per year in 2014. Finally, 61 percent of survey respondents reported spending more than 30 percent of their income on housing.

The survey asked participants to provide insights about the conditions in their neighborhood and home. Respondents had a general positive feeling toward their own neighborhood. When asked to rate on a ten-point scale a number of neighborhoods characteristics (schools, parks, public safety, infrastructure, public transit, grocery stores, hospitals, and sense of community), a majority of respondents answered on the positive side of the scale for all characteristics. Schools received a particularly high rating, with 18 percent rating them as “10 or best,” the only characteristic where the most positive selection was chosen most often. These results were mirrored when respondents were asked to report the incidence of specific neighborhood issues in the previous two years. While 41 percent indicated an increase in crime and one-third a lack of upkeep of neighborhood homes, all other items were selected by less than a quarter of respondents. This same question format was used to ask about the incidence of specific issues in the home in the previous two years. More than a third indicated no experience with any of the issues, except for difficulty paying rent or mortgage (41 percent). Overall, survey respondent did not report many issues with their neighborhoods or homes.

GRAPHIC 10

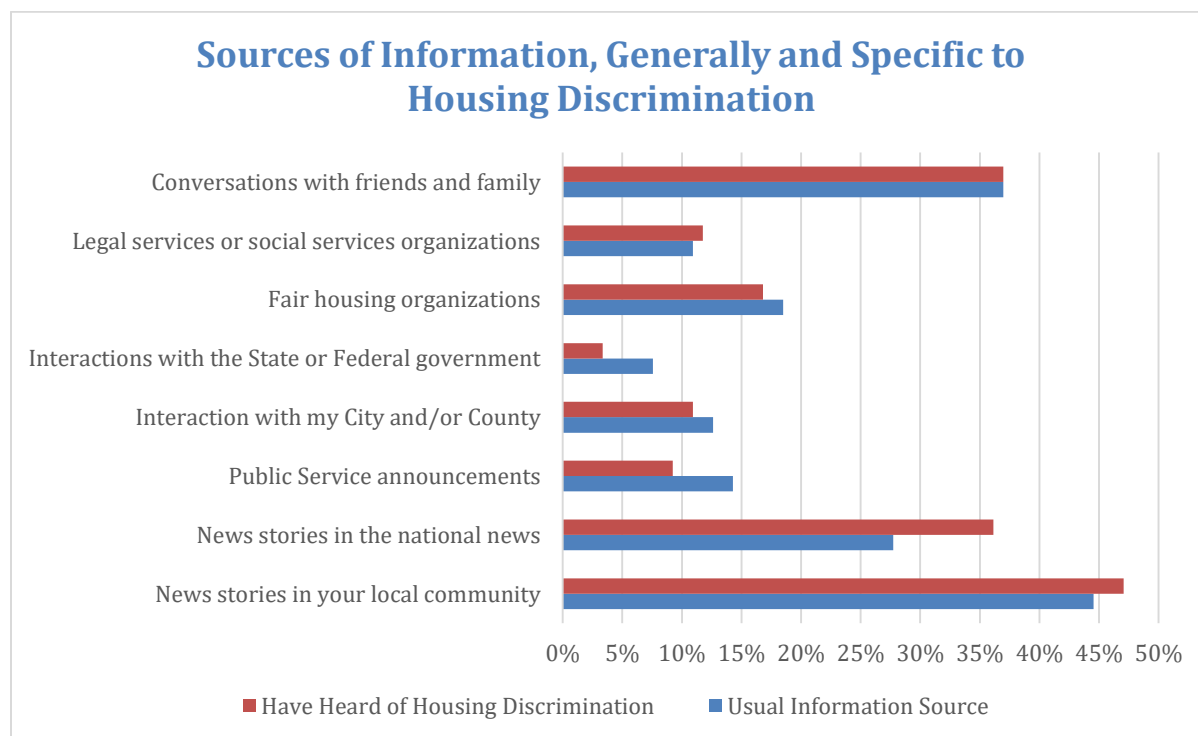
FAMILIARITY WITH FAIR HOUSING LAWS



Graphic 10 shows participant familiarity with fair housing laws, and only a small portion reported great knowledge of the subject. Over 70 percent of respondents reported no familiarity or only somewhat familiarity with the subject. Similarly, 34 percent indicated an awareness of their rights under the federal Fair Housing Act and related California state laws. Only 36 percent reported knowledge of the protections the law generally provides against housing discrimination, and 28 percent knew where to go for help if they experienced housing discrimination.

GRAPHIC 11

SOURCES OF INFORMATION, GENERALLY AND SPECIFIC TO HOUSING DISCRIMINATION



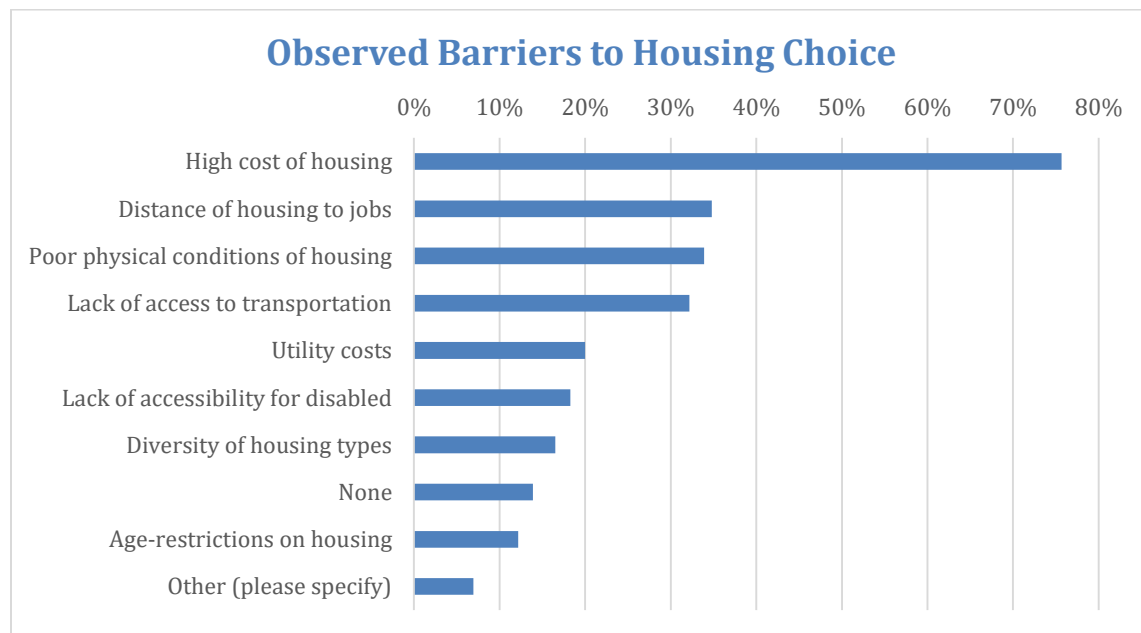
If a small portion of respondents are aware of fairing housing generally, where are they hearing about the subject? **Graphic 11** shows where respondents get information about laws and news generally, and where they have heard about housing discrimination.⁶ In general, respondents reported getting information about fair housing from the same sources they get other news and information. News stories in local news media is the most common source of news generally and specific to fair housing, followed by conversations with friends and family. More respondents reported hearing of fair housing in national news stories than usually go to this source for information. However, less reported hearing of fair housing in PSAs and interactions with government than usually use these as a source of information. These may be areas where the Consortium can look to increase fair housing marketing.

⁶ Note: the general information question included the option of internet research, but this option was not included in the question “where have you heard about housing discrimination?” so it was excluded from the chart.

One survey item listed barriers to housing choice and asked respondents to select those they have observed or experienced in their community. **Graphic 12** shows the results of this question. Over three-quarters (76 percent) of respondents observed or experienced high cost of housing as a barrier. The next highest selection was distance of housing to employment at 35 percent, followed by poor condition of available units (34 percent) and lack of access to public transportation (32 percent). Clearly cost of housing is the most obvious barrier to housing choice in the County.

GRAPHIC 12

OBSERVED BARRIERS TO HOUSING CHOICE



One third of survey participants reported observing housing discrimination in their community. In addition, 13 percent indicated a personal experience with housing discrimination. It is also noteworthy that 12 percent indicated they did not know if they had experience housing discrimination—it is possible that some victims of housing discrimination do not know enough about the issue to self-report. The leading reasons for experienced housing discrimination are race (cited in 44 percent of incidents), national origin (28 percent), and familial status (28

percent). Almost three-quarters (72 percent) of incidents occurred in rental housing by a landlord or property manager, and half occurred in multi-family apartment complexes (only a quarter in single family homes). This suggests that housing discrimination is occurring more often in larger developments. None of the respondents who had experienced housing discrimination had reported the incident to a government agency or fair housing group. When asked why they failed to report the discrimination, about a quarter selected each of the options: no knowledge of where to report, fear of retaliation, unsure of rights, and did not think it would make a difference. It is important to note that every respondent that chose “did not know where to report” completed the Spanish-language survey; there may be a need to market fair housing reporting options in the Spanish-language community.

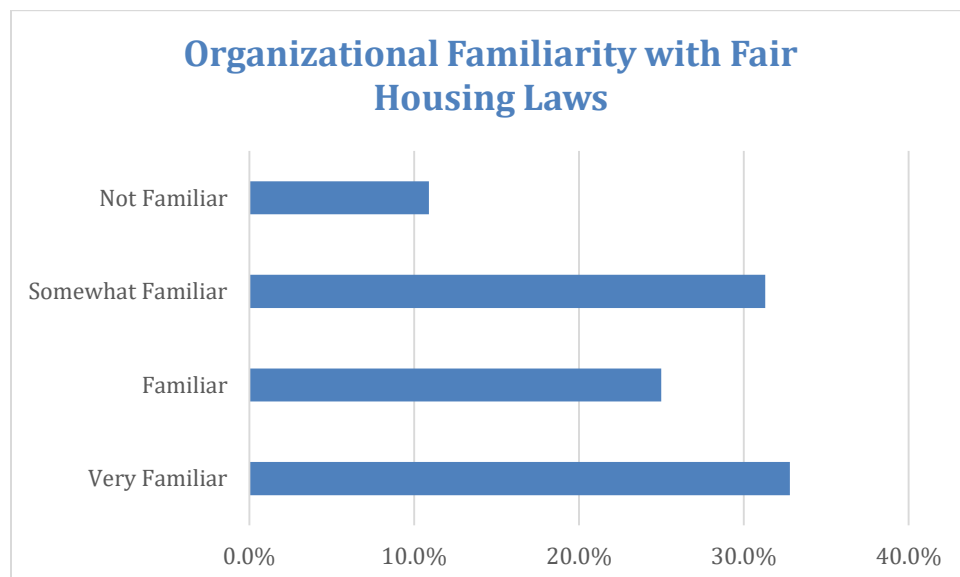
Finally, only 21 percent of respondents reported an awareness of fair housing trainings and workshops in their communities. Only 10 percent of respondents had participated in these opportunities in the past.

2. Stakeholder Survey

A total of 85 individuals accessed the stakeholder survey. However, no more than 65 answered any one survey question. The majority (58 percent) worked for non-profit organizations, and another 17 percent worked in local government. The remainder worked in a variety of other fields. Forty percent of respondents reported working in Concord, with another 14 percent in Martinez and 12 percent in Richmond.

GRAPHIC 13

ORGANIZATIONAL FAMILIARITY WITH FAIR HOUSING LAWS



Graphic 13 shows stakeholder respondent familiarity with fair housing laws. Only 11 percent of respondents claimed no familiarity with fair housing laws, while a full one-third said they were “very familiar” with laws on this subject.

The survey asked about the frequency of client-reported discrimination based on a variety of characteristics. For none of the characteristics did a majority of respondents claim that clients had responded discrimination. Over one-third of respondents noted mental disability (39 percent), physical disability (38 percent), and familial status (38 percent), while 31 percent mentioned race. For race, 11 percent (4 respondents) also claimed that they have received over 7 reports of incidents in the past year.

Several survey items asked about impediments to fair housing related to different topics. For every impediment related to services and opportunities, a majority of respondents reported the occurrence as “somewhat frequent” or “very frequent.” The leading impediment was “insufficient information about housing availability” at 75 percent somewhat or very frequent occurrence, but the other impediments were not far behind: inadequate access to technology

(66 percent), inadequate info about fair housing rights (63 percent), inadequate access to employment (63 percent), inadequate access to transportation (59 percent), and inadequate access to public and social services (58 percent).

The results were similar with economic impediments to housing choice. Almost a three-quarters (72 percent) of respondents said an inability to secure subsidies for affordable housing developments occurred very frequently, and another 16 percent reported somewhat frequent occurrence. Next was lack of affordable housing developers at 69 percent and high cost of land at 66 percent. very or somewhat frequent occurrence. Despite these results, impediments related to the real estate market did not receive similar high reported frequency. It seems that stakeholders may find economic impediments to housing choice related to developing affordable housing, but not as much in the homebuyer market.

The survey also asked about impediments to housing choice related to government actions and policies. For the nine possible impediments offered, a majority indicate somewhat or very frequent occurrence for just two of them—lack of fair housing knowledge at the local level (62 percent very or somewhat frequent) and lack of designated officer to handle fair housing issues (53 percent). In addition, exactly half of respondents indicated local land-use controls and zoning prohibiting higher density housing very or somewhat frequently. But the other six impediments did not receive a majority of responses about higher frequency, in contrast to the other areas of impediments on the survey. This could be because the local government respondents and non-profit respondents with close ties to local government are not self-reporting issues related to their own organizations.

In a related item, participants were asked to evaluate the effectiveness of nine different government actions related to fair housing. In almost every case, a plurality of respondents indicated that the action was “somewhat effective.” Most of these items dealt with coordination and siting affordable housing near different services. However, in two cases the plurality chose “not at all effective”: increasing housing choice for HCV recipients (45 percent)

and allocating local funds for affordable housing (38 percent); the items related to increasing housing supply were deemed least effective.

Respondents offered their opinions on the effectiveness of other efforts to promote fair housing as well. When asked about fair housing marketing practices, however, a majority of respondents indicated uncertainty about the effectiveness or that it was not used in their area for all practices listed. The results were the same when asked to evaluate the effectiveness of educational outreach efforts related to fair housing. Clearly these efforts are not occurring or their use is not widespread in the County.

A majority of respondents (63 percent) reported having clients who have complained about being victims of housing discrimination. The leading reason for this discrimination were race in 47 percent of cases, national origin and familial status each in 37 percent of cases, and physical handicap and age each in 32 percent of cases.⁷

Lastly, asked about questionable practices in different housing markets and policy areas. The only area a plurality of respondents said they know of questionable practices was rental housing market. The leading response for all other areas (real estate market, lending market, minority populations serving on local boards, and other housing services) was “don’t know.”

⁷ Respondents were allowed to select multiple reasons for the act of housing discrimination.

VIII. Government Barriers to Fair Housing

Public policies established at the state, regional, and local levels can affect housing development and, therefore, may have an impact on the range and location of housing choices available to residents. This section discusses the public policies enacted by jurisdictions within Contra Costa County and their potential impacts on housing development. Zoning and housing-related documents (e.g., housing elements, previous fair housing assessments, consolidated plans) were reviewed to identify potential impediments to fair housing choice and affordable housing development.

Housing Element Law and Compliance

California state housing element law requires that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community.

California state housing element law requires each jurisdiction to:

- Identify adequate sites which will be made available through appropriate zoning and development standards and with the services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels in order to meet the city's regional housing needs.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Housing for Persons with Special Needs

Housing for Persons with Disabilities

Persons with special needs such as the elderly and those with disabilities must have access to housing in a community. Community care facilities provide a supportive housing environment to persons with special needs in a group situation. Restrictions that prevent these types of facilities from locating in a community may impede equal access to housing for the special needs groups.

Licensed Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116 of the California Welfare and Institutions Code) states that mentally and physically disabled persons are entitled to live in normal residential surroundings and that the use of property for the care of six or fewer disabled persons is a valid residential use for zoning purposes.

Housing element law requires that jurisdictions permit community care facilities with six or fewer persons by right in all residential zones. Group homes of seven or more residents, however, are often subject to special requirements. Current housing element law requires local governments to permit group homes of seven or more in at least one zone; a conditional use permit can be required.

There are many different types of licensed care facilities within the County. Below is a description of the different types of care facilities within these jurisdictions.

- Adult day care facilities (ADCF) provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.
- Adult residential facilities (ARF) are facilities of any capacity that provide 24- hour nonmedical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

- Group homes are facilities of any capacity and provide 24-hour nonmedical care and supervision to children in a structured environment.
- Residential care facilities for the elderly (RCFE) provide care, supervision, and assistance with daily living activities to persons 60 years of age and over and persons under 60 with compatible needs.
- Small family homes (SFH) provide care 24 hours a day in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped and who require special care and supervision as a result of such disabilities.
- A social rehabilitation facility is any facility that provides 24-hour-a-day nonmedical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.
- The Transitional Housing Placement Program provides care and supervision for children at least 17 years of age participating in an independent living arrangement.

Reasonable Accommodation

Under state and federal law, local governments are required to “reasonably accommodate” housing for persons with disabilities when exercising planning and zoning powers. Jurisdictions must grant variances and zoning changes if necessary to make new construction or rehabilitation of housing for persons with disabilities feasible, but they are not required to fundamentally alter their zoning ordinance. Although most local governments are aware of state and federal requirements to allow reasonable accommodations, if specific policies or procedures are not adopted by a jurisdiction, disabled residents may be unintentionally displaced or discriminated against. All of the jurisdictions examined provide flexibility in development standards to reasonably accommodate the housing needs of residents with disabilities. The degree of formalization varies by jurisdiction.

Housing for the Homeless

Transitional and Supportive Housing

Transitional housing is defined by U.S. Department of Housing and Urban Development (HUD) as a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months.

Permanent supportive housing is defined by HUD as long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay.

California Senate Bill 2 requires that both the transitional and supportive housing types be treated as a residential use and be subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the zoning code.

California Senate Bill 2 also requires jurisdictions to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition).

The goal of SB 2 is to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that jurisdictions demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

Building Code

Building codes are essential to preserve public health and safety and to ensure the construction of safe housing. On the other hand, excessive standards can constrain the development of housing. Building codes are typically reviewed on an ongoing basis to evaluate whether changes are necessary or desirable and consistent with changing state law.

A review of the building codes for local jurisdictions in the County was completed, and it was found that none of the building codes or amendments to the building codes create an undue constraint on housing development. Please see Appendix 5 for a description of the local building codes currently adopted.

Resources and Incentives for Affordable Housing

Local jurisdictions may provide resources and incentives for the development of affordable housing in order to assure the greatest possible availability of housing types for all persons and all income groups. Resources include local, state, and federal funding as well as local programs that provide incentives for the development of affordable housing. Please see Appendix 6 for a listing of the funding programs available.

Two of the most significant incentive programs are inclusionary housing and the so- called density bonus.

Inclusionary Housing

An inclusionary housing program requires a percentage of new residential housing units to be offered for sale or rent at prices affordable to lower-income households. In an effort to generate a mix of income levels within residential areas and to offer access to public and commercial services without regard to economic status and income level, the affordable units are expected to be dispersed throughout the development. The number of inclusionary units is determined as a percentage of the total units in the development. Developers may choose to

pay a fee or to provide a combination of fee and units in lieu of providing the units on-site. Fees collected are allocated to an Affordable Housing Trust Fund.

Density Bonus

Senate Bill 1818 (Hollingsworth, 2004) altered the state density bonus provisions. Effective January 1, 2005, SB 1818 increased the maximum bonus from 25 to 35 percent and changed the eligibility thresholds for projects. The bill also required localities to grant additional incentives and allowed bonuses for land donation. Under the new density bonus law, there are provisions for projects that include affordable housing (to low- and very low-income households), senior housing, donations of land, condominium conversions, and child-care facilities. The law also allows for concessions and incentives that have the effect of reducing the cost of development. A developer may apply for one to three concessions or incentives depending on how many affordable units are being constructed. Such concessions or incentives may include modification of or relief from development standards such as minimum parking requirements, minimum building setback and separation distances, maximum floor area ratios, architectural design requirements, or others.

IX. Findings, Impediments, and Recommendations

This AI broadly analyzes actions and conditions that may have the effect of restricting housing choice for people protected under State and Federal fair housing laws. The AI not only identifies impediments to fair housing choice, but also makes recommendations to overcome the effects of those impediments and will serve as the basis for fair housing planning, providing essential information to staff, policy makers, housing providers, lenders, and fair housing advocates, and assisting with garnering community support for fair housing efforts.

Findings

The study's principal findings are as follows:

Overall, approximately 45 percent of renter households in the County have a high cost burden. Less than 25 percent have a severe cost burden. This is roughly consistent in all jurisdictions except Antioch (high: 52.2%/ severe: 28.6%) and Pittsburg (high: 48.8%; severe: 26%). Elderly one - and two - person renter households tend to experience a higher degree of high cost burden (56.3 percent) and severe cost burden (27.6 percent) countywide. Concord has the highest percentage of cost-burdened elderly households with 70.1% having a high cost burden and 38.1% having a severe cost burden.

Over one - third (38.5 percent) of owner households in the County have a high cost burden. Approximately 15 percent have a severe cost burden. This is generally consistent across all jurisdictions except Pittsburg (high: 44.8%/ severe: 18.4%) and Antioch (high: 43.2%/ severe: 16.6%). Elderly one - and two - person owner households tend to experience a slightly lower degree of cost burden (28.7 percent high and 12.9 percent severe) countywide.

The above findings on cost burden are supported by survey responses from residents. Sixty-one percent of survey respondents reported spending more than 30% of their income on

housing. Over three-quarters (76%) of respondents observed or experienced high cost of housing as a barrier.

Higher income communities in the County tend to be in the central region, and lower income communities are more likely to be in the industrial and agricultural communities of the eastern, northern and western regions. The cities of San Pablo, Pittsburg and Richmond are notable for the level of poverty (over 17%) as compared to the rest of the County. San Pablo, Antioch, Pittsburg and Richmond are all notable for having a poverty level over 20% for persons under the age of 18 years.

When comparing the 2009 data to the 2014 data for Contra Costa County as a whole, due to the current economic condition the unemployment rate has increased dramatically from 7.2 percent in 2009 to 9.8 percent in 2014 – an increase of 36 percent. This increased unemployment rate is the trend for all but two jurisdictions in the County (Hercules and Pleasant Hill), with almost all jurisdictions seeing an increase in the unemployment rate. The jurisdiction that had the greatest increase in unemployment rate was Moraga (268 percent increase) going from 2.2 percent in 2009 to 8.1 percent in 2014.

In stakeholder interviews, numerous stakeholders reported that the lack of sufficient affordable housing supply and concentration of affordable housing remain relevant findings from the previous AI. Survey results support this finding in that 72% of stakeholder respondents said an inability to secure subsidies for affordable housing developments occurred very frequently, and another 16% reported somewhat frequent occurrence. Further, 75% said lack of information about housing availability is a very frequent or somewhat frequent impediment. Additionally, 41% of resident respondents indicated difficulty paying rent or mortgage (41%).

Overall, the 2014 data indicate that the County has a very low vacancy rate. With the exception of three communities, all communities in the Urban County have vacancy rates below 5 percent, which is extremely low. The three communities within the Urban County that have

vacancy rates above 5% are San Pablo (8.3%), Pinole (6.9%), and El Cerrita (5.2%). All entitlement jurisdictions have vacancy rates above 5% (Richmond 8.2%; Antioch- 7.7%; Walnut Creek-6.8%; Pittsburg- 6.2%; and Concord 5.8%;).

The denial rate for traditional home purchase loans for one - to - four family housing in the County varies significantly among Whites, Blacks, and Hispanics. In 2014, Blacks were more than twice as likely to be denied for conventional single-family home purchases as Whites, with respective denial rates of 18% and 8%. Hispanics and Asians were denied at a rate that falls between the other two groups, at 14% and 11%, respectively.

Additionally, a closer look at home purchase denial rates by race/ethnicity and income group within Contra Costa County demonstrates that high-income Blacks (having greater than 120% of Area Median Income) were more likely to be denied for a single-family home purchase, at 15%, than low-income Whites (having 80% or less of Area Median Income), at 12%. In contrast, high-income Hispanics and high-income Asians were denied at rates slightly below low-income Whites, at 10%. White applicants demonstrated the lowest disparity in denial rates between their low- and high-income applicants at 5%, compared to 7% for Blacks and Hispanics.

Over 70% of respondents reported no familiarity or only somewhat familiarity with fair housing laws. Thirty-four percent indicated an awareness of their rights under the federal Fair Housing Act and related California state laws. Only 36% reported knowledge of the protections the law generally provides against housing discrimination, and 28% knew where to go for help if they experienced housing discrimination. Respondents reported that, to the extent they know about housing rights, they get information from community news stories and family/friends.

Twelve percent of resident survey respondents reported that they did not know if they had experience housing discrimination. It is possible that some victims of housing discrimination do not know enough about the issue to self-report.

Only 21% of resident respondents reported an awareness of fair housing trainings and workshops in their communities. Sixty-three percent of stakeholder survey respondents said that inadequate information about fair housing rights was a somewhat frequent or very frequent impediment to fair housing.

Disabled persons are especially impacted by the increase in evictions that resulted from property owners being foreclosed upon beginning in 2008 and 2009. There is little legal recourse for tenants who are evicted as a result of foreclosure. Disabled persons find it more difficult to find housing that can accommodate their needs than nondisabled persons and are more likely to fall into a low - income category, making it more difficult to find new housing that meets their needs and that they can afford.

Several jurisdictions studied have greater percentages of persons who are disabled than the County average of 10.4%, which is in line with the state average of 10.3%. These jurisdictions include Pinole (14.3%), Pittsburg (14.1%), Antioch (13.4%), Walnut Creek (12.3%), Pleasant Hill (12%), San Pablo (11.9%), and Concord (11.5%).

Stakeholders reported that a lack of formal policies and procedures regarding reasonable accommodation remains an issue, especially as applied to small rental property owners. They also noted that transitional and permanent supportive housing faces resistance throughout the County.

Among resident survey respondents, the leading reasons for experienced housing discrimination are race (cited in 44% of incidents), national origin (28%), and familial status (28%). Almost three-quarters (72%) of incidents occurred in rental housing by a landlord or property manager. However, among stakeholder survey respondents over one-third of respondents noted mental disability (39%), physical disability (38%), and familial status (38%), while 31% mentioned race.

Half of stakeholder respondents to the survey indicated that local land-use controls and zoning “very frequently” or “somewhat frequently” prohibit the development of multi-family housing.

Stakeholders that were interviewed indicated that local processes for building approvals can be complicated and discourage construction of affordable housing. Rather than having a system of building approvals “by right” where approvals can be obtained if all regulatory conditions are met, local governments sometimes require separate approvals for every aspect of the development process and stipulate public hearings that invite community opposition.

Impediments

6. **Education and public perception.** Inadequate information on fair housing issues and a lack of understanding about the potential extent of housing discrimination exists.
7. **Housing affordability.** The high cost of housing and extreme burden those costs place, particularly on renters, present a barrier to fair housing choice. Also, low vacancies and lack of affordable housing options contribute to these issues. Concentration of the limited affordable housing supply is also a fair housing concern.
8. **Home purchase loan denials.** Significant disparity between races and ethnicities in loan denial rates exists. Minorities are more likely to be denied loans than whites, even in high income categories.
9. **Disability and elder care issues.** Availability and access to housing for individuals with physical and mental disabilities is a rapidly emerging impediment to fair housing. Further, insufficient education and enforcement around issues of reasonable accommodations results in discrimination against individuals with disabilities.
10. **Local Building Approvals.** Lengthy, complex and extensive local review and approval processes discourage construction of affordable housing. Local governments sometimes require separate

approvals for every aspect of the development process and sometimes stipulate public hearings that invite community opposition, which can have the same effect as exclusionary zoning.

Recommendations

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

Recommendation # 1: Increase Public Awareness of Fair Housing Rights

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

Recommendation # 2: Improve and Better Utilize Financial Assistance for Housing

High housing costs and cost burdens to both buyers and renters can be reduced through financial assistance programs. The variety and volume of programs available to low/moderate-income persons is large. Realtors, lenders and rental property owners often do not know what is available and what the qualifications are for the various programs. All could benefit from more information on the availability of home financing and rental subsidy programs. In addition, federally supported programs could be better designed and targeted. Members of the Contra Costa County Consortium could provide more information and realign its housing finance policies to more directly confront housing affordability issues.

Recommendation # 3: Review Home Purchase Loan Denial Figures with Local Lenders

Significant disparity between races and ethnicities in loan denial rates exists. Minorities are more likely to be denied loans than whites, even in high income categories. The Contra Costa County Consortium should further research the extent of these issues and review this information with Fair Housing Organizations and local lenders. Both members of the

Consortium and the Fair Housing Organizations should report the disparate impact to lenders, encourage them to examine loan approval policies and procedures within that context and indicate what affirmative steps, as appropriate, that they might take to address this apparent issue. Members of the Consortium have some established networks such as the Home Equity Preservation Alliance and lists of preferred lenders that may be able to serve as a base for growing outreach on these issues.

Recommendation # 4: Increase Access to Special Needs Housing

The Contra Costa County Consortium should gather more information of this emerging impediment and determine the extent to which the available supply of supportive housing is limited particularly for individuals with physical and mental disabilities. Members of the Consortium should examine and develop more formal policies and procedures regarding reasonable accommodation and better inform landlords, especially small rental property owners. Promoting best practices for alternative types of special needs/elderly housing and considering policy changes may be in order. Shaping community attitudes as described in the first recommendation may also be necessary to confront this barrier.

Recommendation #5: Review Municipalities Planning Code and Offer Incentives

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

X. Fair Housing Action Plan

Based on the Analysis of Impediments to Fair Housing Choice, the Contra Costa Consortium (CCC) proposes specific goals and action aimed at overcoming barriers to fair housing choice and expanding public awareness of fair housing issues throughout Contra Costa County, CA. This plan contains long- and short -term goals. Its supporting actions are specific, measurable, attainable and realistic, and they correspond directly with impediments identified in the preceding section. Appropriate maps are available in the AI to support all recommendations.

The plan is informed by a report on the progress and the success of actions to affirmatively further fair housing taken by the County as well as accomplishments of other jurisdictions and organizations that address fair housing issues. As described in the body of the AI, the CCC has made significant progress in addressing impediments since the last AI was published in 2010. Data analysis, survey results, focus groups, and interview records indicate past barriers are being removed. There is increased investment in affordable housing and the creation of assistance programs for low income households, greater outreach to community partners working to address fair housing concerns, and progress on strengthening policies and local ordinances to protect rights and encourage best practices. Nonetheless, the following impediments remain and present barriers which this plan is designed to address:

- Inadequate information on fair housing issues and a lack of understanding about the potential extent of housing discrimination exists.
- The high cost of housing and extreme burden those costs place, particularly on renters, present a barrier to fair housing choice. Also, low vacancies and lack of affordable housing options contribute to these issues. Concentration of the limited affordable housing supply is also a fair housing concern.
- Significant disparity between races and ethnicities in loan denial rates exists. Minorities are more likely to be denied loans than whites, even in high income categories.

- Availability and access to housing for individuals with physical and mental disabilities is a rapidly emerging impediment to fair housing. Further, insufficient education and enforcement around issues of reasonable accommodations results in discrimination against individuals with disabilities.
- Lengthy, complex and extensive local review and approval processes discourage construction of affordable housing. Local governments sometimes require separate approvals for every aspect of the development process and sometimes stipulate public hearings that invite community opposition, which can have the same effect as exclusionary zoning.

A set of tables containing the specific goals and actions appear on the following pages.

Goal	Duration	Action Steps	Responsibility	Completion	Deliverable	Comments
Goal # 1: To Increase Public Awareness of Fair Housing Rights	Long-term					
		a) Contract with Fair Housing Services or consultant(s) to educate County residents, tenants, and owners and agents of rental properties regarding their fair housing rights and responsibilities	CCC Members	2017	Service contracts with each jurisdiction in County; assignments related to standardizing public information materials Countywide	Expect to renew contracts every fiscal year; plan joint semiannual meetings with fair housing providers
		b) Update existing guidance on fair housing rights to include recent changes in protected classes and equal access	Fair Housing Services	2017	Content for website and brochures with consistent message and inclusive delivery	Refer to HUD Resource Exchange for updated guidance and coordinate content production from County
		c) Promote and coordinate expansion of outreach to the community regarding fair housing rights	CCC Lead	2018	Campaign to highlight the single toll-free telephone number for fair housing services; strategies to jurisdictions and pre-prepared content for trade publications	Involve Home Builders, Realtors, Property Management Association, and small landlords
		d) Diversify form and content of outreach	Fair Housing Services	2019	Alternatives to traditional fair housing outreach that reach different populations or present a fresh way of sharing information; also, develop a LAP	Collect best practices and outcomes to share with grantees. (This will be ongoing and updates will be provided annually in CAPER.)

Goal	Duration	Action Steps	Responsibility	Completion	Deliverable	Comments
Goal # 2: To Improve and Better Utilize Financial Assistance for Housing	Short-term					
		a) Continue to support development of new affordable housing and preservation of existing affordable housing, which include the CDBG Program, HOME Program, and HOPWA Program	CCC Members	2017	Action Plan budget allocations maintained with minimum reduction; project selection criteria that relate to new State resources, e.g. Housing Trust Fund and Rapid Rehousing	Coordinate funding levels from within CCC and CCD Lead report performance in CAPER
		b) Publicize information about housing assistance programs, especially rental assistance with referral feature for available housing	CCC Lead	2017	Annual update/distribution of material; protocol to direct inquiries for affordable rental housing to County website list of subsidized rental housing; creation of “Apartment Finder”	Include information rental assistance programs; create list of realtors, brokers, banks, credit unions etc.
		c) Facilitate tenant/landlord dispute resolution or other dispute resolution services	Fair Housing Services	2017	Reduced evictions and greater lease renewals	Collect and monitor data on tenant rent increases; promote rights of protected classes and equal access
		d) Diversify information on the availability of home financing and rental subsidy programs	CCC Members	2018	Expanded multi-lingual services and outreach to special needs population and the organizations that serve these populations	Ensure website and social media has all materials in Spanish discussions with organizations that serve these populations (will be necessary to establish best modes of outreach and coordination)

Goal	Duration	Action Steps	Responsibility	Completion	Deliverable	Comments
Goal # 3: Review Home Purchase Loan Denial Figures with Local Lenders	Short-term					
		a) Require their respective fair housing consultant(s) to review and monitor HMDA data in regards to loan denial rates among racial/ethnic minorities	CCC Members	2017	Reports of any disparate impacts between racial and ethnic minorities to CCC members and possible enforcement action	Refer cases as appropriate to State and Federal complaint centers
		b) Utilized preapproved lenders and encourage them to examine loan approval policies and procedures	CCC Members	2017	Documentation of review by lenders	Include established networks such as the Home Equity Preservation Alliance; indicate what affirmative steps lenders might take to address this apparent issue
		c) Prefer lenders with Community Reinvestment Act (CRA) rating of “Outstanding” when selecting new participants	CCC Members	2018	Review of CRA rating reports	In addition, review lenders most recent HMDA reporting published by Federal Financial Institutions Examination Council (FFIEC)

Goal	Duration	Action Steps	Responsibility	Completion	Deliverable	Comments
Goal # 4: Increase Access to Special Needs Housing	Short-term					
		a) Adopt formal policies and procedures, in jurisdictions that have none, for persons with disabilities to request reasonable accommodations to local planning and development standards	CCC Members	2017	New appeals process within jurisdictions that presently do not offer such protection	Gather more information to determine extent to which the available supply of supportive housing is limited particularly for individuals with physical and mental disabilities; use County policy as model for other jurisdictions
		b) Promote best practices for alternative types of special needs/elderly housing and considering policy changes	Continuum of Care	2017	Prototypes of housing designs that permit vulnerable populations to gain access, receive services/age in place (this includes development of accessory dwelling units by reducing fees for new units, placement services for seniors, and expanded use of VASH vouchers	Reflect changes in plans, program descriptions and funding requests for CoC, PHA, etc. (Also, follow new State legislation to further encourage accessory dwelling units)
		c) Educate tenants, and owners and agents of rental properties	Fair Housing Service Providers	2018	Targeted outreach to property owners and representatives that have not received past notification	Include landlords and small property owners with scattered site units

Goal	Duration	Action Steps	Responsibility	Completion	Deliverable	Comments
Goal # 5: To Review Municipalities Planning Code and Offer Incentives	Long-term					
		a) Examine the review and approval process to identify opportunities to streamline and simplify action on affordable projects	CCC Lead	2017	Report recommending possible changes in zoning, land use and building permit issuance	Confer with both planners, developers and builders
		b) Publicize the density bonus ordinance and encourage developers to utilize the ordinance in order to create affordable housing	CCC Lead	2018	Media campaign to draw attention to recent successes in the region (e.g. as a 25% parking reduction permitted with the inclusion of very low Income rental housing units); updates of promotional material and outreach strategies	Track progress to determine whether further changes are necessary in other jurisdictions and promote consideration of similar incentives
		c) Develop policy for priority review to affordable housing projects as needed	CCC Members	2019	Model development codes, including one adopted recently in the region which streamlines the review process for many types of development; facilitate information sharing and networking among municipalities	Compile best practices from other states, ask APA and ICMA for best practices

APPENDIX 1

List of Stakeholder Interviews

Fifteen stakeholders were contacted for interviews. The six stakeholders below responded and interviews were held on the dates noted. The stakeholders who did not respond were contacted again to follow, but they did not reply.

1. Bay Area Legal Aid
Naomi Young
August 4, 2016
2. Contra Costa Association of REALTORS
Heather Schiffman
August 8, 2016
3. Contra Costa Interfaith Housing
Louise Bourrasa
August 4, 2016
4. East Bay Apartment Management Association
Lisa Vorderbrueggen
September 27, 2016
5. Contra Costa County Housing Authority
Joseph Villareal
September 26, 2016
6. Richmond Housing Authority
Tim Jones
August 17, 2106

APPENDIX 2

PAST IMPEDIMENTS AND ACTIONS

PAST IMPEDIMENTS	ACTION
1. IMPEDIMENT: Lack of sufficient affordable housing supply. 1.1. Action: Provide assistance to preserve existing affordable housing and to create new affordable housing. Assistance will be provided through the Consolidated Plan programs of the Consortium member jurisdictions. These include CDBG, HOME, and HOPWA.	Antioch – Antioch allocates CDBG funds to promote Fair Housing activities. The City of Antioch has historically funded BALA and/or Echo to provide fair housing services to its residents. These agencies provide trainings and workshops to landlords, tenants and other interested parties annually. Both agencies are HUD-approved housing counseling agencies, and satisfy HUD's definition of Fair Housing Enforcement Organization and Qualified Fair Housing Enforcement Organization. Concord – Concord took the following actions to preserve and create affordable housing a. Preserve affordable housing – The City reserved \$300,000 in RDA Housing set-aside funds to assist in rehabilitating a 48-unit multifamily complex in the Monument Corridor, however, due to the State Budget elimination of RDAs and subsequent litigation, these

funds are currently unable to be used. The developer also was unsuccessful in securing State funding for the project.

b. Preserve affordable housing – The City used \$220,000 in RDA Housing set-aside funds for 7 loans to low to moderate income First Time Homebuyers to purchase their first home during the fiscal year. In addition, the City's Housing Rehabilitation Loan and Grant Program provided 6 loans and 33 grants and rebates to rehabilitate housing for low income households utilizing CDBG and RDA funds. 2011/12: Based upon the limited CDBG funding, the City's Housing Rehabilitation Loan and Grant Program still provided 2 loans and 13 grants to rehabilitate housing for low income households utilizing CDBG funds. 2012/13: Based upon the limited CDBG funding, the City's Housing Rehabilitation Loan and Grant Program still provided 2 loans and 13 grants to rehabilitate housing for low income households utilizing CDBG funds. 2013/14: The City's Housing Rehabilitation Loan and Grant Program received eight applications and completed work for four grants.

	2014/15: The City's Housing Rehabilitation Loan and Grant Program provided twenty-six (24) grants and one loan to rehabilitate housing for low income households utilizing CDBG funds. c. Preserve affordable housing – The City invested \$102,652 in CDBG funds and \$25,927 in General Funds to conduct Code Enforcement in lower income areas to preserve and protect single family housing stock and neighborhoods. 2011/12: The City invested \$59,626 in CDBG funds to conduct Code Enforcement in lower income areas to preserve and protect single family housing stock and neighborhoods. 2012/13: The City invested \$59,626 in CDBG funds to conduct Code Enforcement in lower income areas to preserve and protect single family housing stock and neighborhoods. 2013/14: The City invested \$55,408 in CDBG funds to conduct Multi-family housing inspections for affordable housing units to preserve and protect single family housing stock and neighborhoods: 2014/15: The City invested \$32,620 in CDBG funds to conduct Multi-family housing inspections for affordable housing units to preserve and protect housing stock and neighborhoods.
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d. Create new affordable housing – The City continues to coordinate with the Urban County on potential housing projects that may be funded with HOME and HOPWA funds. No projects were funded in FY 2010-11.

e. Create new affordable housing – The City continues to implement the Inclusionary Housing Ordinance (adopted June 2004), that requires all new residential developments to provide a component of lower or moderate income housing. It includes a 45-year term of affordability for ownership projects, 55 years for rental projects; 10% moderate- or 6% low income for ownership, and 10% low or 6% very low income for rental. Minimal development activity was experienced in Concord during FY 2010-11 and no new inclusionary units were approved or built. Once the existing number of foreclosures declines, the City anticipates some development may begin. 2011/12: Minimal development activity was experienced in Concord during FY 2011-12 and only one new

inclusionary unit was built. 2012/13: Minimal development activity was experienced in Concord during FY 2012-13 and only one new inclusionary unit was built.

- f. The City continues to require housing development sponsors to provide housing on an equal opportunity basis without regard to race, religion, disability, sex sexual orientation, marital status, or national origin.

Walnut Creek –

- From 2010-2015, the City of Walnut Creek committed over \$8 million dollars to create new affordable housing through land acquisition, predevelopment and development financing. Funding sources included Housing Impact Fees, commercial linkage fees, and CDBG. The City also purchased a remnant Cal Trans parcel and donated it to Habitat for Humanity.
- The City contributed to affordable housing preservation by refinancing two affordable housing projects and extending both the affordability and loan terms; and also provided CDBG funding for facility improvements.

1.2. Action: Offer regulatory relief and incentives for the development of affordable housing. Such relief includes that offered under state “density bonus” provisions. (See housing element programs.)	Concord - The City has an existing Density Bonus Ordinance. No project applications were processed during the fiscal year that requested a density bonus. The City's Planning Division prepared a comprehensive update of the City's Development Code, which includes the Affordable Housing provisions of the Code. Affordable Housing provisions include inclusionary housing, density bonus, and a new affordable housing incentive program with regulatory incentives. Planning Commission public hearings were held throughout the year with final hearings in June 2012 and adoption by the City Council on July 24, 2012. The Development Code became effective in August 2012. Walnut Creek – - Between 2010-2015, the City granted density bonuses and concessions to two affordable housing projects. Additionally, an affordable project that was entitled prior to 2012, was constructed in 2013 and received a 150% density bonus plus 3 concessions. - The City's 2015-2025 housing element was certified in 2014, including an extensive opportunity sites list. The opportunity

	sites are reviewed and updated annually.
1.3. Action: Assure the availability of adequate sites for the development of affordable housing. (See housing element programs.)	Concord - Housing Element Policy H-1.1 promotes ensuring an adequate supply of housing sites to achieve the City's Regional Housing Needs Allocation numbers. The City adopted its Housing Element Update (2014-2022) on January 6, 2015. As part of that effort an updated inventory was conducted to determine if there are adequate sites available for the construction of the City's Regional Housing Needs Allocation (RHNA). The inventory update concluded that the City does have enough adequately zoned sites to achieve the capacity necessary to meet the City's RHNA over the next 8 years. The City also promotes programs and ordinances and incentives for the development of affordable housing. Pittsburg - From 2010-2015, assisted with – 1. La Almenara – recorded restriction 11/02/11; 20 units 2. Siena Court – recorded restriction 11/09/10; 110 units 3. Santa Fe Commons – recorded restriction 11/02/11; 10 units 4. Approval of a loan to Domus for Veterans Square was given 06/15/15. 5. CDBG funds were awarded to the County to administer the

	Housing Rehab program in fiscal years [please fill in] to preserve and expand affordable housing opportunities.
2. IMPEDIMENT: Concentration of affordable housing.	
2.1. Action: Housing Authorities within the County (Contra Costa County, Richmond and Pittsburg) will be encouraged to promote wide acceptance of Housing Choice Vouchers, and will monitor the use of Housing Choice Vouchers to avoid geographic concentration.	Contra Costa County - From 2010-2015, more than \$19.8 million of the County's CDBG, HOME, NSP, and HOPWA resources was allocated to develop new units and rehabilitate existing units of affordable housing in different regions of the County. In addition, resources were provided for single-family rehabilitation programs, first time homebuyer programs, and fair housing counseling, legal services, and outreach. Concord - Concord has no public housing authority, therefore, 2.1 does not apply. While Concord has no jurisdiction over the above Housing Authorities, the Housing division receives calls from persons seeking assistance, and provides information and referral services to the Housing Authorities. Pittsburg - The Housing Authority has over 1100 HCV/VASH throughout Pittsburg. The tenants are given the opportunity to

	choose where they want to live. The challenge for Pittsburg isn't concentration, it's finding available housing. In 2017, a landlord workshop will be conducted to encourage property owners/managers throughout Pittsburg, to lease to HCV clients.
2.2. Action: Consortium member jurisdictions will collaborate to expand affordable housing opportunities in communities in which they are currently limited.	Concord – • The Consortium met during FY 2011-12 to discuss affordable housing opportunities and reviewed HOPWA applications. One of the recipients of HOPWA funds was the Riley Court Project (48-unit rental) where funds were to be utilized toward a substantial rehabilitation. Due to the elimination of RDA funds committed to the project and a lack of MHP State funds, the project moved forward on a smaller scale using HOPWA funds. • In 2012, the City of Concord adopted a new Development Code which streamlines the review process for many types of development by requiring a staff level review and an Administrative Use Permit which does not require a hearing. Other developments require review by the Design Review Board which is advisory to staff and for which a limited number of meetings are scheduled. Use Permits for multifamily developments are approved by the Planning Commission and are not required to go

	before the City Council unless appealed, or if a General Plan Amendment or Re-zoning is required. The City expedites multifamily development in the review process. Walnut Creek - Through the City's inclusionary ordinance, ownership residential projects can provide affordable units on site or pay a fee. When units are provided on site it increases the distribution of affordable units throughout the City. Between 2010-2015, 11 affordable ownership units were developed through the inclusionary ordinance.
2.3. Action: A higher priority for the allocation of financial and administrative resources may be given to projects and programs which expand affordable housing opportunities in communities in which they are currently limited.	Concord – a. The City's Housing Element Update, adopted January 2015, includes Program H-1.9.3 which streamlines the processing of building permits for residential developments that include units below-market rate (BMR). Building permits for the Wisteria project (including BMRs) were streamlined. The City spent a large amount of effort during the fiscal year on advanced planning projects including the next step for the Complete Streets initiative, which includes the Bike and Pedestrian Master Plan, which is anticipated to be completed during FY 2015-16. In addition, the process for selection of a master

developer for the City's Reuse Plan at the Concord Naval Weapons Station has been progressing with selection of a master developer anticipated in September 2015. The Reuse Plan will include approximately 1 2,200 housing units with 25% of those planned as affordable. The City's Housing Element Update and Development Code Update through the Affordable Housing Incentive Program are geared toward attracting affordable housing to the City by providing incentives for affordable developers.

- b. The City's Development Code (adopted July 24, 2012) includes an Affordable Housing Incentive Program geared toward encouraging the development of housing affordable to a broad range of households with varying income levels within the City. The new Program is intended to ensure that a minimum percentage of units affordable to very low, low, and/or moderate income individuals is included within new residential developments and that appropriate incentives are established to encourage affordable units beyond the minimum.

Contra Costa County - CDBG funds were awarded to the County to administer the Housing Rehabilitation program in fiscal years 2014-

	2015 and 2015-2016 to expand and preserve affordable housing opportunities. Walnut Creek - The City administers a First Time Homebuyer Downpayment Assistance program (FTHB) that can help to make homeownership affordable to moderate income households throughout the City. Between 2010-2015, the City processed 16 downpayment assistance loans.
2.4. Action: Member jurisdictions will report on the location of new affordable housing in relation to the location of existing affordable housing and areas of low-income, poverty and minority concentration.	Concord – a. Staff has met with a variety of affordable developers throughout the year, however no new affordable housing is currently in the pipeline for development. The sites inventory conducted as part of the Housing Element Update 2014-2022 has determined that the City has adequate capacity through appropriately zoned sites to provide the amount of affordable housing necessary to meet the City's Regional Housing Needs Allocation over the next 8 years. Staff has met with a variety of affordable developers throughout the year, however no new affordable housing is currently in the pipeline for development. The sites inventory conducted as part of the Housing Element Update 2014-2022 has determined that the City has adequate capacity through appropriately zoned sites

to provide the amount of affordable housing necessary to meet the City's Regional Housing Needs Allocation over the next 8 years.

b. The City received grant funding through ABAG/MTC toward the development of a Downtown Specific Plan with the goal of increasing housing density, particularly for affordable housing, intensifying transit opportunities and optimizing connections. The 18-month project was concluded on June 24, 2014, when the City Council adopted the Downtown Specific Plan which encourages the development of approximately 4,200 units during the next 25 years. The Downtown Steering Committee for the Specific Plan selected a Preferred Alternative for the Specific Plan which has a heavy housing focus. The Alternative was further developed and a wide range of implementation strategies were developed to attract downtown growth in the short-, mid- and long-term.

c. The City has a great deal of affordable housing, much of it concentrated in the lower income Monument Corridor, with others focused downtown and along Clayton Road. The City is attempting to relieve this concentration through

adoption of an Inclusionary Housing Ordinance, efforts to construct housing near BART and transit hubs, and through the Concord Naval Weapons Station base closure process, which is ongoing. Two projects were rehabilitated during 2010-2015 including the Robin Lane Apartments (16 units in Monument Corridor) and the Grant Street Apartments (at 3142 Grant St in North Concord) both of which provide housing to very low and low income households, respectively.

- d. The Concord Reuse Plan Area Plan adopted by the City Council in January 2012, included a commitment toward affordable housing with a stated requirement of 25% of the overall units (12,200), targeted as affordable. The City is currently in the process of retaining a master developer for the site. In January 2015, staff will recommend two finalists to the City Council. After a series of negotiations, one firm will be selected by the Council sometime in 2015. The successful company will be responsible for conducting more detailed planning/design and engineering studies, providing all of the infrastructure for the site, including roads, sewer, water, power, as well as the financing and successful phasing of the project over many years. After the site is improved,

the master developer will likely partner with other companies to build the residential, retail, commercial and community facilities called for in the plan. While the city is selecting a master developer, the Navy, which still owns the property, is completing approval processes so it can begin to transfer the land to civilian entities in late 2015 or early 2016. Contra Costa County - The County compiles and annually updates a complete list of all subsidized affordable <u>rental</u> housing available in all cities. This list provides the type of housing (senior, family, HIV/AIDS, disabled adults, etc.), number of units which are affordable, address and city, and contact information for property management. All jurisdictions utilize this list when receiving telephone inquiries about affordable rental housing. Walnut Creek - Walnut Creek does not have any areas of low-income, poverty and minority concentration. The city has a map of all the affordable housing locations on their website.	
	3. IMPEDIMENT: Differential origination rates based on race, ethnicity and location.

3.1. Action: Member jurisdictions will periodically monitor Home Mortgage Disclosure Act (HMDA) data and report significant trends in mortgage lending by race, ethnicity and location.	
3.2. Action: When selecting lending institutions for contracts and participation in local programs, member jurisdictions may prefer those with a Community Reinvestment Act (CRA) rating of "Outstanding." Member jurisdictions may exclude those with a rating of "Needs to Improve," or "Substantial Noncompliance" according to the most recent examination period published by the Federal Financial Institutions Examination Council (FFIEC). In addition, member jurisdictions may review an individual institution's most recent HMDA reporting as most recently published by the FFIEC.	
4. IMPEDIMENT: Lack of knowledge about the requirements of mortgage lenders and the mortgage lending/home purchase process, particularly among lower income and minority households.	
4.1. Action: Member jurisdictions will support pre-purchase counseling and home buyer education programs.	Concord – a. During 2010-2015, the City conducted monthly HUD-certified First Time Homebuyer classes (all day Saturdays), to provide potential buyers with homebuyer education to those interested in buying their first home. These efforts were funded by RDA funds and by the City's Inclusionary Housing In-Lieu funds.

b. Beginning FY 2013/14, the City referred potential first time homebuyers interested in the City's program to certified HUD First Time Homebuyer education programs and required a HUD-certified certificate as evidence of their attendance at such a program, as part of their application submittal documents for the City's program to provide potential buyers with homebuyer education to those interested in buying their first home.

Contra Costa County - From 2010-2015 there were 622 rental units that were created or rehabilitated throughout the County for low-income households; 389 homeowner units that were constructed and/or rehabilitated throughout the County for low-income households. There were 355 units that were developed or rehabilitated for non-homeless Special Needs households, which included Elderly/Frail Elderly, persons with disabilities, persons living with HIV/AIDS, and victims of domestic violence.

Pittsburg – Successor Agency Funds for housing counseling services including:

- mortgage delinquency and default counseling to

	homeowners • facilitate tenant/landlord dispute resolution or such other dispute resolution services • conduct pre- and post- purchase counseling with homebuyers • provide free of charge information and referral services regarding home ownership to households within the City. • refer homeowners that require credit maintenance and money management services to a credit counseling agency Walnut Creek - Walnut Creek requires that all program participants (for BMR and FTHB programs) attend a homebuyer certification course.
4.2. Action: Member jurisdictions will support home purchase programs targeted to lower income (low and very low), immigrant, and minority households. Minority households include Hispanic households.	Concord – a. During FY 2010-11, the City continued implementation of its First Time Homebuyer (FTHB) Program and closed 7 FTHB loans for low- to median-income households (at 60% to 100% of median income) with loans totaling \$222,000 in RDA funds. The Program was promoted through the City's website, the website of Homebricks (the City's administrator for the Program) and through the Mount Diablo Housing Opportunity Center, as well as through the City's First Time Homebuyer classes. The program was put into hiatus in FY

2011/12, but was reinstituted in FY 2013/14 to provide for down payment assistance for 2-3 loans per fiscal year for First Time Homebuyers, with Hello Housing administering the program for the City. The City's program provides assistance of \$20,000 to \$40,000 for eligible households based on income and household size, with income levels between 60%-100% of Area Median Income Program brochures and applications are available in Spanish.

b. During FY 2010-11, the City contracted with Housing Rights, which provided assistance to low-income households in becoming homeowners through homeowner education and counseling, in addition to conducting fair housing counseling, tenant landlord counseling, and foreclosure prevention counseling. During FY 2011-12, the City also contracted with Eden Council for Hope & Opportunity (ECHO) Housing to provide assistance to low-income households to conduct fair housing counseling, tenant landlord counseling and continued contracting with ECHO through FY 2012/13. In FY 2013/14 the City also contracted with Eden Council for Hope & Opportunity (ECHO) Housing to provide assistance to low-income households to conduct fair housing counseling. The City contracted with Bay Area Legal Aid (BALA) for tenant

	landlord counseling. Pittsburg - HOME funds for down payment assistance to restart in 2017. Walnut Creek - Walnut Creek has a downpayment assistance program for low and moderate income households.
4.3. Action: Member jurisdictions will encourage mortgage lenders to responsibly market loan products to lower income (low and very low), immigrant, and minority households. Minority households include Hispanic households.	Concord - The City's First Time Homebuyer Program requires that homebuyers receive a 30-year fixed mortgage product. Loan applications are reviewed to confirm the homebuyer is receiving a competitive rate and reasonable closing costs. Buyers' rates ranged from 4.25% to 5.5% and a few used CALHFA products. Housing Program staff coordinated with HomeBricks staff to implement a preferred lender program to achieve better loan products and streamline the process for the homebuyer. Walnut Creek - In the fall of 2007, housing staff from the City of Walnut Creek, Contra Costa County, and the City of Richmond convened a series of meetings regarding the region's increasing difficulties with the sub-prime mortgage crisis and the rapidly increasing number of home foreclosures. The jurisdictions met with all of the non-profit agencies countywide that are providing home

	loan counseling and low cost legal services. The agencies reported tremendous increases in calls for assistance due largely to calls for mortgage counseling, and difficulty in staffing their homeowner counseling functions due to the increase in demand. As a result of these discussions, the non-profit organizations have come together into a collaborative called HEPA (Home Equity Preservation Alliance) to provide coordinated services more effectively and efficiently than if the agencies worked independently. The HEPA Collaborative received CDBG funding from the Cities of Walnut Creek, Antioch, and Contra Costa County between 2008-2013. Activities included homeowner information seminars, financial and asset preservation counseling, renter information seminars, one-on-one counseling, and legal services. The HEPA team facilitated an annual foreclosure prevention workshop in Walnut Creek where residents can get one-on-one assistance, counseling, legal advice, and resources.
5. IMPEDIMENT: Lower mortgage approval rates in areas of minority concentration and low-income concentration.	
5.1. Action: Member jurisdictions will support home purchase programs targeted to households who wish to purchase homes in	Concord - The City's First Time Homebuyer Program completed seven loans during FY 2010/11; however, it was put on hold due

Census Tracts with loan origination rates under 50 percent according to the most recently published HMDA data.	to the loss of Redevelopment funding. City staff has contacts with Spanish-speaking loan agents that are also listed on the City's Preferred lender list.
5.2. Action: Member jurisdictions will encourage mortgage lenders to responsibly market loan products to households who wish to purchase homes in Census Tracts with loan origination rates under 50 percent according to the most recently published HMDA data.	Concord - City staff has contact with Spanish-speaking Joan agents that are also listed on the City's Preferred lender list to market to both English and Spanish speaking low-income clients. The City also coordinated the subordination of existing loans to assist existing eligible homeowners in the FTHB Program or Rehabilitation Loan Program to achieve better interest rates through a refinance of their homes.
6. IMPEDIMENT: Lack of knowledge of fair housing rights.	
6.1. Action: Support efforts to educate tenants, and owners and agents of rental properties regarding their fair housing rights and responsibilities.	Concord - Concord allocated resources to encourage and facilitate the development of affordable housing, as detailed in this CAPER. To ensure fair access to housing for all in Concord, the City invested \$70,000 in resources for fair housing and tenant/ land lord counseling services through Housing Rights; \$40,000 to provide one-stop services for housing and tenant/landlord issues at the Mt. Diablo Housing Opportunity Center; and additional \$5,000 to provide augmented foreclosure-related housing services. At least 67 percent of all services were

	provided to extremely low- and very low-income households. These services were paid for with RDA funds. The City also provided free printing services for all fair housing outreach materials used within the city. Housing rights also held 3 legal clinics during the year, and assisted with coordination on critical tenant issues such as pest control. Housing Rights relocated at the beginning of the fiscal year to the Keller House, co-locating with the Monument Community Partnership to provide better access to residents. Pittsburg - PCSI services funded by SA. Walnut Creek - Walnut Creek funds ECHO Housing to provide Fair Housing and Tenant/Landlord services to Walnut Creek residents. ECHO housing provides resource materials, and educational workshops for residents.
7. IMPEDIMENT: Discrimination in rental housing.	
7.1. Action: Support efforts to enforce fair housing rights and to provide redress to persons who have been discriminated against.	Concord – Through 2010-2015, the City contracted with Housing Rights and ECHO to provide assistance to enforce fair housing rights. They assisted 26 residents with fair housing issues during the year.

	Contra Costa County - From 2010 – 2015, the County allocated \$122,400 of CDBG funds to Bay Area Legal Aid to provide Fair Housing services, which included investigation services and outreach. Bay Area Legal Aid and its partner agencies distributed fair housing literature at seven events on an annual basis throughout the County. They also distributed fliers to over 60 nonprofit and governmental agencies throughout the County, explaining the fair housing services that they provide and how to get in contact with them. Outreach was focused in low income communities, many with significant numbers of Spanish speaking and other non-English speaking residents. Pittsburg - PCSI services funded by SA.
	Walnut Creek - ECHO Housing will investigate and report Fair Housing violations. ECHO housing also conducts annual fair housing tests in Walnut Creek.
7.2. Action: Support efforts to increase the awareness of discrimination against persons based on sexual orientation.	Concord - Through 2010-2015, the City contracted with Housing Rights and ECHO to provide assistance to enforce fair housing rights, which included discrimination against residents who have experienced discrimination based on sexual orientation, race, religion, ethnicity or disabilities.

		Pittsburg - Agreements such as a lease or housing agreement executed by the City, SA, HA, etc. specifically addresses language against discrimination.
8. IMPEDIMENT: Failure to provide reasonable accommodation to persons with disabilities.		
8.1. Action: Support efforts to educate tenants, and owners and agents of rental properties regarding the right of persons with disabilities to reasonable accommodation.	Concord - Through 2010-2015, the City contracted with Housing Rights and ECHO to promote fair housing assistance and tenant/landlord counseling to provide reasonable accommodation to persons with disabilities. Pittsburg - PCSI services funded by SA. Walnut Creek - Walnut Creek funds ECHO Housing to provide Tenant/Landlord and Fair Housing services.	
8.2. Action: Support efforts to enforce the right of persons with disabilities to reasonable accommodation and to provide redress to persons with disabilities who have been refused reasonable accommodation.	Concord - Through 2010-2015, the City contracted with Housing Rights and ECHO to promote fair housing assistance and tenant/landlord counseling to provide reasonable accommodation to persons with disabilities. Pittsburg - Agreements such as a lease or housing agreement	

	executed by the City, SA, HA, etc. specifically addresses language against discrimination.
9. IMPEDIMENT: Lack of information on the nature and basis of housing discrimination.	
9.1. Action: Monitor the incidence of housing discrimination complaints and report trends annually in the CAPER.	Concord - The City monitored incidence of discrimination complaints through review of the quarterly Housing Rights and ECHO reports. No trends have been noted.
9.2. Action: Improve the consistency in reporting of housing discrimination complaints. All agencies who provide this information should do so in the same format with the same level of detail. Information should be available by the quarter year.	Concord - All Housing Rights and ECHO reports were submitted by quarter year, with breakdowns regarding type of assistance, household composition, household ethnicity and household income, with a brief summary of the quarter and an outreach report, with the types and number of clinics, mailings, or household distributions conducted. The City will implement reporting online in City Data Services in FY 2011-12.
9.3. Action: Improve collection and reporting information on discrimination based on sexual orientation and failure to provide reasonable accommodation to persons with disabilities.	Concord - During 2010-2015, the City's Housing Program continued to coordinate with Housing Rights and ECHO through quarterly reporting in monitoring trends and incidents of discrimination.

10. IMPEDIMENT: Lack of formal policies and procedures regarding reasonable accommodation.	
10.1. Action: Jurisdictions which have not done so will adopt formal policies and procedures for persons with disabilities to request reasonable accommodations to local planning and development standards.	Concord - The City has completed this action. The City's Municipal Code, Section 122-213 through -220, pursuant to the federal Fair Housing Amendments Act of 1988, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, provides people with disabilities, reasonable accommodation as necessary to ensure equal access to housing and a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the zoning rules, policies, practices and/or procedures of the City. Contra Costa County - The County's Mortgage Credit Certificate program reserves 40 percent of its allocation for households with incomes at or below 80 percent of area median income. Lenders have been cooperative with this program, and 150 Mortgage Credit Certificates were provided to low-income households through 2010 - 2015. Walnut Creek - In 2014 the City of Walnut Creek adopted a Reasonable Accommodation Ordinance that outlines the policy and procedure for requesting reasonable accommodation in the application of local planning, zoning, and building standards.

11. IMPEDIMENT: Transitional and supportive housing is not treated as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone, and is not explicitly permitted in the zoning code.	11.1. Action: Jurisdictions which have not done so will amend their zoning codes to treat transitional and supportive housing types as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone, and to explicitly permit both transitional and supportive housing types in the zoning code. Concord - The City's new Development Code currently lists transitional and supportive housing (group homes) under the category of residential uses as a Permitted Use in both the Industrial Business Park and Industrial Mixed Use zoning districts, similar to Live/Work units. The Development Code was adopted on July 24, 2012. Walnut Creek - In 2014, the City of Walnut Creek amended its zoning codes to treat transitional and supportive housing types as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone, and to explicitly permit both transitional and supportive housing types in the zoning code.
12. IMPEDIMENT: Permanent emergency shelter is not permitted by right in at least one appropriate zoning district. 12.1. Action: Jurisdictions which have not done so will amend their	Concord - The City's new Development Code lists Emergency or

zoning codes to permit transitional and supportive housing by right in at least one residential zoning district.	Homeless Shelters under the category of residential uses as a Permitted Use in the Office Business Park, Industrial Business Park and Industrial Mixed Use zoning districts, similar to Live/Work units. The Development Code was approved by the City Council on July 24, 2012. Walnut Creek - The City of Walnut Creek amended its zoning codes to permit transitional and supportive housing by right in at least one residential zoning district.
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APPENDIX 3

Comprehensive Housing Affordability Strategy (CHAS) Tables

All Renters					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	6055	3315	11605	52.2%	28.6%
Concord	7795	4115	17415	44.8%	23.6%
Pittsburg	3700	1975	7585	48.8%	26.0%
Richmond	7855	4330	17800	44.1%	24.3%
Walnut Creek	3950	1845	9860	40.1%	18.7%
County	26890	29070	123585	45.3%	23.5%

Source: CHAS 2008-2012

All Large Household Renters					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	1080	490	1915	56.4%	25.6%
Concord	954	429	1640	58.2%	26.2%
Pittsburg	965	670	1455	66.3%	46.0%
Richmond	1295	650	2410	53.7%	27.0%
Walnut Creek	70	30	190	36.8%	15.8%
County	3785	3635	13190	56.3%	27.6%

Source: CHAS 2008-2012

All Elderly Renters					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	139	85	275	50.5%	30.9%
Concord	515	280	735	70.1%	38.1%
Pittsburg	210	130	370	56.8%	35.1%
Richmond	265	160	650	40.8%	24.6%
Walnut Creek	300	150	615	48.8%	24.4%
County	1245	1595	5510	51.5%	28.9%

Source: CHAS 2008-2012

All Above Low-Income Renters (>80% AMI)					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	555	0	3525	15.7%	0.0%
Concord	765	60	6625	11.5%	0.9%
Pittsburg	380	0	2455	15.5%	0.0%
Richmond	535	0	5730	9.3%	0.0%

Walnut Creek	785	55	5575	14.1%	1.0%
County	7805	465	50985	16.2%	0.9%
Source: CHAS 2008-2012					

All Low-Income Renters (>50% to ≤80% AMI)					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	1190	165	2125	56.0%	7.8%
Concord	1625	105	3180	51.1%	3.3%
Pittsburg	710	145	1265	56.1%	11.5%
Richmond	1700	145	3450	49.3%	4.2%
Walnut Creek	1020	185	1440	70.8%	12.8%
County	9590	2320	20735	57.4%	11.2%
Source: CHAS 2008-2012					

All Very Low-Income Renters (>30% to ≤50% AMI)					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	1675	910	2200	76.1%	41.4%
Concord	2430	1445	3375	72.0%	42.8%
Pittsburg	1000	485	1455	68.7%	33.3%
Richmond	1650	785	2865	57.6%	27.4%
Walnut Creek	1035	645	1335	77.5%	48.3%
County	6570	8280	20715	71.7%	40.0%
Source: CHAS 2008-2012					

All Extremely Low-Income Renters (≤30% AMI)					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	2630	2235	3755	70.0%	59.5%
Concord	2970	2505	4240	70.0%	59.1%
Pittsburg	1610	1345	2410	66.8%	55.8%
Richmond	3970	3400	5760	68.9%	59.0%
Walnut Creek	1110	960	1500	74.0%	64.0%
County	2920	18005	30145	69.4%	59.7%
Source: CHAS 2008-2012					

All Owners					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	8750	3355	20265	43.2%	16.6%
Concord	10670	4070	27510	38.8%	14.8%
Pittsburg	5060	2075	11285	44.8%	18.4%
Richmond	6845	2865	18180	37.7%	15.8%

Walnut Creek	6900	3270	19945	34.6%	16.4%
County	56660	39305	249560	38.5%	15.7%
Source: CHAS 2008-2012					

All Elderly Owners					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	720	405	2780	25.9%	14.6%
Concord	1195	530	4460	26.8%	11.9%
Pittsburg	460	245	1230	37.4%	19.9%
Richmond	520	330	2910	17.9%	11.3%
Walnut Creek	1255	585	4705	26.7%	12.4%
County	6805	5555	43025	28.7%	12.9%
Source: CHAS 2008-2012					

All Large Household Owners					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	1670	765	3070	54.4%	24.9%
Concord	785	200	1955	40.2%	10.2%
Pittsburg	1073	518	2185	49.1%	23.7%
Richmond	930	455	2045	45.5%	22.2%
Walnut Creek	245	140	710	34.5%	19.7%
County	7105	4795	25355	46.9%	18.9%
Source: CHAS 2008-2012					

All Above-Low Income Owners (>80% AMI)					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	4855	630	14215	34.2%	4.4%
Concord	6070	1185	20070	30.2%	5.9%
Pittsburg	2245	260	7110	31.6%	3.7%
Richmond	3540	820	12105	29.2%	6.8%
Walnut Creek	3655	1010	15055	24.3%	6.7%
County	44865	12815	188345	30.6%	6.8%
Source: CHAS 2008-2012					

All Low-Income Owners (>50% to ≤80% AMI)					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	850	770	2725	59.4%	28.3%
Concord	935	960	3260	58.1%	29.4%
Pittsburg	510	545	1780	59.3%	30.6%
Richmond	815	450	2710	46.7%	16.6%

Walnut Creek	495	430	1870	49.5%	23.0%
County	6470	8390	26580	55.9%	31.6%
Source: CHAS 2008-2012					

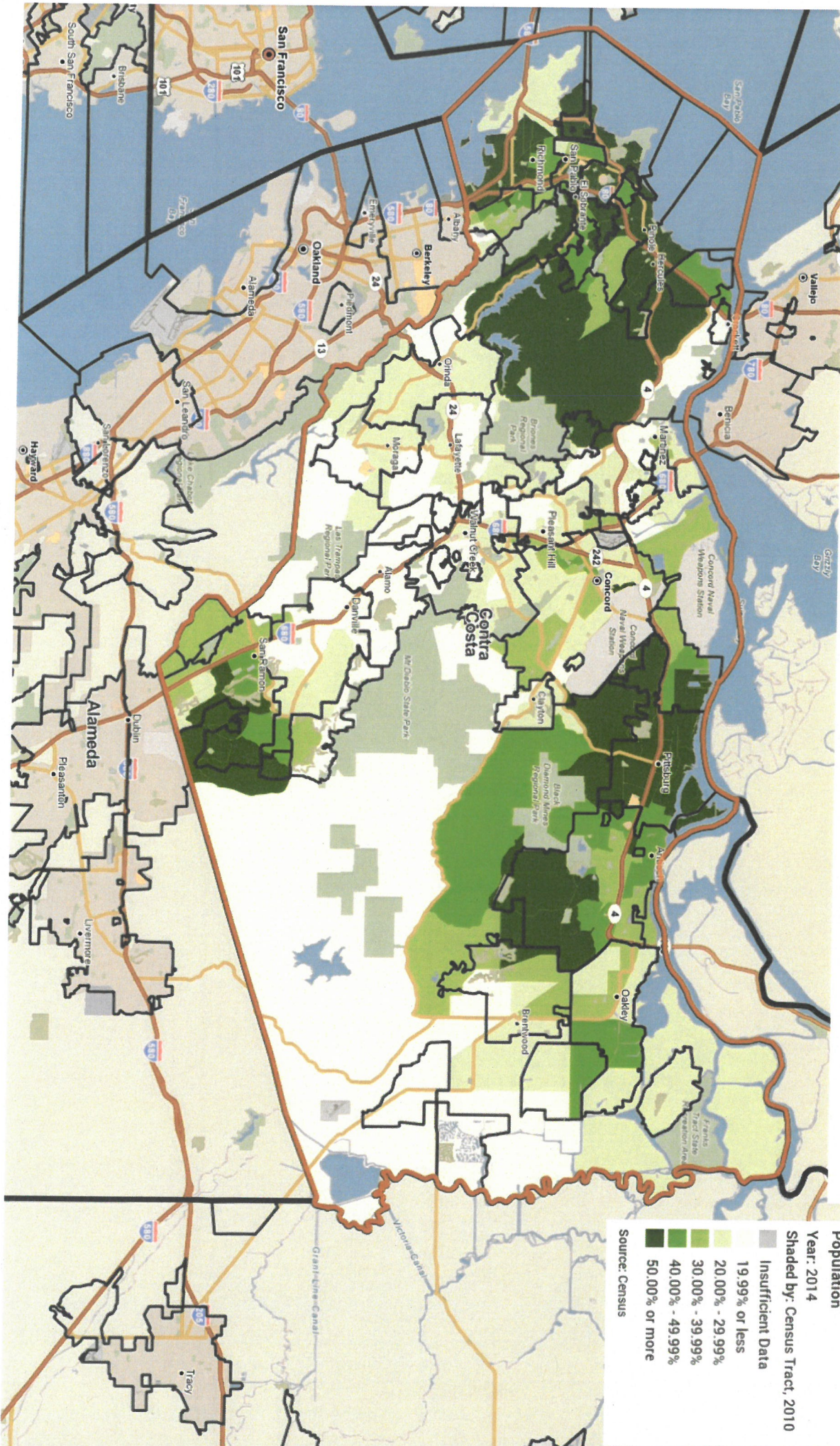
All Very Low-Income Owners (>30% to ≤50% AMI)					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	220	725	1630	58.0%	44.5%
Concord	400	845	2225	56.0%	38.0%
Pittsburg	410	580	1365	72.5%	42.5%
Richmond	210	850	1870	56.7%	45.5%
Walnut Creek	415	780	1630	73.3%	47.9%
County	3480	7885	18565	61.2%	42.5%
Source: CHAS 2008-2012					

All Extremely Low-Income Owners (≤30% AMI)					
	High Cost Burden (#)	Severe Cost Burden (#)	Total	High Cost Burden (%)	Severe Cost Burden (%)
Antioch	100	1230	1690	78.7%	72.8%
Concord	385	1080	1960	74.7%	55.1%
Pittsburg	80	690	1035	74.4%	66.7%
Richmond	235	750	1495	65.9%	50.2%
Walnut Creek	75	1050	1385	81.2%	75.8%
County	1845	10220	16065	75.1%	63.6%
Source: CHAS 2008-2012					

APPENDIX 4

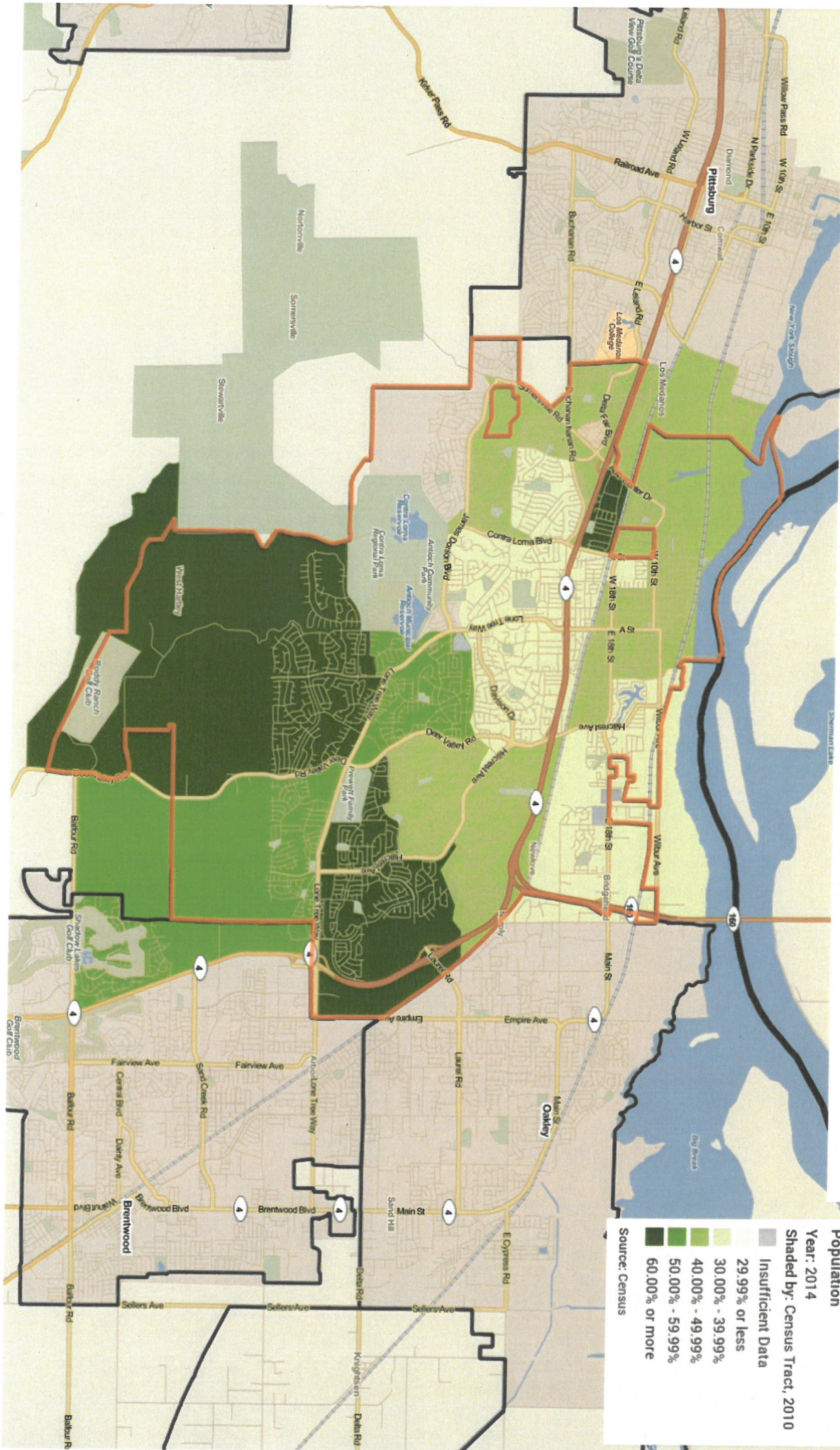
Maps

Estimated percent of all people who were of a race other than White between 2010-2014.



Percent Non-White Population
 Year: 2014
 Shaded by: Census Tract, 2010
 Insufficient Data
 19.99% or less
 20.00% - 29.99%
 30.00% - 39.99%
 40.00% - 49.99%
 50.00% or more
 Source: Census

Estimated percent of all people who were of a race other than White between 2010-2014.

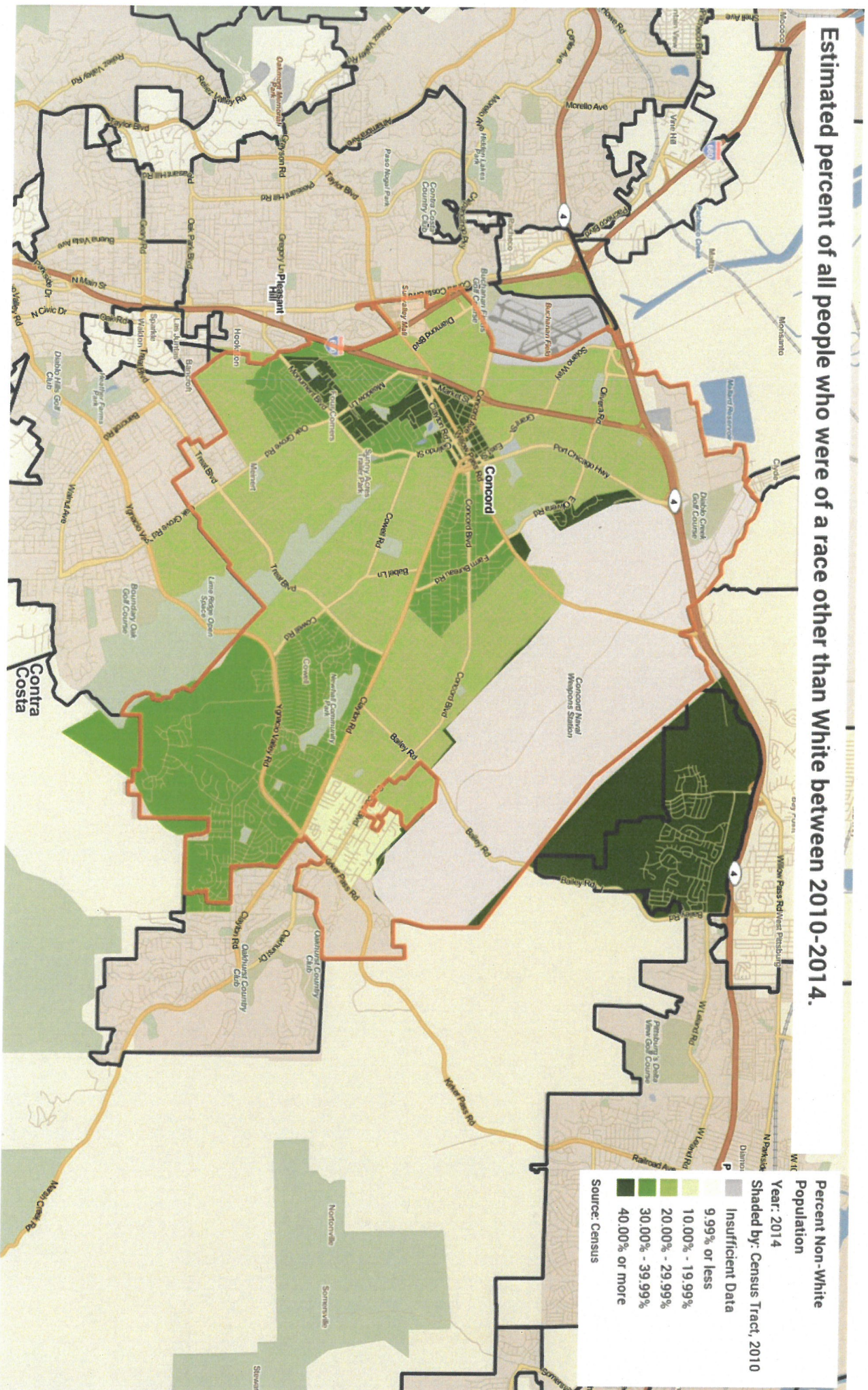


Percent Non-White
Population
Year: 2014
Shaded by: Census Tract, 2010

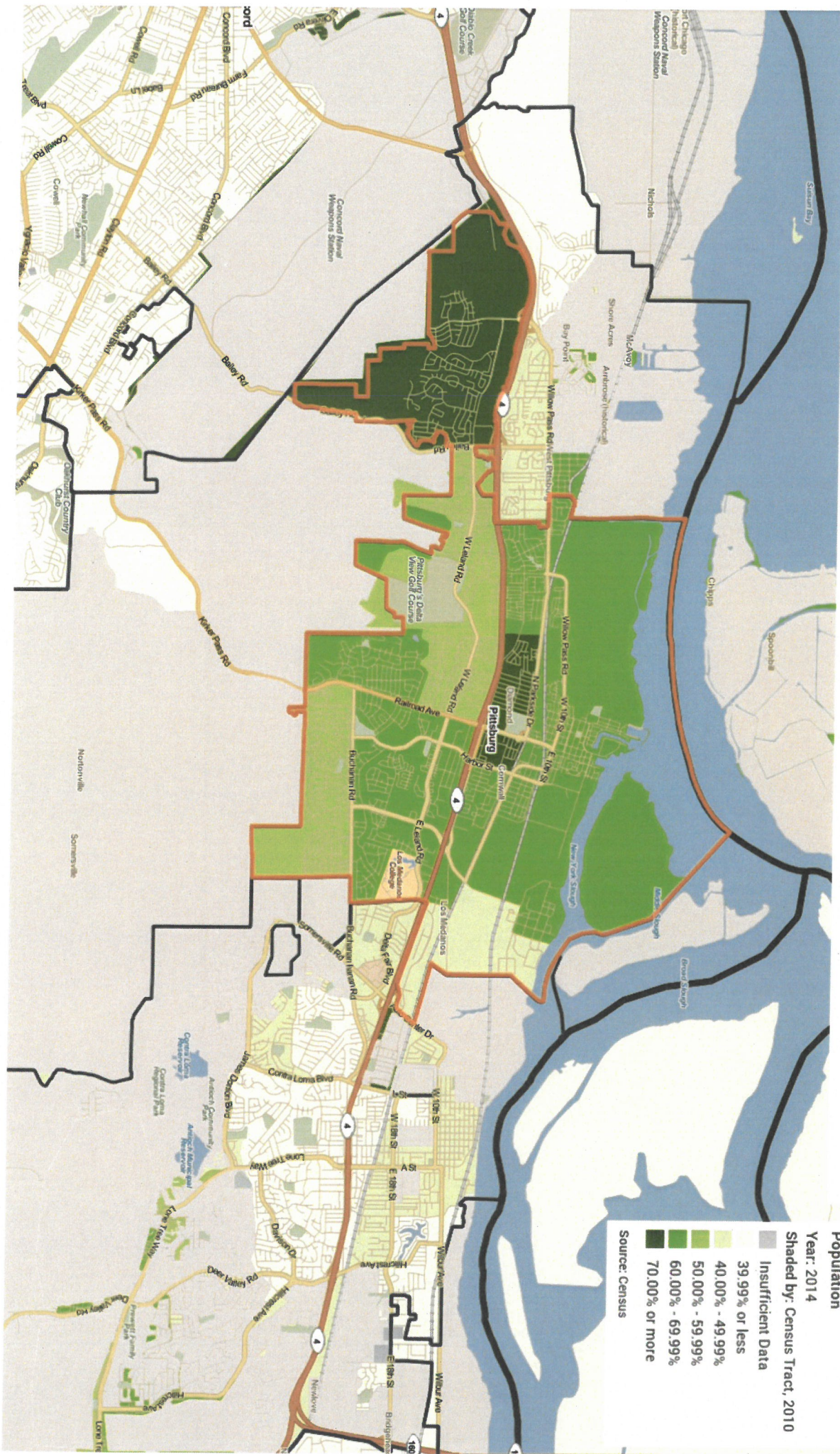
Insufficient Data
29.99% or less
30.00% - 39.99%
40.00% - 49.99%
50.00% - 59.99%
60.00% or more

Source: Census

Estimated percent of all people who were of a race other than White between 2010-2014.



Estimated percent of all people who were of a race other than White between 2010-2014.



Percent Non-White Population

Year: 2014

Shaded by: Census Tract, 2010

Insufficient Data

39.99% or less

40.00% - 49.99%

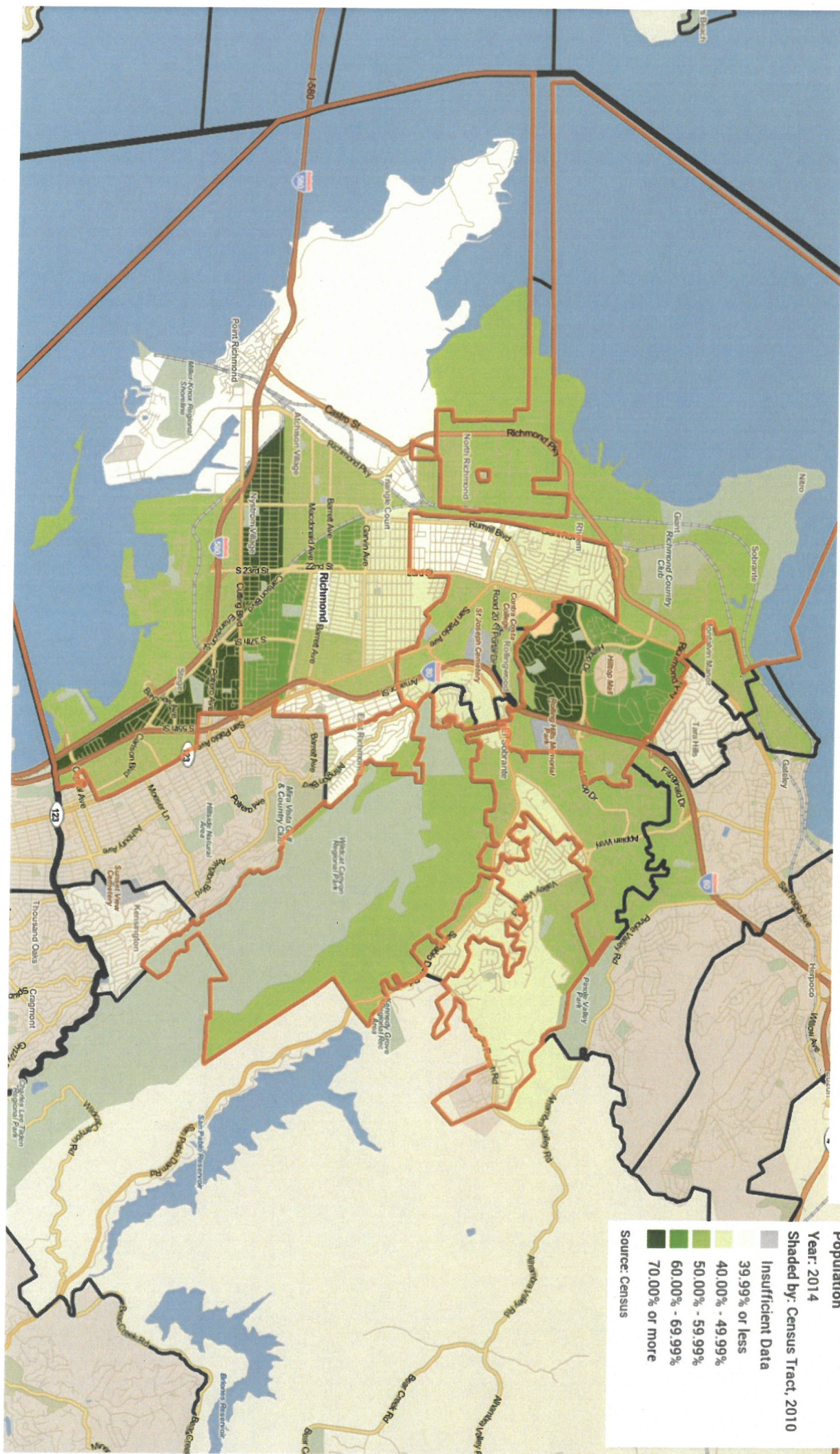
50.00% - 59.99%

60.00% - 69.99%

70.00% or more

Source: Census

Estimated percent of all people who were of a race other than White between 2010-2014.

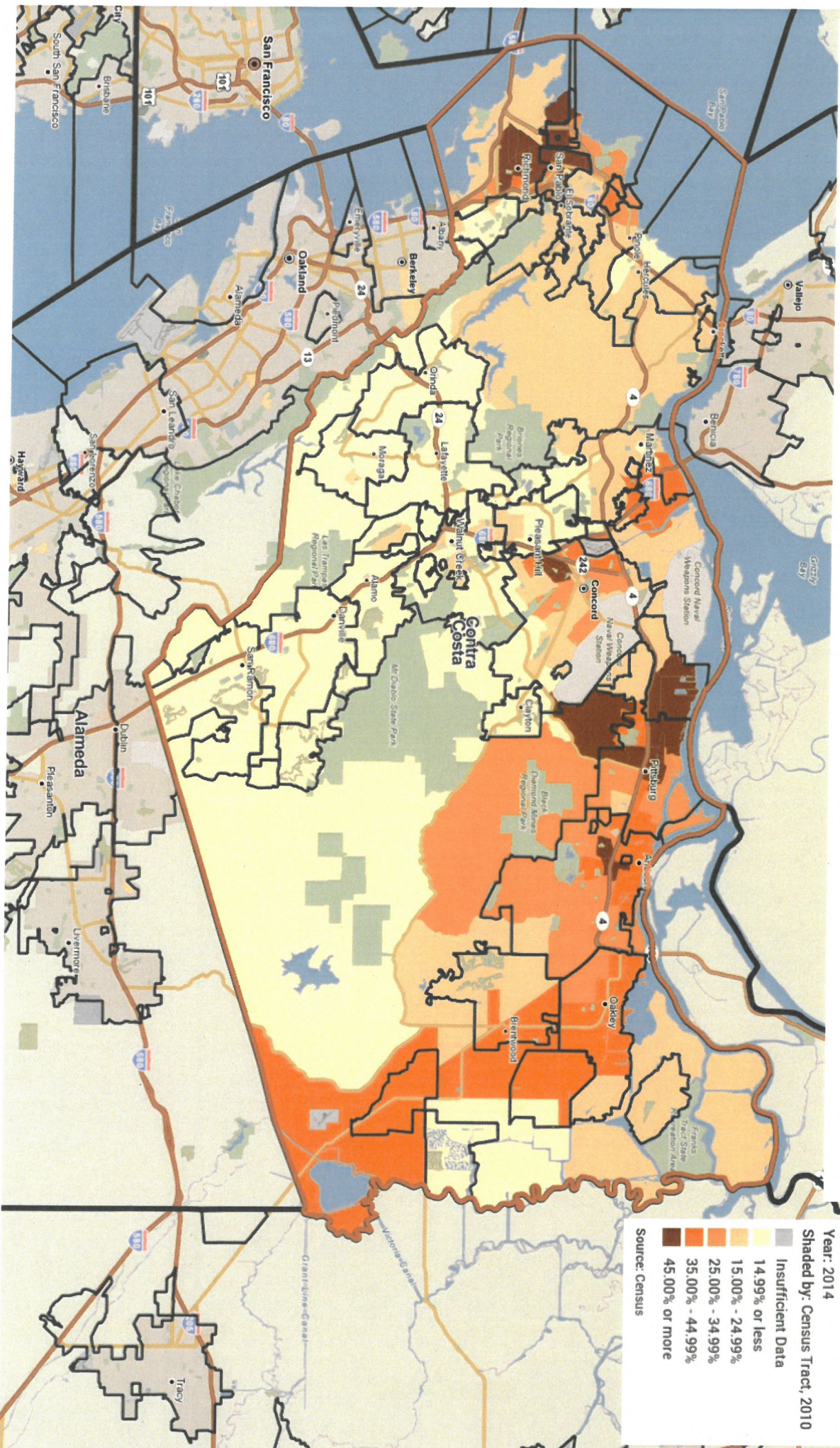


Percent Non-White Population
 Year: 2014
 Shaded by: Census Tract, 2010

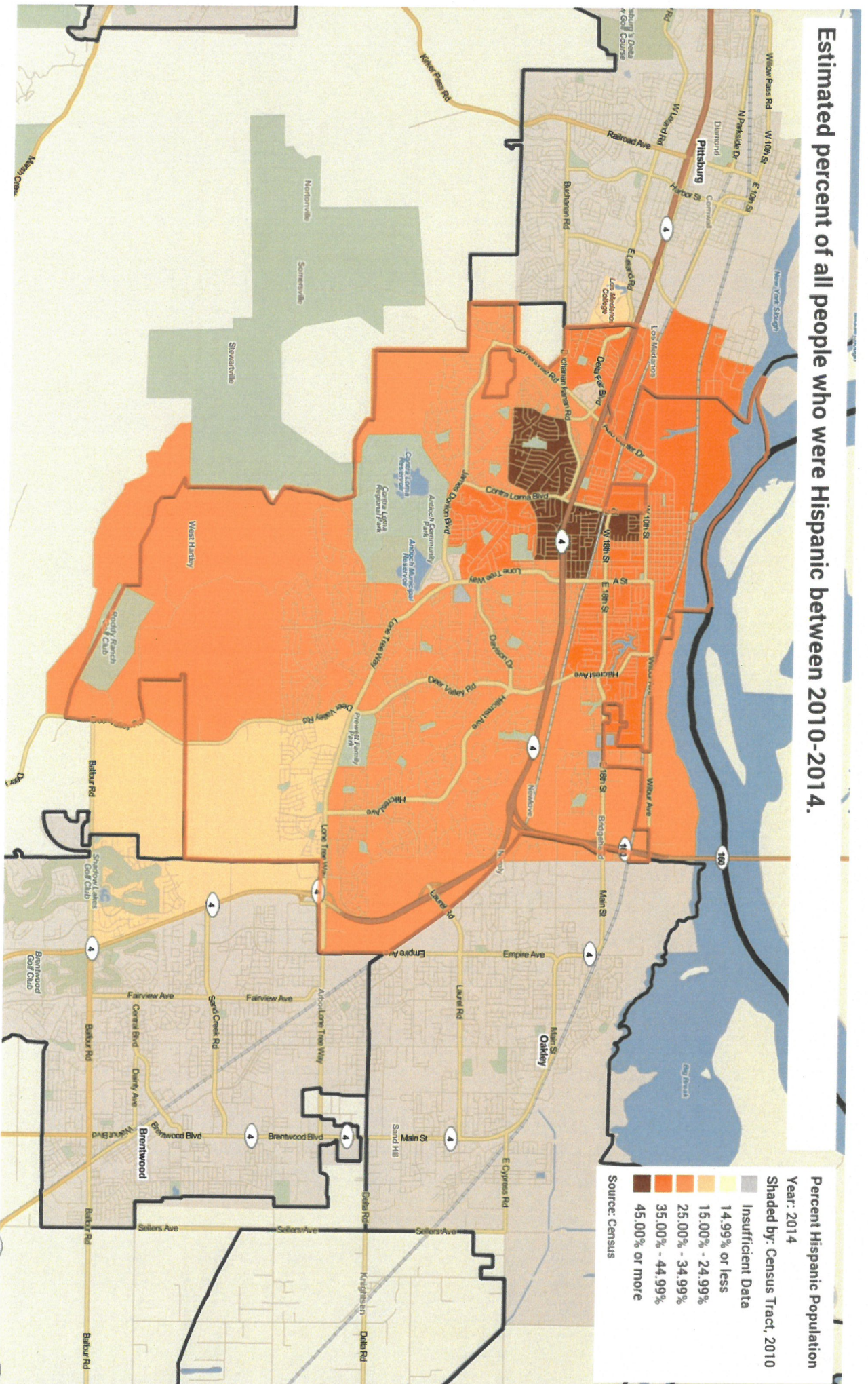
Insufficient Data
39.99% or less
40.00% - 49.99%
50.00% - 59.99%
60.00% - 69.99%
70.00% or more

Source: Census

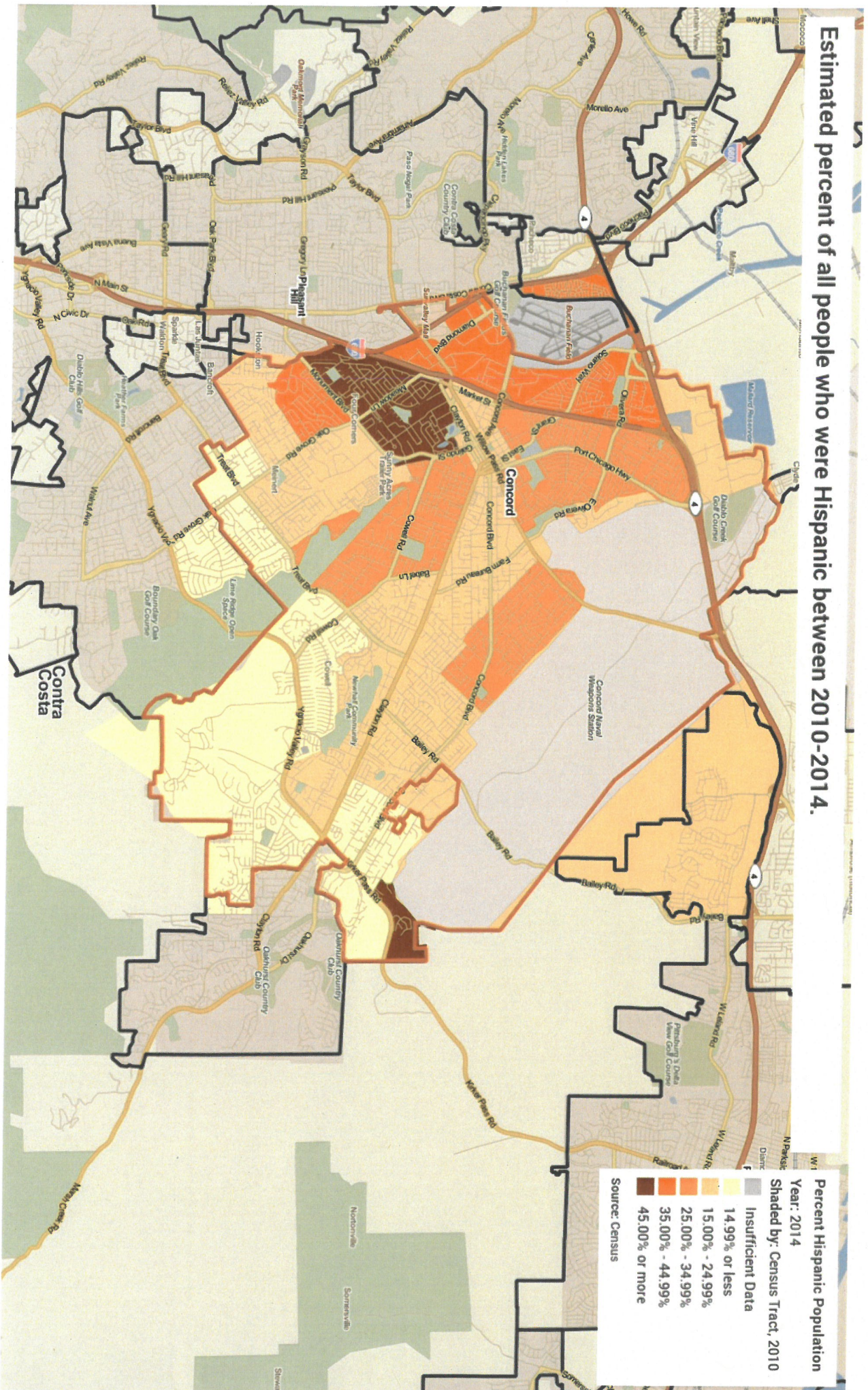
Estimated percent of all people who were Hispanic between 2010-2014.



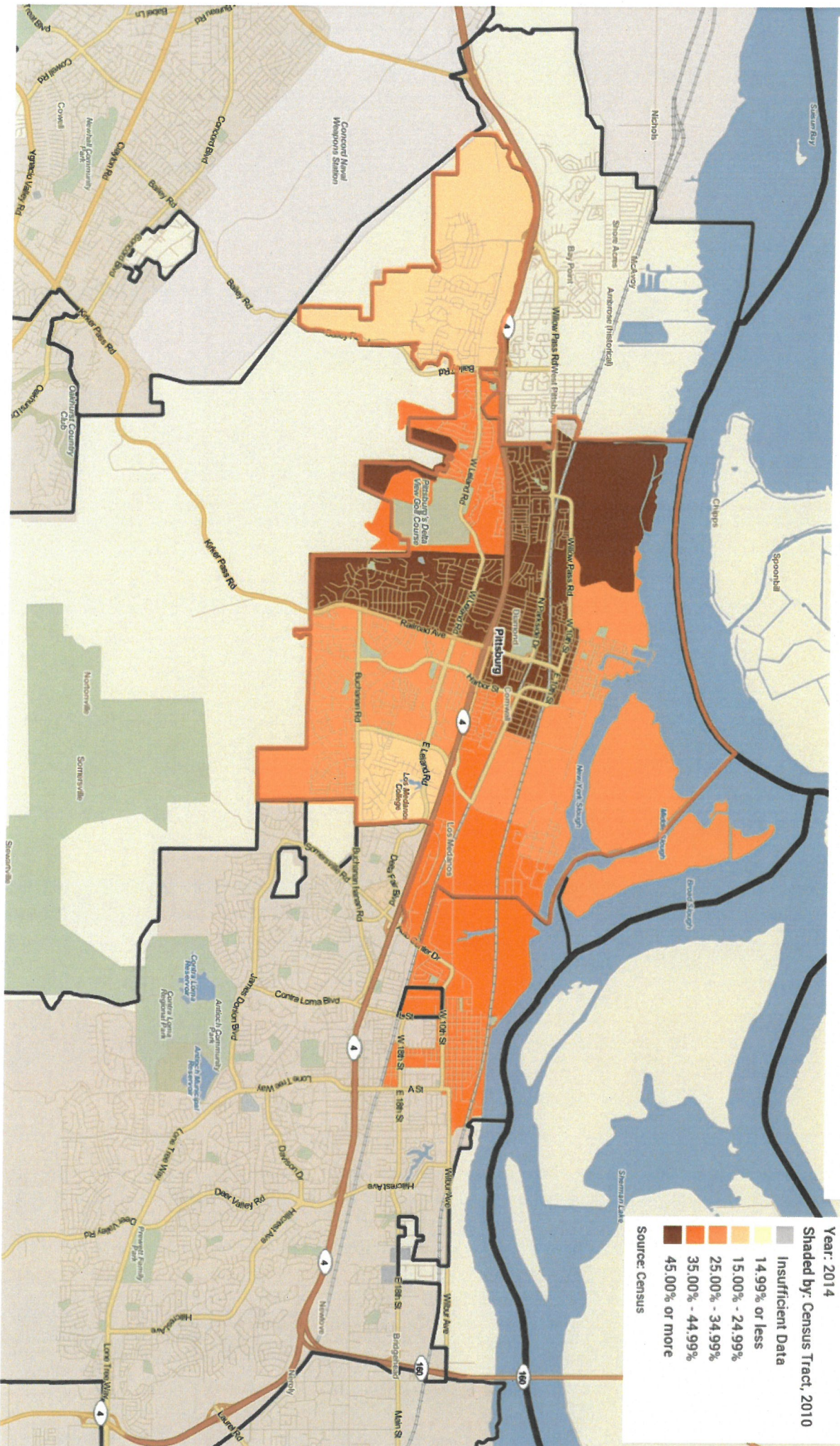
Estimated percent of all people who were Hispanic between 2010-2014.



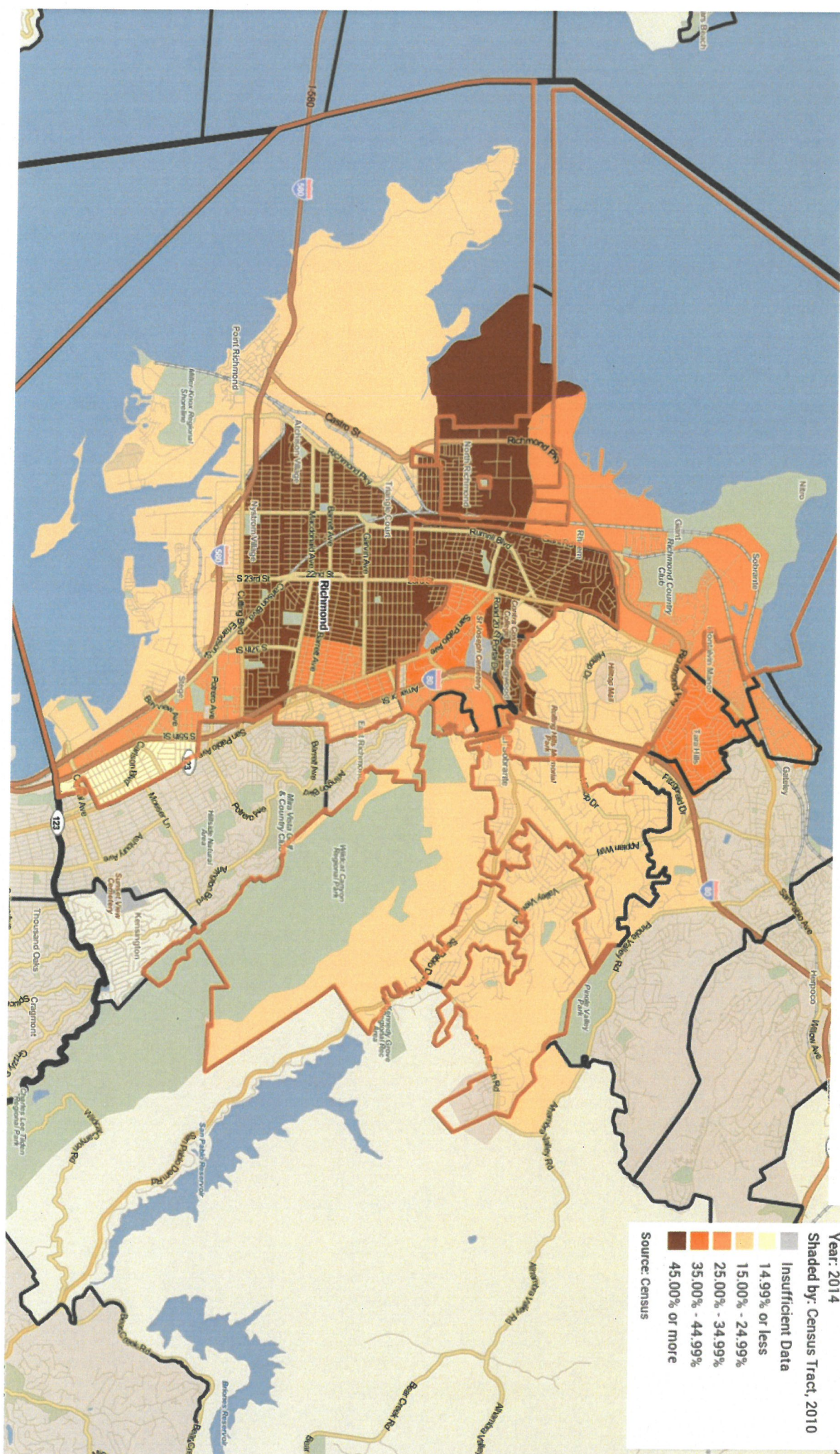
Estimated percent of all people who were Hispanic between 2010-2014.



Estimated percent of all people who were Hispanic between 2010-2014.



Estimated percent of all people who were Hispanic between 2010-2014.



Percent Hispanic Population
 Year: 2014
 Shaded by: Census Tract, 2010
 Source: Census

Insufficient Data
14.99% or less
15.00% - 24.99%
25.00% - 34.99%
35.00% - 44.99%
45.00% or more

Median Household Income %

Year: 2013

Shaded by: Census Tract, 2010

Insufficient Data

29% or less

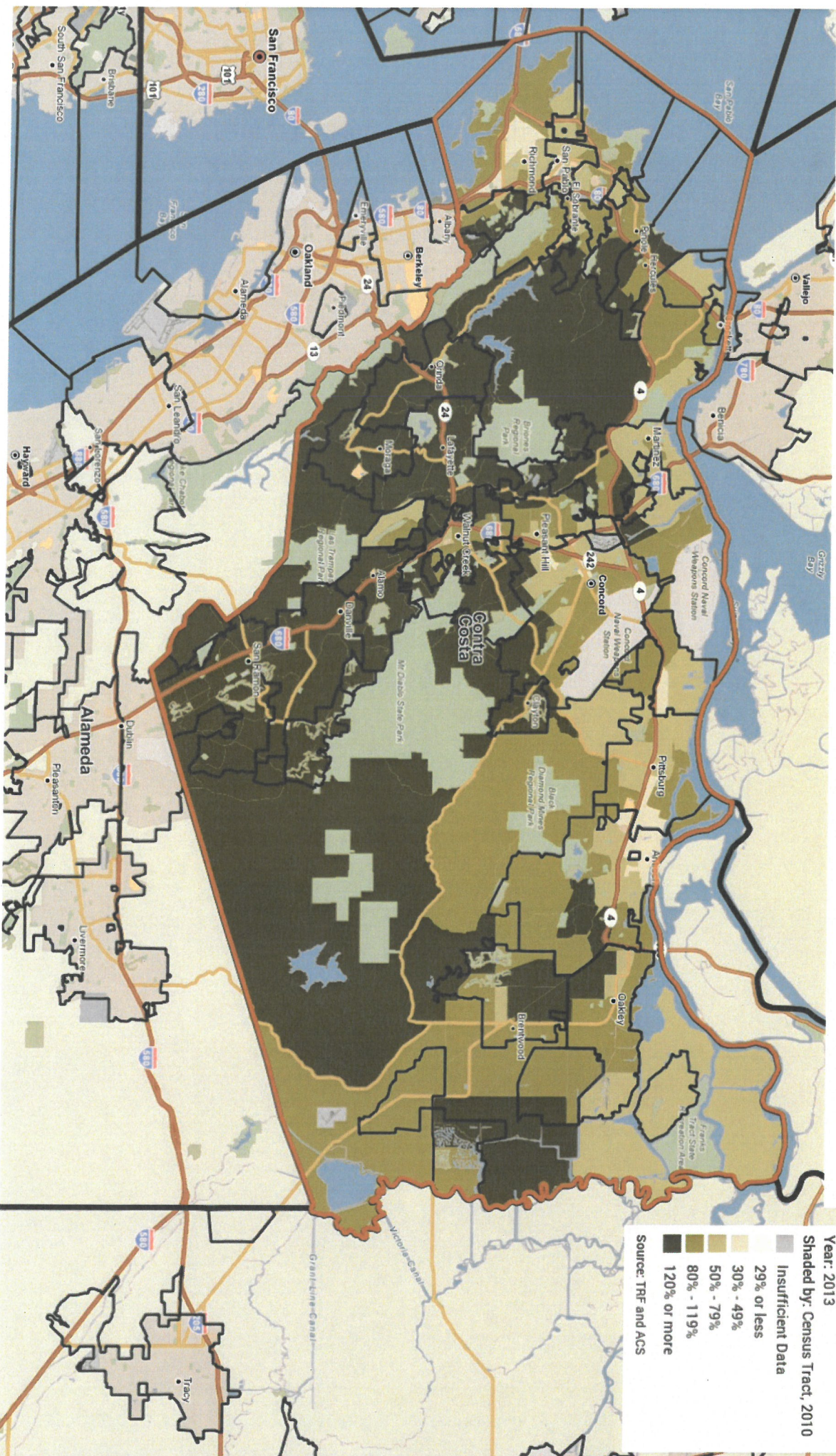
30% - 49%

50% - 79%

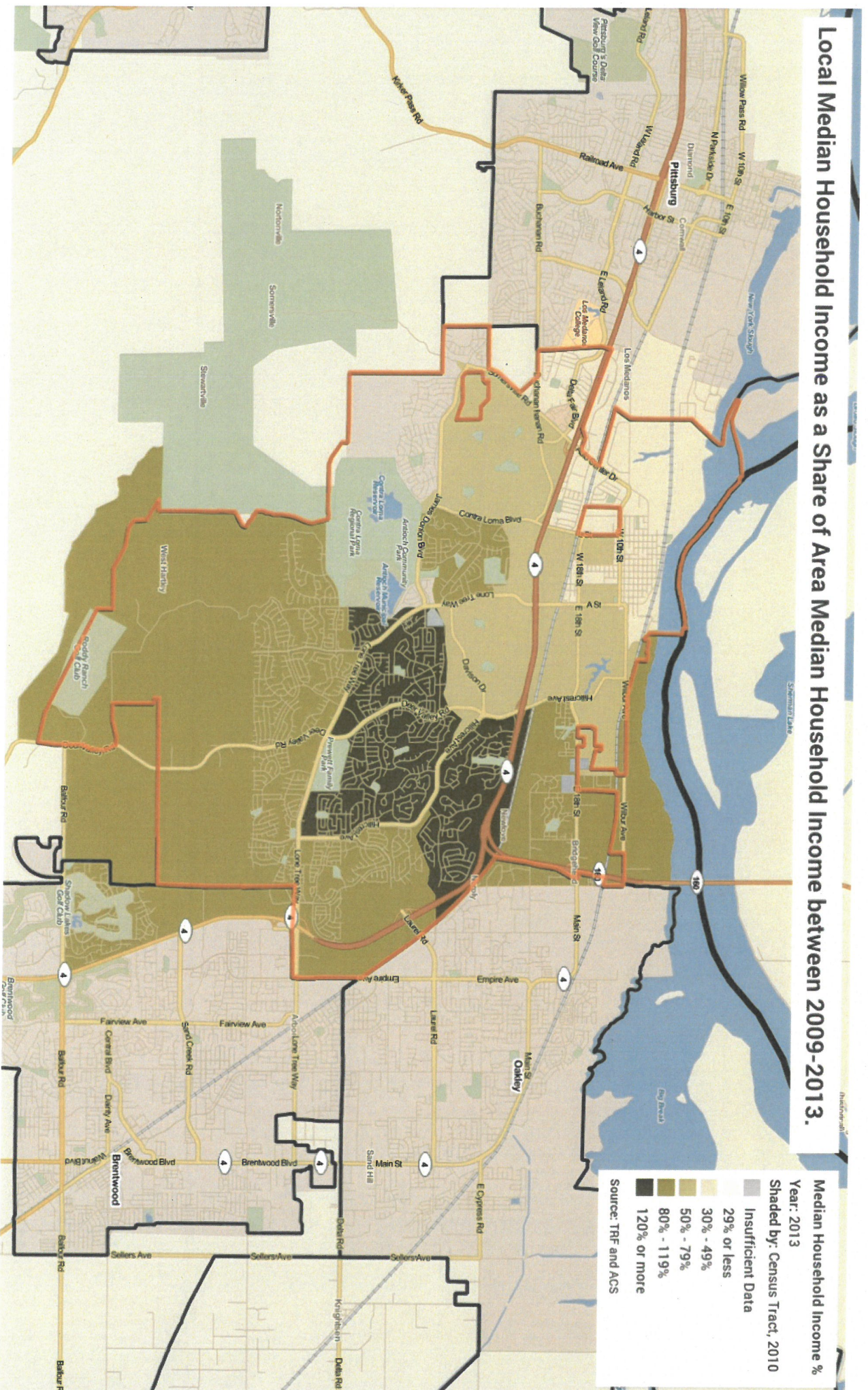
80% - 119%

120% or more

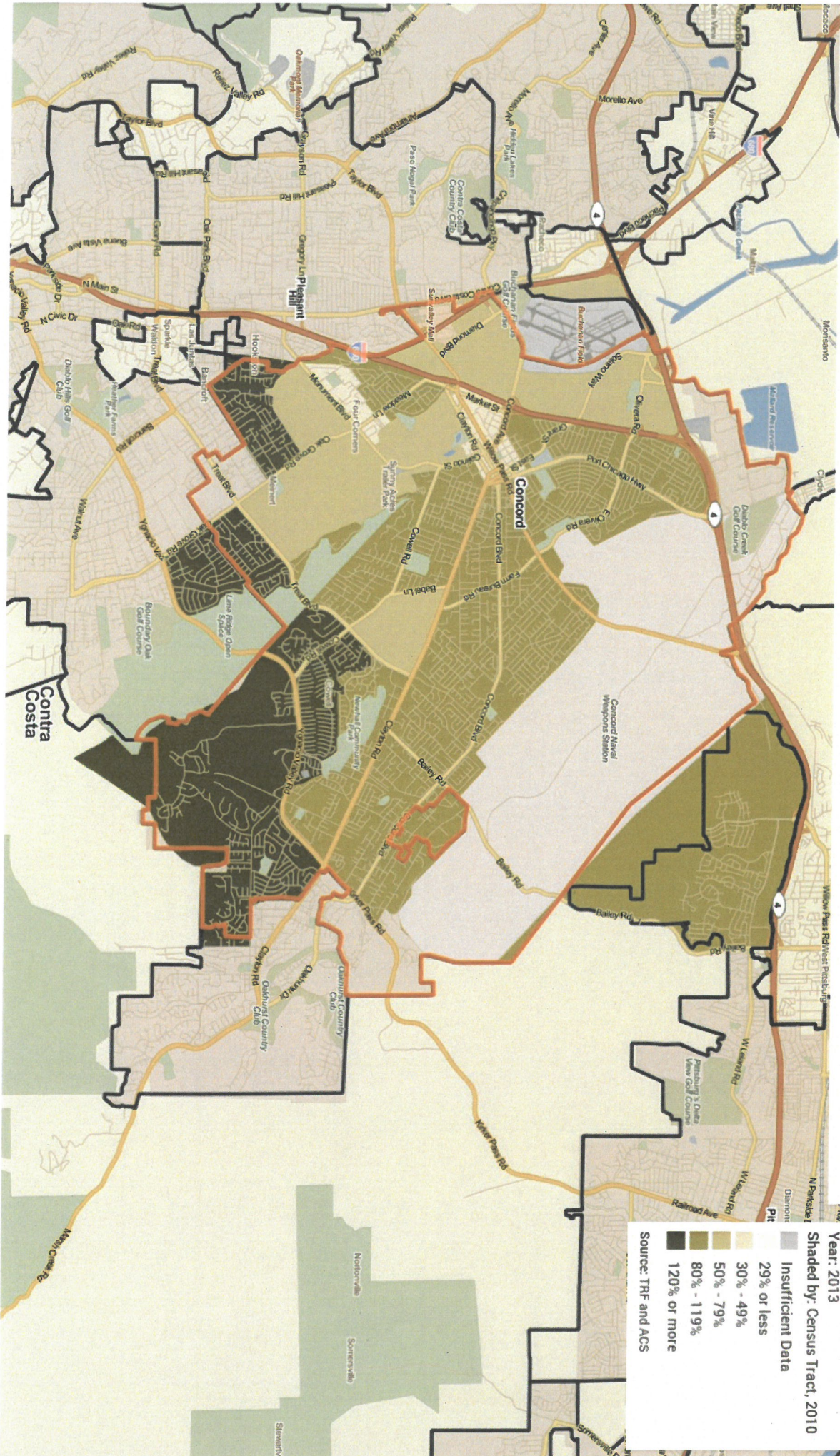
Source: TRF and ACS



Local Median Household Income as a Share of Area Median Household Income between 2009-2013.



Local Median Household Income as a Share of Area Median Household Income between 2009-2013.

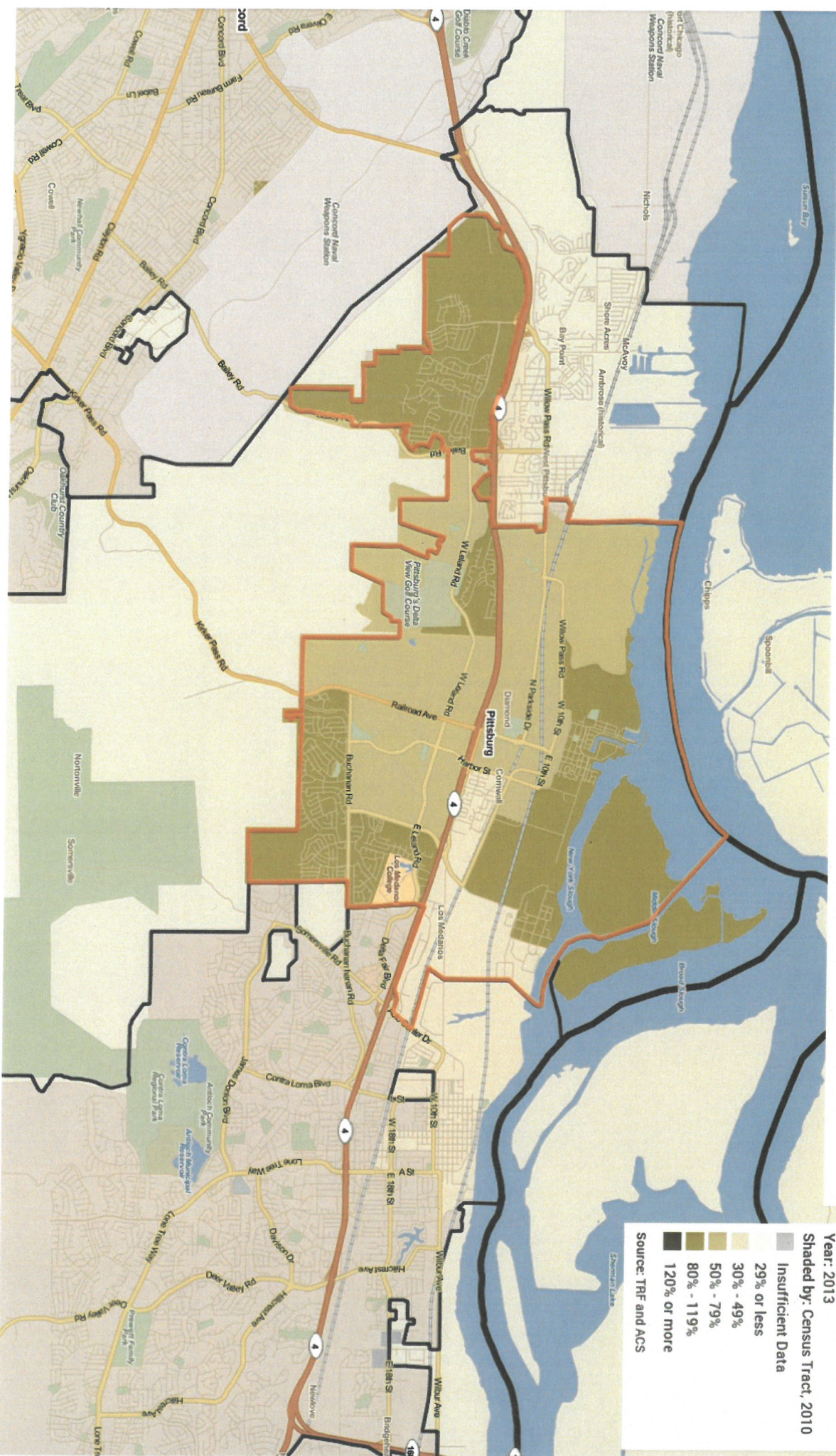


Median Household Income %
 Year: 2013
 Shaded by: Census Tract, 2010

Insufficient Data
29% or less
30% - 49%
50% - 79%
80% - 119%
120% or more

Source: TRF and ACS

Local Median Household Income as a Share of Area Median Household Income between 2009-2013.



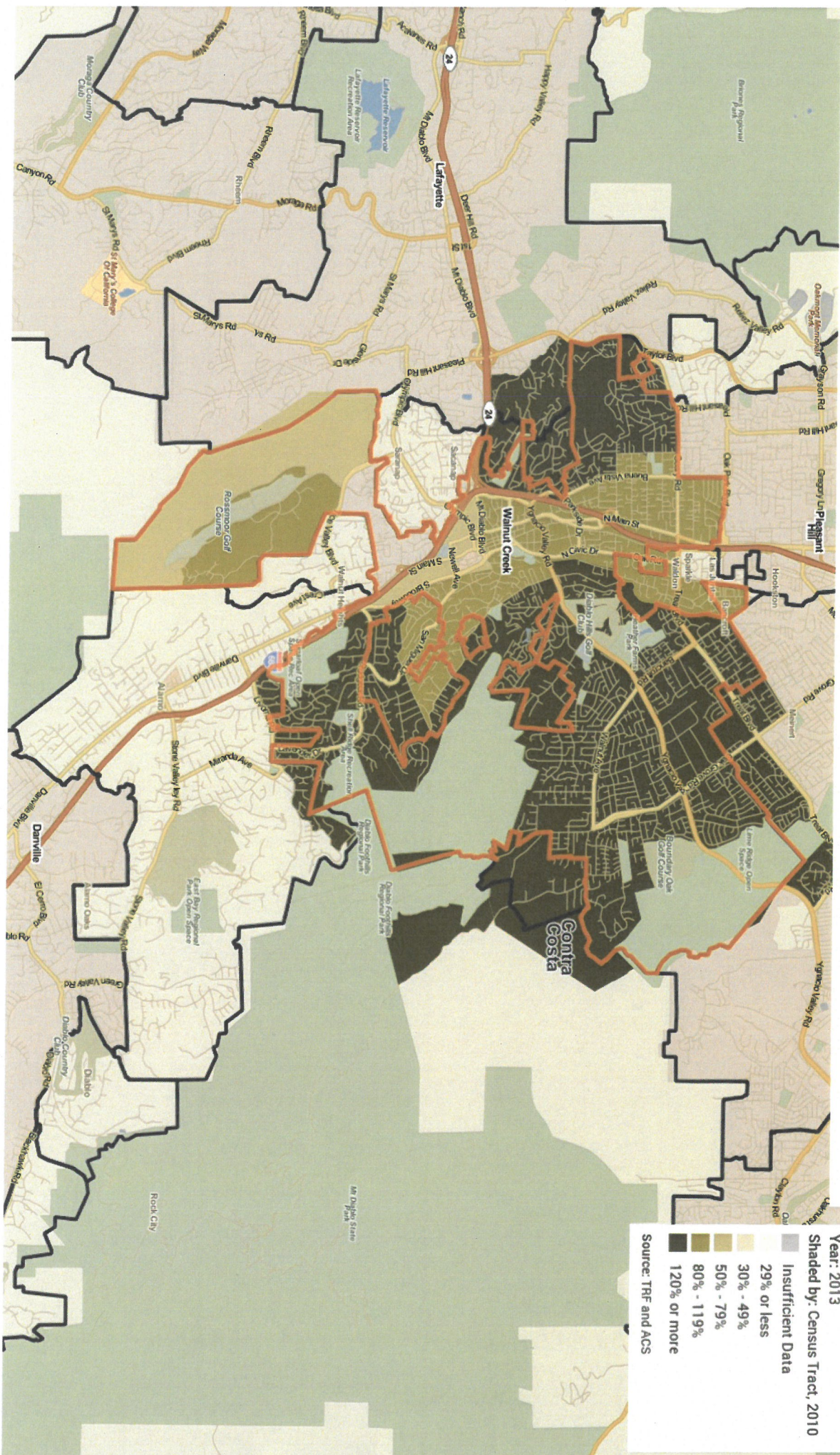
Median Household Income %
 Year: 2013
 Shaded by: Census Tract, 2010
 Insufficient Data
 29% or less
 30% - 49%
 50% - 79%
 80% - 119%
 120% or more
 Source: TRF and ACS

Local Median Household Income as a Share of Area Median Household Income between 2009-2013.



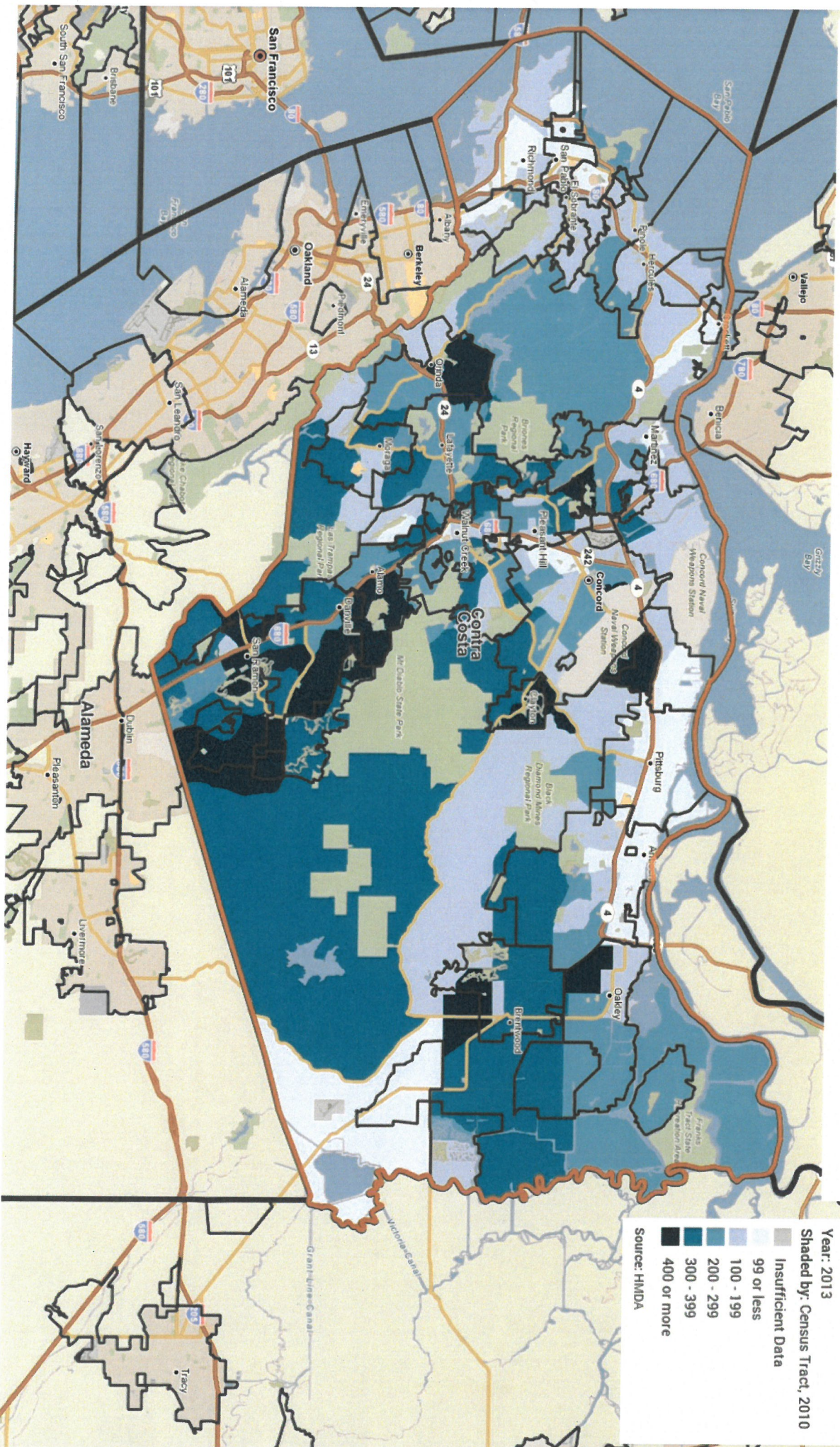
Median Household Income %
 Year: 2013
 Shaded by: Census Tract, 2010
 Insufficient Data
 29% or less
 30% - 49%
 50% - 79%
 80% - 119%
 120% or more
 Source: TRF and ACS

Local Median Household Income as a Share of Area Median Household Income between 2009-2013.

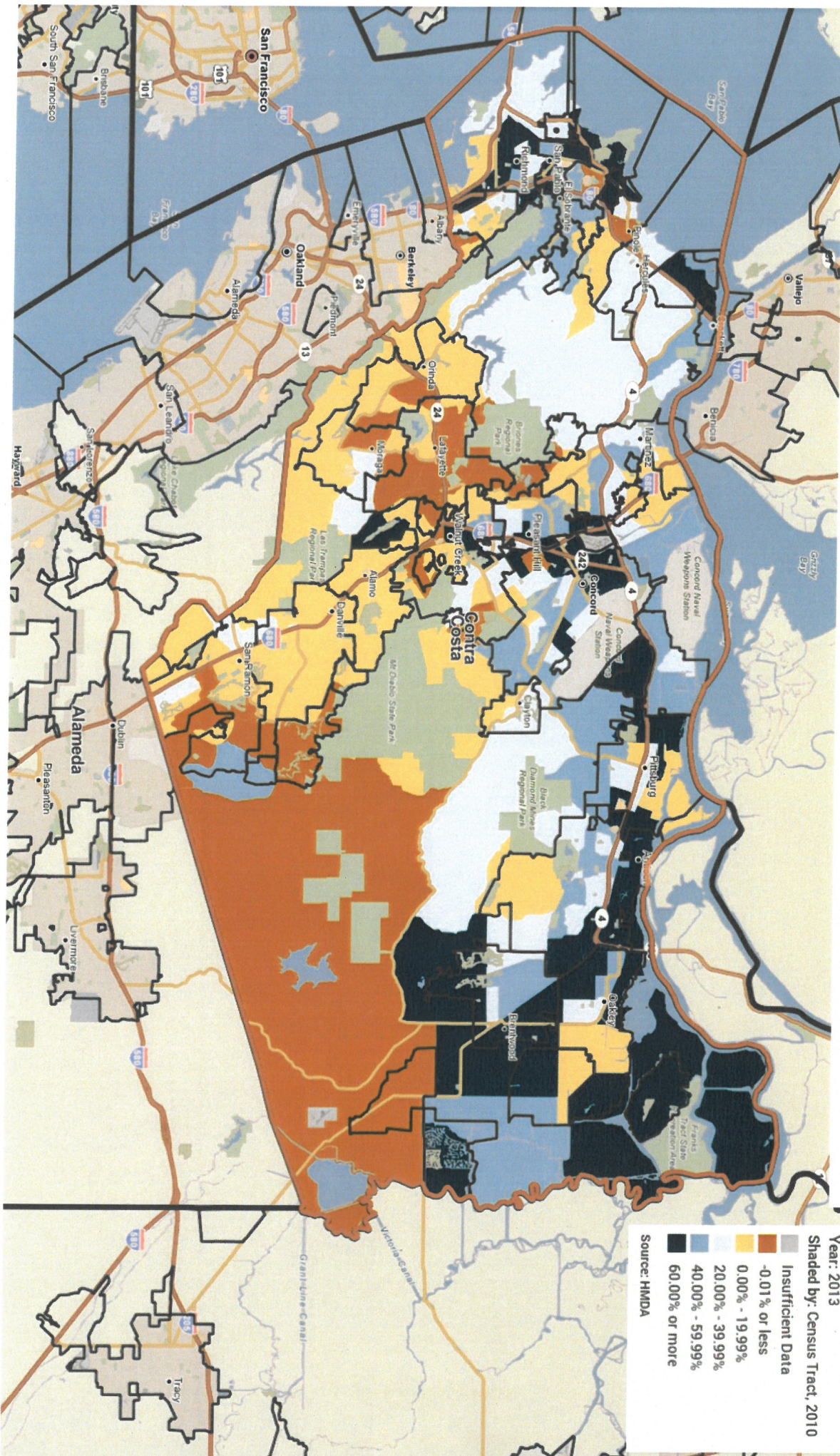


Median Household Income %
 Year: 2013
 Shaded by: Census Tract, 2010
 Insufficient Data
 29% or less
 30% - 49%
 50% - 79%
 80% - 119%
 120% or more
 Source: TRF and ACS

Number of home loans made in 2013.



Percent change in the number of all home loans that were made between 2011 and 2013.



APPENDIX 5

Survey Questionnaire

The Contra Costa County Consortium, which includes all of Contra Costa County, requests your participation in a brief survey designed to identify impediments to fair housing throughout the County.

The Consortium has prepared two separate surveys to collect perspectives from (1) governmental and non-governmental organizations familiar with fair housing laws, housing conditions, and/or community programs in Contra Costa County; and (2) residents of Contra Costa County. By making a selection below, you will be directed to the survey tailored to collect one of these perspectives.

NOTE: If you are answering on behalf of a governmental or non-governmental organization, then please answer using the perspective of your organization as a whole. If you would like to provide your personal perspectives and are a County resident, then you may complete the resident survey as well.

El Consorcio del Condado de Contra Costa, que incluye todas las ciudades y vecindarios en el Condado de Contra Costa, solicita su participación en una breve encuesta diseñada para identificar los impedimentos a la vivienda justa en todo el Condado.

El Consorcio ha preparado dos encuestas separadas para recolectar perspectivas de (1) las organizaciones gubernamentales y no gubernamentales familiarizados con las leyes de vivienda justa, condiciones de la vivienda, y / o programas de la comunidad en el Condado de Contra Costa; y (2) los residentes del Condado de Contra Costa. Al hacer una selección abajo, se le dirigirá a la encuesta adaptada para recoger una de estas perspectivas.

NOTA: Si responde en nombre de una organización gubernamental o no gubernamental, por favor responda utilizando la perspectiva de su organización. Si desea proporcionar sus puntos de vista personales y es un residente del Condado, puede completar la encuesta especificada a los residentes también.

* 1. Please select the one option below that best describes you. Your response will determine which survey questions you will see. / Por favor, seleccione la opción que mejor te describe. Su respuesta determinará qué preguntas verá.

- ☐ I work for a governmental or non-governmental organization familiar with fair housing laws, housing conditions, and/or community programs in Contra Costa County.
- ☐ I am a resident of Contra Costa County. I will respond to this survey with my personal opinions, and not those of any organization.
- ☐ Soy residente del Condado de Contra Costa. Voy a responder a esta encuesta con mis opiniones personales, y no las de cualquier organización.

Thank you for your interest in completing this survey on resident perspectives on fair housing.

This survey should take approximately 10 minutes to complete. Thank you in advance for your participation. Feel free to forward this survey on to stakeholders we may have missed.

Fair Housing- Equal and free access to housing choices regardless of race, color, religion, sex, national origin, familial status, and handicap/ disability. Title VIII of the Civil Rights Act of 1968 adds the additional protected classes of age and ancestry.

Housing discrimination- Discrimination in which an individual or family is treated unequally when trying to buy, rent, lease, sell or finance a home based on certain characteristics, such as race, color, religion, sex, national origin, familial status, handicap/disability, age, and ancestry.

[illegible]

4. Do you own or rent your home?

- ☐ Own, with mortgage
- ☐ Own, no mortgage
- ☐ Rent from a private landlord (no assistance)
- ☐ Rent with public assistance (Section 8 or other) from a private landlord
- ☐ Rent in a public housing complex
- ☐ Rent in an income-qualified complex (low income housing)
- ☐ None of the above, living with others
- ☐ None of the above, living in shelter or homeless

5. Have you experienced any of the following in the past two years in your household? Please Check all that apply.

- ☐ Difficulty paying rent/mortgage
- ☐ Difficulty paying utilities
- ☐ Inability to make needed repairs/improvements to your home
- ☐ Overcrowding
- ☐ I have experienced no issues like this in my household
- ☐ Other issues with your home (please specify)

6. Have you experienced any of the following in the past two years in your neighborhood? Please check all that apply.

- ☐ Dissatisfaction with local services (Trash pick-up, street maintenance)
- ☐ Vacant structures or properties or uninhabitable homes
- ☐ Lack of repair or maintenance of neighboring homes
- ☐ Increase in crime
- ☐ Trashed, unlicensed vehicles or household furniture
- ☐ I have experienced no issues like this in my neighborhood
- ☐ Other issues with your neighborhood (please specify)

7. What is your familiarity with Fair Housing Laws?

- ☐ Not Familiar
- ☐ Somewhat Familiar
- ☐ Familiar
- ☐ Very Familiar
- ☐ Unsure

8. Are you aware of your rights under the Federal Fair Housing Act and related California state laws (the California Fair Employment and Housing Act and the Unruh Civil Rights Act)?

- ☐ Yes
- ☐ No

9. Do you know what kinds of protections the law provides against housing discrimination?

- ☐ Yes
- ☐ No

10. Do you know where you can go for help if you experience housing discrimination?

- ☐ Yes
- ☐ No

If yes, please describe:

11. Where have you heard about housing discrimination? Check all that apply.

- ☐ News stories in your local community
- ☐ News stories in the national news
- ☐ Public Service announcements
- ☐ Presentations by or interaction with my City and/or County
- ☐ Presentation by or interactions with the State or Federal government
- ☐ Fair housing organizations
- ☐ Legal services or other social services organizations
- ☐ Conversations with friends and family
- ☐ I have not heard of housing discrimination
- ☐ Other (please specify)

12. How do you usually obtain information about laws in your area and your rights in general? Check all that apply.

- ☐ News stories in your local community
- ☐ News stories in the national news
- ☐ Internet research
- ☐ Public Service announcements
- ☐ Presentations by or interaction with my City and/or County
- ☐ Presentation by or interactions with the State or Federal government
- ☐ Legal services or other social services organizations
- ☐ Information posted at a library or community center
- ☐ Conversations with friends and family
- ☐ Other (please specify)

13. Which, if any, of the following barriers to housing choice have you experienced or observed in your community? Check all that apply.

- ☐ Lack of accessibility for people with disabilities
- ☐ Age-restrictions on available housing
- ☐ Poor physical conditions of available housing units
- ☐ High cost of housing
- ☐ Distance of available housing to employment
- ☐ Diversity of housing types
- ☐ Lack of transportation/ access to public transportation
- ☐ Utility costs
- ☐ None
- ☐ Other (please specify)

14. Have you ever observed someone in your community being treated unequally in housing because of that person's race, gender, religion, ethnicity, family status, or disability (i.e. experiencing housing discrimination)?

- ☐ Yes
- ☐ No

15. Indicate the number of incidents of housing discrimination you have witnessed in the following areas:

	1-3 Incidents	4-6 Incidents	7 or more Incidents	No Incidents	Not Applicable
Race	☐	☐	☐	☐	☐
Color	☐	☐	☐	☐	☐
Religion	☐	☐	☐	☐	☐
Sex	☐	☐	☐	☐	☐
National Origin	☐	☐	☐	☐	☐
Familial Status	☐	☐	☐	☐	☐
Mental Handicap/disability	☐	☐	☐	☐	☐
Physical Handicap/disability	☐	☐	☐	☐	☐
Age	☐	☐	☐	☐	☐
Ancestry	☐	☐	☐	☐	☐
Marital Status	☐	☐	☐	☐	☐
Medical Condition (cancer and genetic characteristics)	☐	☐	☐	☐	☐
Genetic Information	☐	☐	☐	☐	☐
Gender, Gender Identity, and Gender Expression	☐	☐	☐	☐	☐
Sexual Orientation	☐	☐	☐	☐	☐
HIV/AIDS status	☐	☐	☐	☐	☐

16. Have you personally experienced housing discrimination while living in Contra Costa County?

- ☐ Yes
- ☐ No
- ☐ I'm not sure.

17. If you answered yes to question 16, on what basis do you believe that you were discriminated against?

Please answer this question based on one individual act of discrimination that you have experienced. You may check all bases against which you believe you were discriminated. If you have other incidences of discrimination, please describe them in the comments section at the end of the survey.

- ☐ Race
- ☐ Color
- ☐ Religion
- ☐ Sex
- ☐ National Origin
- ☐ Familial Status
- ☐ Mental Handicap/disability
- ☐ Physical Handicap/disability
- ☐ Age
- ☐ Ancestry
- ☐ Marital Status
- ☐ Medical Condition (cancer and genetic characteristics)
- ☐ Genetic Information
- ☐ Gender, Gender Identity, and Gender Expression
- ☐ Sexual Orientation
- ☐ HIV/AIDS status
- ☐ Other (please specify)

18. If you answered yes to question 16, who discriminated against you?

- ☐ Landlord/property manager
- ☐ Mortgage lender
- ☐ Real estate agent
- ☐ Other (please specify)

19. If you answered yes to question 16, where did the act of discrimination occur?

- ☐ Apartment complex
- ☐ Single family neighborhood
- ☐ Condo development
- ☐ Other (please specify)

20. If you answered yes to question 16, did you report the incident to (check all that apply):

- ☐ A government agency
- ☐ A fair housing group
- ☐ I did not report the incident.
- ☐ To someone else (please specify)

21. If you did not report the incident, why not? Check all that apply.

- ☐ I did not know where to report it.
- ☐ I was afraid of retaliation.
- ☐ I was not sure of my rights.
- ☐ I did not think it would make a difference.
- ☐ Other (please specify)

22. Are you aware of opportunities in your community for training, workshops, or information about housing discrimination?

- ☐ Yes
- ☐ No
- ☐ Unsure

23. Have you ever participated in any sort of fair housing education opportunity?

- ☐ Yes
- ☐ No
- ☐ Unsure

If yes, please describe your experience

24. How long have you lived in Contra Costa County?

- ☐ Less than one year
- ☐ 1 – 4 years
- ☐ 5 – 9 years
- ☐ 10 or more years

25. What is your sex/gender?

- ☐ Male
- ☐ Female
- ☐ Other
- ☐ Prefer not to disclose

26. What is your age?

- ☐ 18-24
- ☐ 25-34
- ☐ 35-44
- ☐ 45-64
- ☐ 65 or older

27. What is your race?

- ☐ White
- ☐ African American
- ☐ American Indian/Alaskan Native
- ☐ Asian
- ☐ Native Hawaiian or Other Pacific Islander
- ☐ Other (please specify)

28. Are you of Hispanic or Latino origin?

- ☐ Yes
- ☐ No

29. What is the primary language spoken in your home?

- ☐ English (American)
- ☐ Spanish
- ☐ Other (please specify)

30. If the primary language spoken in your home is NOT English, do you believe your local government provides sufficient information on fair housing laws and resources in your native language to allow you to understand your rights?

- ☐ Yes
- ☐ No
- ☐ Unsure

31. Are you disabled?

- ☐ Yes
- ☐ No

32. How many people live in your household?

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ 6
- ☐ 7
- ☐ 8
- ☐ 9
- ☐ 10
- ☐ More than 10

33. What is your annual household income (before taxes)?

- ☐ Less than \$28,050
- ☐ \$28,050 - \$46,750
- ☐ \$46,751 - \$71,600
- ☐ \$71,601 - \$93,499
- ☐ \$93,500 or above

34. How much of your household income do you spend on housing (including rent/mortgage, insurance, and taxes)?

- ☐ Less than 24%
- ☐ 25 - 30%
- ☐ 31 - 40%
- ☐ 41 - 50%
- ☐ 51 - 75%
- ☐ More than 75%

Stakeholder Survey for Contra Costa County Analysis of Impediments to Fair Housing

Thank you for your interest in completing this survey on stakeholder perspectives on fair housing.

The Contra Costa County Consortium, as administrator of federal funds for the U.S. Department of Housing and Urban Development (HUD), is required to certify that its grantees will affirmatively further fair housing. Your response to this survey is critical in the County's continued receipt of HUD funds that directly benefit your community. Additionally, your input will allow the County to gain a more qualitative analysis of the knowledge, experiences, opinions and feelings of stakeholders and other interested parties regarding fair housing in Contra Costa County.

Please ensure that your responses to the survey questions are reflective of the cumulative experiences of your organization. If you would like to share your personal experiences, then you are invited to participate in the Community Resident Survey. You may access the Resident Survey by returning to the first survey page and clicking the resident option.

All responses to the survey will be confidential. The County will not look at individual responses but only analyze the results in aggregate.

The survey will take approximately 10 minutes to complete. Thank you in advance for your participation. Feel free to forward this survey on to stakeholders we may have missed.

Definitions:

Fair Housing- Equal and free access to housing choices regardless of race, color, religion, sex, national origin, familial status, and handicap/ disability. Title VIII of the Civil Rights Act of 1968 adds the additional protected classes of age and ancestry.

Impediments to Fair Housing Choice- Any actions, omissions or decisions which have the effect of restricting housing choices for the groups defined above, through sale or rental of housing, the financing of housing or the provision of brokerage services.

Housing discrimination- Discrimination in which an individual or family is treated unequally when trying to buy, rent, lease, sell or finance a home based on certain characteristics, such as race, color, religion, sex, national origin, familial status, handicap/disability, age, and ancestry.

* 35. Select the community in which your organization is based:

* 36. Name of Organization:

* 37. What is your Organization's primary role from the list below?

- ☐ Local Government
- ☐ Nonprofit
- ☐ Educational
- ☐ Advocacy Group
- ☐ Consulting Firm
- ☐ Self-Employed
- ☐ Property Management
- ☐ Banking/Finance
- ☐ Construction/Development
- ☐ Law/Legal Services
- ☐ Real Estate
- ☐ Other (please specify)

38. What is your organization's familiarity with Fair Housing Laws?

- ☐ Not Familiar
- ☐ Somewhat Familiar
- ☐ Familiar
- ☐ Very Familiar
- ☐ Other (please specify)

39. Please indicate the frequency of incidents of discrimination in the following categories reported by persons seeking housing in your service area in the past year.

	1-3 incidents	4-6 incidents	7 or more incidents	No incidents	
Race	☐	☐	☐	☐	☐
Color	☐	☐	☐	☐	☐
Religion	☐	☐	☐	☐	☐
Sex	☐	☐	☐	☐	☐
National Origin	☐	☐	☐	☐	☐
Familial Status	☐	☐	☐	☐	☐
Mental Handicap/disability	☐	☐	☐	☐	☐
Physical Handicap/disability	☐	☐	☐	☐	☐
Age	☐	☐	☐	☐	☐
Ancestry	☐	☐	☐	☐	☐
Marital Status	☐	☐	☐	☐	☐
Medical Condition (cancer and genetic characteristics)	☐	☐	☐	☐	☐
Genetic Information	☐	☐	☐	☐	☐
Gender, Gender Identity, and Gender Expression	☐	☐	☐	☐	☐
Sexual Orientation	☐	☐	☐	☐	☐
HIV/AIDS status	☐	☐	☐	☐	☐

Other (please specify category and number of incidents)

40. Please indicate how frequently the following impediments related to services and opportunities occur in your service area.

	Not an Impediment in My Area	Infrequently	Somewhat Frequently	Very Frequently	Unsure/ Don't Know
Inadequate information regarding fair housing rights	☐	☐	☐	☐	☐
Insufficient information and marketing about housing availability	☐	☐	☐	☐	☐
Inadequate access to technology (e.g. telephone, internet, etc.)	☐	☐	☐	☐	☐
Inadequate access to transportation	☐	☐	☐	☐	☐
Inadequate access to public and social services	☐	☐	☐	☐	☐
Inadequate access to employment opportunities	☐	☐	☐	☐	☐

Other (please specify impediment and frequency)

41. Please indicate how frequently these economic impediments to fair housing occur in your service area.

	Not an Impediment in My Area	Infrequently	Somewhat Frequently	Very Frequently	Unsure/ Don't Know
Inability to secure enough public subsidies to develop affordable housing	☐	☐	☐	☐	☐
Activities causing housing displacement (e.g. revitalization of neighborhoods, property tax increases, demolition, etc.)	☐	☐	☐	☐	☐
Lack of developers with capacity to develop affordable housing	☐	☐	☐	☐	☐
High costs of construction	☐	☐	☐	☐	☐
High costs of land suitable for affordable housing development	☐	☐	☐	☐	☐
Unethical real estate processes (e.g. steering, blockbusting, etc.)	☐	☐	☐	☐	☐
Shortage of mortgage financing available to low-income households (lack of subsidies/financial assistance such down payments and closing costs)	☐	☐	☐	☐	☐
Unfair lending practices (e.g. excessive promotion of subprime mortgages or predatory lending)	☐	☐	☐	☐	☐

Other (please specify impediment and frequency)

42. Please indicate how frequently the following impediments related to government actions, involvement, and obligations occur in your service area.

	Not an Impediment in My Area	Infrequently	Somewhat Frequently	Very Frequently	Unsure/ Don't Know
The lack of comprehensive fair housing planning	☐	☐	☐	☐	☐
Ignorance of the law/obligations by local officials	☐	☐	☐	☐	☐
Lack of knowledgeable assistance on fair housing issues at the local level	☐	☐	☐	☐	☐
Lack of a designated officer to handle fair housing requests	☐	☐	☐	☐	☐
Inadequate enforcement of fair housing laws	☐	☐	☐	☐	☐
Inadequate representation of diverse interests (e.g. racial, ethnic, religious, and disabled segments on housing advisory boards, commissions, and committees)	☐	☐	☐	☐	☐
Local land use controls and zoning prohibiting higher density, multifamily housing	☐	☐	☐	☐	☐
Development standards, building codes, or permits inhibit the development of affordable housing	☐	☐	☐	☐	☐
Environmental contamination or health hazards (e.g. lead-based paint or mold) limits the availability of land or readily-usable existing housing stock	☐	☐	☐	☐	☐

Other (please specify impediment and frequency)

43. Please evaluate the effectiveness of the following government actions in your service area. If not used or you are unsure, mark your answer accordingly.

	Very Effective	Somewhat Effective	Not at all effective	Unsure/Don't know	Not Applicable/Not Used
Coordinating between local and regional housing agencies (e.g. housing authorities, local housing departments, and nonprofit organizations, etc.)	☐	☐	☐	☐	☐
Coordinating between enforcement agencies (e.g. building inspectors, law enforcement, legal departments, etc.)	☐	☐	☐	☐	☐
Partnering with nonprofit organizations assisting protected groups (e.g. racial minorities, disabled, elderly, etc.) for outreach	☐	☐	☐	☐	☐
Developing housing for large households (e.g. various unit sizes)	☐	☐	☐	☐	☐
Increasing housing choice for Section 8/Housing Choice Voucher Program participants (e.g. quality, setting, participation, etc.)	☐	☐	☐	☐	☐
Allocating local funds for affordable housing development (e.g. state, federal, or private sector)	☐	☐	☐	☐	☐
Siting affordable housing near access to transportation	☐	☐	☐	☐	☐
Siting affordable housing new access to public and social services	☐	☐	☐	☐	☐
Siting affordable housing near access to employment opportunities	☐	☐	☐	☐	☐

Other (please specify action and effectiveness)

44. Please evaluate the effectiveness of the following marketing practices in addressing fair housing concerns in your service area. If not used or you are unsure, mark your answer accordingly.

	Very Effective	Somewhat Effective	Not at all effective	Unsure/Don't know	Not Applicable/Not Used
Market available housing throughout the community via ethnic newspapers	☐	☐	☐	☐	☐
Market available housing throughout the community via internet in multiple languages	☐	☐	☐	☐	☐
Market available housing throughout the community at in-person meetings at convenient, accessible locations and times.	☐	☐	☐	☐	☐
Market available housing using techniques to assist the disabled (e.g. visually impaired, hearing-impaired, physically disabled, etc.)	☐	☐	☐	☐	☐
Market available housing and fair housing resources for populations with limited english proficiency	☐	☐	☐	☐	☐

Other (please specify practice and effectiveness)

45. Please evaluate the effectiveness of the following educational outreach efforts in addressing fair housing concerns in your service area. If not used or you are unsure, mark your answer accordingly.

	Very Effective	Somewhat Effective	Not at all effective	Unsure/Don't know	Not Applicable/Not Used
Education, training, and counseling for tenants and prospective homebuyers	☐	☐	☐	☐	☐
Education and training for landlords (e.g. on fair housing marketing/advertising, tenant selection, reasonable accommodation, etc.)	☐	☐	☐	☐	☐
Education and technical training for real estate and mortgage industry professionals	☐	☐	☐	☐	☐
Education and training for the public/community at large	☐	☐	☐	☐	☐

Other (please specify the practice and effectiveness)

46. Have clients of your organization ever complained about being victims of housing discrimination?

☐ Yes

☐ No

47. If you have answered yes to question 13, check the basis on which complaints were made. Check all that apply.

☐ Race

☐ Color

☐ Religion

☐ Sex

☐ National Origin

☐ Familial Status

☐ Mental Handicap/disability

☐ Physical Handicap/disability

☐ Age

☐ Ancestry

☐ Marital Status

☐ Medical Condition (cancer and genetic characteristics)

☐ Genetic Information

☐ Gender, Gender Identity, and Gender Expression

☐ Sexual Orientation

☐ HIV/AIDS status

☐ Other (please specify)

48. Are you aware of any questionable practices or barriers to fair housing choice in the following areas? Provide explanation for your selections in the comment box.

	Yes	No	I don't know
Rental housing market	☐	☐	☐
Real estate market	☐	☐	☐
Mortgage and home lending industry	☐	☐	☐
Access of minority populations to serving as representatives on state or local boards, commissions, etc.	☐	☐	☐
Any other housing services	☐	☐	☐

Please explain your selections above.

49. In the comment box, please share your organization's experiences working with government agencies and other stakeholder organizations on fair housing issues. Do you have any suggestions on ways government agencies and other stakeholder groups can work together to address impediments to fair housing and affirmatively further fair housing?

50. Please share any additional comments regarding fair housing.

Thank you for your participation!

Encuesta para los residentes del Condado de Contra Costa: Análisis de impedimentos para la Equidad de Vivienda

Gracias por su interés en completar esta encuesta sobre las perspectivas de residentes en la vivienda justa.

El Consorcio del Condado de Contra Costa está buscando activamente la opinión del público para determinar el grado en que estos problemas existen en todo el Condado. Las respuestas de los residentes como usted serán críticas en la evaluación de las barreras a la equidad de vivienda y las gestiones que el Condado puede tomar para abordarlas. Esta es una encuesta anónima y todas las respuestas serán confidenciales. El Consorcio no se verá en las respuestas individuales pero sólo analizar los resultados en su conjunto.

Esta encuesta tomará aproximadamente 10 minutos para completar. Gracias por tu participación. Siéntase libre de enviar esta encuesta a las partes interesadas se nos hayan pasado.

Definiciones:

Vivienda justa- Igualdad y el libre acceso a las opciones de vivienda sin la importa de la raza, color, religión, sexo, origen nacional, estado familiar, y minusvalía / discapacidad. Título VIII de la Ley de Derechos Civiles de 1968, añade las clases adicionales protegidas de edad y ascendencia.

Los impedimentos para la Equidad de Vivienda - cualquiera acción, omisiones o decisiones que tiene el efecto de restringir las opciones de vivienda para los grupos definidos anteriormente, a través de la venta o alquiler de la vivienda, la financiación de la vivienda o la prestación de servicios de corretaje.

Discriminación en la vivienda – discriminación en la que una persona o familia se trata de manera desigual cuando se trata de comprar, alquilar, arrendar, vender o financiar un hogar basado en ciertas características, como la raza, color de piel, religión, sexo, origen nacional, estado civil, discapacidad, edad, y ascendencia.

* 51. Seleccione la comunidad en el que reside:

52. En general, ¿cómo calificaría el barrio que vive en los siguientes factores? Utilice un escala de 10 puntos por debajo de calificación, donde 1 representa "el peor " y el 10 representa el "lo mejor."

	1 (el peor)	2	3	4	5	6	7	8	9	10 (lo mejor)
Escuelas	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Parques	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Servicios de seguridad pública, tales como bomberos, policía, EMS (servicios de emergencia/ambulancia)	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Infraestructura pública como carreteras, agua, servicios de alcantarillado	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Transporte público	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Tiendas de comestibles	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Hospitales	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Sentimiento de comunidad con los vecinos	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐

53. ¿Es dueño o alquila su casa?

- ☐ Propia, con hipoteca
- ☐ Propia, sin hipoteca
- ☐ Alquiler de un propietario particular (sin asistencia)
- ☐ Alquiler con asistencia pública (Sección 8 u otro) de un propietario particular
- ☐ Alquiler en un complejo de viviendas públicas
- ☐ Alquiler en un complejo para residentes con bajos ingresos
- ☐ Nada de lo anterior, convivía con otra gente
- ☐ Ninguna de las anteriores, vivo en un refugio para personas sin hogar o estoy sin hogar

54. ¿Ha experimentado alguna de las siguientes acciones en los últimos dos años en su hogar? Por favor marque todo lo que corresponda.

- ☐ Dificultades para pagar la renta / hipoteca
- ☐ Dificultad para pagar los servicios públicos
- ☐ Incapacidad para hacer necesarias reparaciones / mejoradas en su hogar
- ☐ Superpoblación
- ☐ No he experimentado ningún problema como éstos en mi hogar
- ☐ Otros problemas con su casa (especifique)

55. ¿Ha experimentado alguna de las siguientes acciones en los últimos dos años en su vecindario? Por favor marque lo que corresponda.

- ☐ La insatisfacción con los servicios locales (recolección de basura, mantenimiento de calles)
- ☐ estructuras o propiedades vacantes o casas inhabitables
- ☐ La falta de reparación o mantenimiento de las casas vecinas
- ☐ Aumento de crimen o de la delincuencia
- ☐ vehículos destruidos/dañados, vehículos sin licencia, o muebles
- ☐ No he experimentado ningún problema de estos tipos en mi vecindario
- ☐ Otros problemas con su vecindario (especifique)

56. ¿Cuál es su familiaridad con las leyes de vivienda justa?

- ☐ No estoy familiarizado
- ☐ Un poco familiarizado
- ☐ Si estoy familiarizado
- ☐ Estoy muy familiar
- ☐ Inseguro

57. ¿Está usted consciente de sus derechos bajo la Ley Federal de Vivienda Justa y otras leyes estatales relacionadas de California [la Ley de Empleo y Vivienda Justa de California y la Ley de Derechos Civiles (Unruh Act)]?

- ☐ Sí
- ☐ No

58. ¿Conoce los tipos de protecciones la ley establece contra las discriminación en la vivienda?

- ☐ Sí
- ☐ No

59. ¿Usted sabe dónde se puede ir a buscar ayuda si han experimentado discriminación en la vivienda?

- ☐ Sí
- ☐ No

En caso que sí, describa

60. ¿Dónde has oído sobre la discriminación en la vivienda (marque lo que corresponda)?

- ☐ Noticias en su comunidad local
- ☐ En las noticias nacionales
- ☐ Anuncios de servicio público
- ☐ Presentaciones a cargo o la interacción con la ciudad y / o el condado
- ☐ Presentaciones a cargo o interacciones con el gobierno estatal o federal
- ☐ Organizaciones de equidad de vivienda
- ☐ Servicios legales u otras organizaciones de servicios sociales
- ☐ Conversaciones con amigos y familiares
- ☐ No he oído sobre la discriminación en la vivienda
- ☐ Otros (especifique):

61. ¿Cómo obtiene información acerca de las leyes en su área y sus derechos en general (marque lo que corresponda)?

- ☐ noticias en su comunidad local
- ☐ En las noticias nacionales
- ☐ Investigación en Internet
- ☐ Anuncios de servicio público
- ☐ Presentaciones a cargo o la interacción con mi ciudad y / o el condado
- ☐ Presentaciones a cargo o interacciones con el gobierno estatal o federal
- ☐ Servicios legales u otras organizaciones de servicios sociales
- ☐ La información publicada en una biblioteca o centro comunitario
- ☐ Conversaciones con amigos y familiares
- ☐ Otros (especifique):

62. ¿Cuál, en su caso, de las siguientes barreras para la elección de vivienda han experimentado u observado en su comunidad? Por favor marque lo que corresponda.

- ☐ La falta de accesibilidad de las personas con discapacidad
- ☐ Las restricciones de edad en las viviendas disponibles
- ☐ mala condiciones físicas de las viviendas disponibles
- ☐ Alto costo de la vivienda
- ☐ Distancia de viviendas disponibles para el empleo
- ☐ La diversidad de tipos de vivienda
- ☐ La falta de transporte / acceso al transporte público
- ☐ Costos de las utilidades
- ☐ Ninguna
- ☐ Otras barreras (especifique):

63. ¿Alguna vez ha observado a alguien en su comunidad que fue tratado de manera desigual en las viviendas debido de la raza, color de piel, sexo, religión, origen étnico, estado civil, o si era persona de discapacidad (es decir, experimentado discriminación en la vivienda)?

- ☐ Sí
- ☐ No

64. Indique el número de incidentes de discriminación en la vivienda que han sido testigos en las siguientes áreas:

	1-3 sucesos	4-6 incidentes	7 o más incidentes	Sin incidentes	No aplica
Raza	☐	☐	☐	☐	☐
Color de piel	☐	☐	☐	☐	☐
Religión	☐	☐	☐	☐	☐
Sexo	☐	☐	☐	☐	☐
Origen nacional	☐	☐	☐	☐	☐
Estado familiar	☐	☐	☐	☐	☐
Deficiencia Mental / discapacidad	☐	☐	☐	☐	☐
Discapacidad física / discapacidad	☐	☐	☐	☐	☐
Edad	☐	☐	☐	☐	☐
Ascendencia	☐	☐	☐	☐	☐
Estado civil	☐	☐	☐	☐	☐
La condición médica (cáncer y las características genéticas)	☐	☐	☐	☐	☐
Información genética	☐	☐	☐	☐	☐
Género, identidad de género y expresión de género	☐	☐	☐	☐	☐
Orientación sexual	☐	☐	☐	☐	☐
estatus de VIH / SIDA	☐	☐	☐	☐	☐

65. ¿Ha experimentado personalmente discriminación en la vivienda mientras viviendo en el Condado de Contra Costa?

- ☐ Sí
- ☐ No
- ☐ No estoy seguro.

66. Si ha respondido afirmativamente a la pregunta 16, ¿qué es lo que cree que le han discriminado?

Por favor responde a esta pregunta basada en un acto individual de discriminación que usted ha experimentado. Es posible comprobar todas las bases contra la cual se cree que fue discriminado. Si usted tiene otras incidencias de discriminación, por favor describa en la sección de comentarios al final de la encuesta.

- ☐ Raza
- ☐ Color de piel
- ☐ Religión
- ☐ Sexo
- ☐ Origen nacional
- ☐ Estado familiar
- ☐ Deficiencia Mental / discapacidad
- ☐ Discapacidad física / discapacidad
- ☐ Edad
- ☐ Ascendencia
- ☐ Estado civil
- ☐ La condición médica (cáncer y las características genéticas)
- ☐ Información genética
- ☐ Género, identidad de género y expresión de género
- ☐ Orientación sexual
- ☐ Estatus de VIH / SIDA
- ☐ Otro tipo de discriminación (especifique)

67. Si ha respondido afirmativamente a la pregunta 16, ¿quién discriminó?

- ☐ Propietario / administrador de la propiedad
- ☐ Prestamista hipotecario
- ☐ Agente de bienes raíces
- ☐ Otro (especifique)

68. Si ha respondido afirmativamente a la pregunta 16, ¿dónde se produjo el acto de discriminación?

- ☐ Complejo de apartamentos
- ☐ barrio unifamiliar
- ☐ desarrollo de condominios
- ☐ Otro lugar (especificar)

69. Si ha respondido afirmativamente a la pregunta 16, lo denunció el incidente a (marque lo que corresponda):

- ☐ Una agencia del gobierno
- ☐ Un grupo de vivienda justa
- ☐ No reporté el incidente.
- ☐ A otra persona (especifique)

70. Si usted no reportó el incidente, ¿por qué no? Marque todo lo que corresponda.

- ☐ No sabía dónde informar de ello.
- ☐ Tenía miedo a las represalias.
- ☐ No estaba segura de mis derechos.
- ☐ No pensé que haría una diferencia.
- ☐ Otros (especifique)

71. ¿Tiene usted conocimiento de las oportunidades en su comunidad para la formación, talleres, o información acerca de discriminación en la vivienda?

- ☐ Sí
- ☐ No
- ☐ Inseguro

72. ¿Alguna vez ha participado en un tipo de clase u educación de vivienda justa?

- ☐ Sí
- ☐ No
- ☐ Inseguro

Si ha respondido afirmativamente, describa su experiencia:

73. ¿Cuánto tiempo ha vivido en el Condado de Contra Costa?

- ☐ Menos de un año
- ☐ 1 - 4 años
- ☐ 5 - 9 años
- ☐ 10 o más años

74. ¿Cuál es su sexo / género?

- ☐ Hombre
- ☐ Mujer
- ☐ Otro
- ☐ Prefiero no revelar

75. ¿Cuál es su edad?

- ☐ 18-24 años
- ☐ 25-34 años
- ☐ 35-44 años
- ☐ 45-64 años
- ☐ 65 años o más

76. ¿Cuál es su raza?

- ☐ Blanco
- ☐ afroamericano
- ☐ indio americano / nativo de Alaska
- ☐ asiático
- ☐ Nativo de Hawái u otra isla del Pacífico
- ☐ Otra raza (especifique)

77. ¿Es usted hispano o latino?

- ☐ Sí
- ☐ No

78. ¿Cuál es el idioma principal que se habla en su casa?

- ☐ Inglés (americano)
- ☐ Español
- ☐ Otros (especifique)

79. Si el idioma principal que se habla en su casa no es inglés, ¿cree que su gobierno local proporciona información suficiente sobre las leyes y los recursos de vivienda justa en su lengua materna para que pueda entender sus derechos?

- ☐ Sí
- ☐ No
- ☐ Inseguro

80. ¿Está incapacitado?

- ☐ Sí
- ☐ No

81. ¿Cuántas personas viven en su hogar?

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ 6
- ☐ 7
- ☐ 8
- ☐ 9
- ☐ 10
- ☐ Más de 10

82. ¿Cuál es su ingreso familiar anual (antes de impuestos)?

- ☐ Menos de \$ 28,050
- ☐ 28,050 \$ - \$ 46.750
- ☐ 46,751 \$ - \$ 71.600
- ☐ 71,601 \$ - \$ 93.499
- ☐ \$ 93.500 o superior

83. ¿Cuánto de su ingreso familiar gastas en la vivienda (incluyendo el alquiler / hipoteca, el seguro y los impuestos)?

- ☐ Menos del 24%
- ☐ 25 - 30%
- ☐ 31 - 40%
- ☐ 41 a 50%
- ☐ 51 - 75%
- ☐ Más de 75%

84. Por favor comparta cualquier comentario adicional con respecto a la equidad de vivienda

¡Gracias por su participación!

APPENDIX 6

Local Building Codes

Antioch

The City of Antioch has adopted the 2007 California Building Code. The California Building Code has established construction standards for all residential buildings, which provide minimum standards necessary to protect the health, safety, and welfare of residents. The City also requires that all new residential construction comply with the federal Americans with Disability Act (ADA), which includes accessibility requirements for certain types of buildings. Specific accessibility requirements for residential buildings are also contained in the California Building Code.

Concord

The City of Concord has adopted the California Building Code, in addition to Fire, Mechanical, Plumbing, Electrical, and Uniform Codes, as the basis for its building standards. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings. Permits are required for all electrical and plumbing work and for other major home improvements and modifications.

Contra Costa County

Contra Costa County has adopted the Uniform Building Code and the Uniform Housing Code, which establish standards and require inspections at various stages of construction to ensure code compliance. The County's building code also requires new residential construction to comply with the federal Americans with Disabilities Act.

Pittsburg

The City of Pittsburg requires all building construction standards to conform to the California Building Code (Title 24 of the California Code of Regulations). In addition, new residential construction must comply with the federal Americans with Disabilities Act (ADA). As a standard practice, the City does not impose additional local requirements to the California Building Code standards; however, the City is considering adding programs and policies into the 2009 – 2014 Housing Element to provide incentives to exceed minimum energy efficiency standards set forth in Title 24.

Richmond

The City of Richmond's Building Department currently administers codes and code enforcement under the 1997 edition of the Uniform Building Code (UBC). Amendments to the UBC have been made by the City and are based on the 2001 California Building Code.

Walnut Creek

The City of Walnut Creek has adopted the Uniform Building Code and the Uniform Housing Code. Development must comply with applicable codes. Code enforcement is usually triggered by complaints, but at times City personnel will initiate enforcement activity if a structure appears to be unsafe and not in compliance with the Uniform Housing Code. There is a very low incidence of substandard structures in the city.

APPENDIX 7

Affordable Housing Resources

Program Name	Description	Eligible Housing Activities
Community Development Block Grant (CDBG)	Federal grants awarded to states and units of general local government on a formula basis for housing and community development activities which primarily benefit low- and moderate-income households.	• Acquisition • Rehabilitation • Homebuyer assistance • Homeless assistance • Infrastructure
Home Investment Partnerships Program (HOME)	Federal grants awarded to states and units of general local government to produce or preserve affordable housing.	• New construction • Acquisition • Rehabilitation • Homebuyer assistance • Rental assistance
Mortgage Credit Certificate Program	The Mortgage Credit Certificate (MCC) program assists first-time homebuyers with the purchase of existing or new homes. The MCC tax credit reduces the federal income tax of borrowers purchasing qualified homes.	First-time homebuyer assistance
Section 8 Housing Choice Vouchers	Rental assistance payments to owners of private market-rate units on behalf of low-income tenants.	Rental assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in affordable housing.	• New construction • Rehabilitation
Multi-Family Housing Program (MHP)	Deferred payment loans from the state for rental housing with supportive services for the disabled who are homeless or at risk of homelessness. This program is currently suspended for lack of funding.	• New construction • Rehabilitation • Preservation • Conversion of nonresidential to rental

Program Name	Description	Eligible Housing Activities
Multi-family Housing Program – Supportive Housing	Deferred payment loans from the state for rental housing with supportive services for the disabled who are homeless or at risk of homelessness. This program is currently suspended for lack of funding.	• New construction • Rehabilitation • Preservation • Conversion of nonresidential to rental
Building Equity and Growth in Neighborhoods (BEGIN)	Grants from the state to cities to provide down payment assistance (up to \$30,000) to low- and moderate-income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. This program is currently suspended for lack of funding.	Homebuyer assistance
CalHome	Grants from the state to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. This program is currently suspended for lack of funding.	• Predevelopment, site development, site acquisition • Rehabilitation • Acquisition/rehabilitation • Down payment assistance • Mortgage financing • Homebuyer counseling
Transit-Oriented Development Program	Funding for housing and related infrastructure near transit stations. This program is currently suspended for lack of funding.	• Rental housing construction • Mortgage assistance

Program Name	Description	Eligible Housing Activities
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site cleanup, etc.) to facilitate infill housing development. This program is currently suspended for lack of funding.	Infrastructure to support high density affordable housing
CalHFA Affordable Housing Partnerships Program (AHPP)	Affordable senior financing from CalHFA when combined with a local homebuyer assistance program.	Homebuyer assistance
CalHFA California Homebuyer's Downpayment Assistance Program (CHDAP)	Deferred-payment junior loan to qualified borrowers to be used for their down payment or closing costs.	Homebuyer assistance
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers. Mortgages which fund the purchase and rehabilitation of a home. Low down payment mortgages for single-family homes in underserved low income and minority cities.	Homebuyer assistance
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low income ownership and rental projects.	New construction
Freddie Mac HomeWorks	First and second mortgages that include rehabilitation loan; city provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	Homebuyer assistance combined with rehabilitation

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution)
Approving the Analysis of Impediments to Fair)
Housing)

RESOLUTION NO. 17-

The Pittsburgh City Council DOES RESOLVE as follows:

WHEREAS, the City receives Community Development Block Grant (CDBG) funds from the US 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, Pittsburgh, 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 2015-2020 Consolidated Plan (Consolidated Plan) to assess the needs of each jurisdiction and to guide the use of CDBG funds within each individual member community as well as a joint Analysis of Impediments to Fair Housing (AI); 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, sets out a five-year strategy identifying priorities and available resources; and

WHEREAS, as part of the Consolidated Plan, CDBG grantees must certify that they will affirmatively further fair housing, which means conducting an AI, taking appropriate actions to overcome the effects of any impediments identified through that analysis, and keep records of these actions; and

WHEREAS, the purpose of the AI is to review conditions in the jurisdiction that may impact the ability of households to freely choose housing and to be treated without regard to race, ethnicity, religion, gender, national origin, source of income, age, disability, or other protected status. The AI reviews the general state of fair housing, the enforcement of fair housing law, efforts to promote fair housing, access to credit for the purpose of housing and general constraints to the availability of a full range of housing types; and

WHEREAS, HUD requires each jurisdiction to have the AI available but does not require its submission; and

WHEREAS, the City solicited comments from March 16, 2017 through April 16, 2017 on the AI.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1.

The recitals set forth above are true and correct statements.

Section 2.

The AI attached hereto as Exhibit C is hereby approved.

Section 3.

The public comment period on the AI is now closed.

Section 4.

The City Clerk shall certify to the adoption of this Resolution.

Section 5.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 17th day of April, 2017 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Marilyn Craft, Mayor

ATTEST:

Alice E. Evenson, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution)
Approving the Community Development Block Grant) RESOLUTION NO. 17-
2017-2018 Annual Action Plan)

The Pittsburgh City Council DOES RESOLVE as follows:

WHEREAS, the City receives Community Development Block Grant (CDBG) funds from the US 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, Pittsburgh, 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 2015-2020 Consolidated Plan (Consolidated Plan) which was adopted by Resolution 15-13028 on April 20, 2015, to assess the needs of each jurisdiction and to guide the use of CDBG funds within each individual member community; and

WHEREAS, the Consortium divides the Consolidated Plan into two (2) funding cycles: 1) 2015-2017 - 2 year funding cycle and 2) 2017-2020 - 3 year funding cycle. Fiscal Year (FY) 2017-2018 is the first year of the 3 year funding cycle that covers 2017-2020; 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, sets out a five-year strategy identifying priorities and available resources, and establishes the 2017-2018 Annual Action Plan which outlines intended uses of the 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 Pittsburgh. HUD'S 70% rule 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 commence on July 1, 2017 and expire June 30, 2018 and shall be used to benefit low- and moderate-income persons; and

WHEREAS, on February 6, 2017, the CDBG Subcommittee met to make funding recommendations for the FY 2017-2018 subrecipients for City Council consideration and approval; and

WHEREAS, the City solicited comments from March 16, 2017 through April 16, 2017, conducted a public hearing on April 17, 2017 to receive testimony, and closed the comment period.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1.

All the recitals above are true and correct and incorporated herein.

Section 2.

The City Council hereby approves the 2017-2018 Annual Action Plan, including the CDBG application form SF-424 and the required certifications.

Section 3.

The public comment period on the 2017-2018 Annual Action Plan is hereby closed.

Section 4.

The City Manager or his/her designee will submit to HUD the 2017-2018 Annual Action Plan and all understandings and assurances contained therein and in connection with the submission will provide additional information as may be required.

Section 5.

The City Manager or his/her designee is hereby authorized to execute the necessary documents and take such further actions as may be necessary or appropriate to carry out the City's obligations under this Resolution.

Section 6.

The City Clerk shall certify to the adoption of this Resolution.

Section 7.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 17th day of April, 2017 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Marilyn Craft, Mayor

ATTEST:

Alice E. Evenson, City Clerk



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

DATE: 4/7/2017

TO: Mayor and Council Members

FROM: Joe Sbranti, City Manager

SUBJECT: Adoption of Two City Council Resolutions: (1) Formation of Community Facility District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), Providing for Future Annexation of Territory and Providing for the Levy of a Special Tax Therein to Finance Certain Public Services in and for Such Community Facilities District and to Call for Special Election; and (2) Declare Results of Election; Introduction and Waive the First Reading of Ordinance Levying Special Tax in CFD 2017-1 and Accept and File a Hearing Report and to Conduct a Public Hearing

MEETING DATE: 4/17/2017

EXECUTIVE SUMMARY

In accordance with the policy of the City Council and the development agreement between the City of Pittsburg (the "City") and Discovery Homes (the "Developer"), the City has agreed to form a Community Facilities District ("CFD") to provide funding for fire protection and emergency facilities and services to serve the Belle Harbor subdivision, now known as Waterstone subdivision. In addition, this Resolution considers the formation of the CFD and provides for the future annexation of territory.

FISCAL IMPACT

The cost of providing additional fire facilities and services to serve the Waterstone subdivision and future annexed territory will be paid through a special tax that will be levied on both residential and non-residential properties within the proposed boundaries of the CFD. The special tax will be placed on the County tax roll each year. Pursuant to state law, the special tax and associated costs must be maintained in a separate fund and cannot be included in the City's general fund.

Administrative costs will be generated by staff and consultants for the formation and administration of the CFD. To the extent permitted under the law, the City plans to use a portion of the special tax proceeds from the CFD to reimburse the City's initial costs and to pay for ongoing administrative costs.

RECOMMENDATION

City Council accept and file the Formation Hearing Report and conduct a public hearing. City Council adopt two Resolutions: (1) Formation of Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services) ("CFD 2017-1"), Providing for Future Annexation of Territory and Providing for the Levy of a Special Tax Therein to Finance Certain Public Services in and for Such Community Facilities District and Call for a Special Election; and (2) Declare Results of Election and introduce and waive the first reading of an Ordinance Levying a Special Tax in CFD 2017-1.

BACKGROUND

The Contra Costa Fire Protection District (Fire District) provides fire protection and emergency medical services within the Pittsburg community. New development within the City will increase the demand for these services and their supporting equipment and facilities.

On October 3, 2016, the City Council adopted Resolution 16-13524 approving a Joint Community Facilities Agreement between the City and the Fire District to provide for the transfer of special taxes levied by CFD to the Fire District.

On February 21, 2017, the Council adopted Resolution 17-13298, which initiated proceedings to establish CFD 2017-1 in order to assist with the costs of financing fire facilities and fire safety and emergency services. The boundary map approved by the City Council on that date identifies the Waterstone subdivision as the initial territory within the CFD.

As additional development projects come forward, additional properties can be annexed into the CFD, increasing the fire and emergency service coverage area and providing funding for the increased demand for fire protection and emergency services and facilities placed on the Fire District by the additional development projects. Properties may be annexed into the CFD with unanimous approval of the property owners.

Staff has been in contact with the Developer regarding the formation of CFD 2017-1 and the property owner has submitted consent forms related to the formation of CFD 2017-1. A public hearing was opened on April 3, 2017 to receive testimony from the Developer concerning any matters related to the formation of, and services and facilities to be provided within, this CFD, and continued to April 17, 2017. The Developer has agreed in writing to participate in this CFD (Attachment 9).

SUBCOMMITTEE FINDINGS

Not applicable.

STAFF ANALYSIS

Staff retained the services of Goodwin Consulting Group to develop the methodology for the special tax rates that will be levied on both residential and non-residential development within the Communities Facilities District 2017-1 for fire protection and emergency facilities

and services. Goodwin Consulting Group is a firm that specializes in the formation, administration and special tax rate calculation for Community Facilities Districts.

It was determined that the base special tax rate for residential development within the CFD will be set at \$75 per residential unit, which is consistent with the rate identified in the Belle Harbor development agreement. The base rate for non-residential development is \$909 per acre.

The special tax will be levied in the 2017-2018 fiscal year on those residential and non-residential units for which a final building permit inspection was conducted prior to June 30 of the preceding tax year. Beginning July 1, 2017 and each July 1 thereafter, the maximum special tax shall be increased by two percent (2%) of the amount in effect during the prior fiscal year.

ATTACHMENTS: Attachment 1.Resolution Establishing CFD 2017-1
Attachment 2.Resolution Determining Special Election Result
Attachment 3.Ordinance Levying Special Tax
Attachment 4.Certificate Relative to Voters
Attachment 5.Formation Hearing Report
Attachment 6.Waiver and Consent of Landowners (#)
Attachment 7.Certificate of City Clerk re Waiver and Consent
Attachment 8.Certificate of Delivery of Ballots
Attachment 9.Special Election Ballot Results (#)
Attachment 10.Certificate of Election Results
Attachment 11.Notice of Special Tax Lien

Report Prepared By: Jolan Longway,, Civil Engineer II

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of City Council Resolution for)
The Formation of Community Facilities)
District No. 2017-1 (Fire Facilities And)
Fire Safety and Emergency Services),)
Providing for Future Annexation of)
Territory and Providing for the Levy of a)
Special Tax Therein to Finance Certain)
Public Facilities and Services in and for)
Such Community Facilities District and)
Calling a Special Election to Submit to)
the Qualified Electors Within Such)
Community Facilities District the Question)
of Levying Such Special Tax and)
Establishing an Appropriations Limit for)
Such Community Facilities District)

RESOLUTION NO. 17-_____

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, the City Council of the City of Pittsburg (the "City") has duly adopted Resolution 16-13524 on October 3, 2016, approving a Joint Community Facilities Agreement between the City and the Contra Costa Fire District (the "Fire District") to provide for the transfer of special taxes levied to the Fire District; and

WHEREAS, the City Council has duly adopted Resolution 17-13298 on February 21, 2017 (the "Resolution of Intention"), wherein the Council declared its intention to and proposed to establish a community facilities district under and pursuant to the terms and provisions of the Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, as amended (the "Act"), to be known and designated as "Community Facilities District 2017-1 (Fire Facilities and Fire Safety and Emergency Services), City of Pittsburg, County of Contra Costa" (the "Community Facilities District"), to finance public services and facilities in and for the Community Facilities District under and pursuant to the Act (which are public facilities and services that the Fire District is authorized to provide, and that said public facilities and services are necessary to meet increased demands placed upon the Fire District as a result of development occurring and anticipated to occur in the Community Facilities District), and which public facilities and services (the "Facilities and Services") are listed in Exhibit A attached hereto and incorporated herein and made a part hereof; and

WHEREAS, pursuant to Section 53339.3 of the Act, territory may be identified for annexation into the Community Facilities District in the future but only with the unanimous approval of all owners of each parcel within that territory at the time that parcel is annexed; and

WHEREAS, the costs of financing the Facilities and Services to be provided in the Community Facilities District include administrative expenses as identified in Exhibit A; and

WHEREAS, the Resolution of Intention identified a time and place for a public hearing to be held by the City Council to consider the formation of the Community Facilities District, the proposed rate and method of apportionment of a special tax to finance the Facilities and Services in and for the Community Facilities District and all other matters set forth in the Resolution of Intention; and

WHEREAS, the proposed boundary map for the Community Facilities District was filed for recordation in the office of the County Recorder of the Contra Costa County on March 24, 2017, in Book 85 of Maps of Assessment and Community Facilities Districts at page 48 ("Boundary Map"); and

WHEREAS, the Finance Director of the City, or his/her designee, has caused a report to be prepared on such proposal in accordance with the Resolution of Intention, which such report was submitted to and reviewed by the City Council, and which such report is incorporated herein by reference and made a part of the record of the hearing hereinafter referred to on the Resolution of Intention; and

WHEREAS, pursuant to the Resolution of Intention, a public hearing was set by the City Council for Monday, April 3, 2017, at 7:00 p.m., or as soon thereafter as the City may reach the matter, at the regular meeting place of the City Council in the City Council Chambers at 65 Civic Avenue, Pittsburg, California 94565, at which hearing the City Council opened the public hearing, accepted comments and continued the hearing to April 17, 2017 for consideration to form the Community Facilities District, the future annexation of territory, the proposed rate and method of apportionment of such special tax, and all other matters set forth in the Resolution of Intention, and at such public hearing all persons interested, including all taxpayers, property owners and registered voters within the Community Facilities District, were given an opportunity to appear and be heard, and the testimony of all interested persons and all taxpayers, property owners and registered voters for or against the formation of the Community Facilities District and the levy of such special tax, or the extent of the Community Facilities District, or any of the Facilities and Services proposed therefor, or on any other matters set forth in the Resolution, was heard and considered, and such special tax has not been precluded by a majority protest pursuant to Section 53324 of the Government Code of the State of California, and the Council at the conclusion of said hearing was fully advised in the premises, and was authorized to proceed as hereinafter provided; and

WHEREAS, one hundred percent (100%) of the qualified electors within the Community Facilities District have filed with the City Clerk waivers of certain time requirements for the conduct of the election in the Community Facilities District and therefore, pursuant to the Act, the Council is authorized to form the Community Facilities District and conduct the election as provided herein; and

WHEREAS, on the basis of the foregoing, the Council has determined at this time to call an election in the Community Facilities District to authorize the levy of a special tax therein (as the rate and method of apportionment of such tax, is more particularly set forth in Exhibit B, attached hereto and incorporated herein and made a part hereof) to pay for the Facilities and Services proposed to be provided in and for the Community Facilities District, and to establish an appropriations limit for the Community Facilities District.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1.

The above recitals are true and correct, and the City Council so finds and determines.

Section 2.

The City Council hereby re-approves and readopts the Resolution, and reconfirms all of its findings and determinations contained therein.

Section 3.

The City Council, pursuant to Section 53339.3 of the Act, hereby identifies all of the parcels designated in the Boundary Map as the Future Annexation Area, and not already included within the boundaries of the Community Facilities District, as territory proposed for annexation in the future into the Community Facilities District, provided, prior to the annexation of any portion of such territory under the authority of this section, unanimous written approval of the owner or owners of each parcel or parcels to be annexed is delivered to the City Clerk.

Section 4.

The City Council hereby approves the rate and method of apportionment of the special tax in and for the Community Facilities District as set forth in Exhibit B attached hereto and incorporated herein and made a part hereof, and upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of the State of California, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property in the Community Facilities District, which lien shall continue in force and effect until the lien is cancelled in accordance with law, until the special tax expires after Fiscal Year 2057-58, or until collection of the special tax by the City otherwise ceases. In the case of any special tax to pay for the public facilities and services and to be levied against any parcel used for private residential purposes, under no circumstances will the special tax levied against any parcel be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within the Community Facilities District by more than 10 percent.

Section 5.

The City Council finds and determines that written protests to the establishment of the Community Facilities District and the levy of such special tax, or the extent of the Community Facilities District, or the provision of any of the Facilities and Services proposed therefore, are insufficient in number and in amount under the Act, and the Council hereby further orders and determines that all protests to the establishment of the Community Facilities District therefore, or the levy of the special tax proposed to be levied therein, or the extent of the Community Facilities District, or provision of any of the Services therefore, or the establishment of an appropriations limit for the Community Facilities District, are hereby overruled.

Section 6.

The City Council finds and determines that all prior proceedings taken by the City Council with respect to the formation of the Community Facilities District are valid and in conformity with the requirements of the Act; and accordingly, the Council finds, determines and orders that, consistent with the Resolution of Intention, the Community Facilities District is hereby established under and pursuant to the terms and provisions of the Act, and the boundaries of which are as set forth in the Boundary Map on file with the City Clerk.

Section 7.

Except where funds are otherwise available, a special tax sufficient to pay for the Facilities and Services as described in Exhibit A shall be secured by recordation of a continuing lien against all nonexempt property in the Community Facilities District, will be annually levied within the boundaries of the Community Facilities District. For

particulars as to the rate and method of apportionment of such special tax, reference is made to Exhibit B, attached hereto and incorporated herein and made a part hereof, which sets forth the rate and method of apportionment of such special tax in sufficient detail to allow each landowner or resident within the Community Facilities District to estimate the maximum amount that such person will have to pay for the Facilities and Services.

Section 8.

It is the intention of the City Council, pursuant to Section 53317.3 of the Government Code of the State of California, to levy the special tax on property that is not otherwise exempt from the special tax and that is acquired by a public entity through a negotiated transaction, or by gift or devise.

Section 9.

It is the intention of the City Council, pursuant to Section 53317.5 of the Government Code of the State of California, to treat the special tax levied against property that is acquired by a public entity through eminent domain proceedings as if it were a special annual assessment.

Section 10.

It is the intention of the City Council, pursuant to Section 53340.1 of the Government Code of the State of California, to levy the special tax on the leasehold or possessory interests in property owned by a public agency (which property is otherwise exempt from the special tax) to be payable by the owner of the leasehold or possessory interests in such property.

Section 11.

A special mailed-ballot election shall be and is hereby called and ordered to be held on the Community Facilities District on Monday, April 17, 2017, in accordance with and subject to the Act and applicable law and the terms hereof, at which special election there shall be submitted to the landowners within the Community Facilities District (which landowners are the electors and persons qualified to vote at said special election) the question of levying such special tax and the establishment of an appropriations limit in the amount of One Hundred Thousand Dollars(\$100,000)for fiscal year 2017-18 in connection therewith for the Community Facilities District, as defined by Article XIII B, Section 8(h) of the Constitution of the State of California, and the Council hereby directs that the election at which the question of levying such special tax and establishing such appropriations limit is submitted to the landowners within the Community Facilities District shall be consolidated with the election at which the question of levying such special tax and establishing such appropriations limit shall be combined in one ballot proposition and to be secured by a special tax to be levied within the Community Facilities District, all as provided by the Act.

Section 12.

The City Clerk of the City is hereby designated as the official to conduct said special election, in accordance with and subject to the Act and applicable law and the following provisions:

(a) Said special election shall be held and conducted, and the votes thereat canvassed and the returns thereof made, and the results thereof ascertained and determined, as provided herein; and in all particulars not prescribed by this resolution said special election shall be held and conducted and the votes received and canvassed in the manner provided by law for the holding of special elections in the City and consistent with the Act.

(b) All landowners within the Community Facilities District upon the date of the special election herein provided for shall be qualified to vote upon the proposition to be submitted at said special election.

(c) Said special election shall be conducted as a mailed-ballot election, in accordance with the provisions of Sections 1340 et seq. and Section 23511.1 of the Elections Code of the State of California and the prior proceedings of the City taken thereunder, and there shall be no polling places for said special election. All ballots shall be delivered by the City Clerk of the City to such landowners, and all voted ballots are required to be received at the office of the City Clerk of the City not later than 7:00 P.M. on the day of the election in order to be counted, except that if all qualified electors have voted on the proposition hereby submitted, the election shall be closed.

(d) Each voter to vote for the proposition to be submitted at said special election and for levying such special tax and establishing such appropriations limit shall mark a cross (x) in the blank space below the word "YES" on the ballot to the right of said proposition, and to vote against said proposition and against levying such special tax and establishing such appropriations limit shall mark a cross (x) in the blank space below the word "NO" on the ballot to the right of said proposition, which cross (x) may be marked with either pen or pencil.

(e) The City Clerk of the City shall commence the canvass of the returns of said special election at 7:00 P.M. on Monday, April 17, 2017, at the City Council Chambers at 65 Civic Avenue, Pittsburg, California 94565, and at the conclusion thereof shall determine the results of said special election; provided, that if all the qualified voters have voted prior to such date and time, the City Clerk of the City shall close said special election and thereupon shall proceed to canvass the returns of said special election and to determine the results thereof.

(f) The City Council shall meet at its regular meeting on Monday, April 17, 2017, at its usual meeting place and declare the results of the special election, and shall include in the minutes a statement of the results of the special election as ascertained by said canvass.

Section 13.

The City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Conducting Mailed Ballot Election in the Community Facilities District, a copy of which is attached hereto as Exhibit C. The Council hereby finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 14.

The City Council hereby accepts the Certificate of the City Clerk certifying that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit C.

Section 15.

If two-thirds (2/3) of the votes cast upon the question of levying such special tax and establishing such appropriations limit are cast in favor of levying such special tax and establishing such appropriations limit, as determined by the City Council after reviewing the canvass of the returns of such consolidated election, the City Council may levy such

special tax within the territory of the Community Facilities District under the Act in the amount and for the purposes specified in this resolution, and such appropriations limit shall be established for the Community Facilities District, as defined by Article XIII B, Section 8(h) of the Constitution of the State of California. Such special tax may be levied only at the rate and may be apportioned only in the manner specified in this resolution, subject to the Act, except that such special tax may be levied at a rate lower than that specified herein. Such special tax may be levied through Fiscal Year 2057-58 as referred to in Section 4 of this resolution.

Section 16.

The City Manager of the City, or his/her designee, at 65 Civic Avenue, Pittsburg, California 94565, will be responsible for preparing annually a current roll of special tax levy obligations by Contra Costa County Assessor's parcel numbers, and will be responsible for estimating future special tax levies pursuant to Section 53340.1 of the Government Code of the State of California.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 17th day of April, 2017, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Marilyn Craft, Mayor

ATTEST:

Alice E. Evenson, City Clerk

EXHIBIT A

**DESCRIPTION OF FACILITIES AND SERVICES TO BE PROVIDED
CITY OF PITTSBURG
COMMUNITY FACILITIES DISTRICT NO. 20
17-1**

(FIRE PROTECTION AND EMERGENCY SERVICES)

CCCFPD may use CFD Funds to finance the following CCCFPD supplemental services and facilities:

1. Services. Emergency medical and fire protection and suppression services, including but not limited to salaries of personnel.
2. Facilities. Fire facilities, including but not limited to fire stations, apparatus, and facilities and equipment appurtenant thereto, including:
 - a. All cost associated therewith, including but not limited to acquisition, construction, relocation, rehabilitation, replacement, leasing, repair, maintenance, or operation thereof;
 - b. Improvements to fire facilities, including but not limited to costs of site acquisition, planning, design, engineering, soils testing, construction staking, and construction coordination and inspection, and
 - c. Furniture, fixtures, and equipment therefor.

EXHIBIT B
CITY OF PITTSBURG
COMMUNITY FACILITIES DISTRICT NO. 2017
-1

**(FIRE PROTECTION AND EMERGENCY SERVICES) RATE
AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2017-1 (Fire Protection and Emergency Services) shall be levied and collected according to the tax liability determined by the City Council acting in its capacity as the legislative body of the CFD, through the application of the appropriate Special Tax rate, as described below. All Taxable Property in the CFD shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Accessory Dwelling Unit” means an Accessory Dwelling Unit as defined by the City's Municipal Code.

“Acre” or “Acreage” means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded at the County Recorder's Office.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Division 2, of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means any or all of the following: the expenses of the City in carrying out its duties for the CFD, including, but not limited to, the levy and collection of the Special Tax, the fees and expenses of its counsel, charges levied by the County, and all other costs and expenses of the City in any way related to the establishment or administration of the CFD.

“Administrator” means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

“Assessor's Parcel” or “Parcel” means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Authorized Expenditures” means, collectively, the Authorized Facilities and Authorized Services.

“Authorized Facilities” means the public facilities authorized to be financed, in whole or in part, by the CFD.

“Authorized Services” means the public services authorized to be funded, in whole or in part, by the CFD.

“CFD” means the City of Pittsburg Community Facilities District No. 2017-1 (Fire Protection and Emergency Services).

“City” means the City of Pittsburg.

“City Council” means the City Council of the City of Pittsburg.

“County” means the County of Contra Costa.

“Development Plan” means a tentative subdivision map, condominium plan, apartment plan, site plan, or other development plan that identifies such information as the type of structure, acreage, square footage, and/or number of Residential Units on a Parcel of Taxable Property.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Maximum Special Tax” means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

“Mixed Use Property” means, in any Fiscal Year, all Parcels for which a building permit or use permit was issued on or before June 30 of the prior Fiscal Year for a structure that will include both Residential Units and commercial, office, or industrial square footage.

“Non-Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit or use permit was issued on or prior to June 30 of the preceding Fiscal Year for construction of a structure that will be used for

commercial, office, or industrial uses and will not include any Residential Units.

“Proportionately” means that the ratio of the actual Special Tax levied to the Maximum Special Tax is equal for all Parcels of Taxable Property.

“Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was issued on or prior to June 30 of the preceding Fiscal Year for construction of a structure that includes one or more Residential Units and does not include any commercial, office, or industrial land uses.

“Residential Unit” means an individual single-family detached, half-plex, duplex, triplex, fourplex, live/work, townhome, condominium unit or apartment unit. An Accessory Dwelling Unit shall not be counted as a separate Residential Unit for purposes of levying the Special Tax.

“Special Tax” means any tax levied within the CFD to pay for Authorized Expenditures.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Expenditures, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. ***All of the property within the CFD at the time of CFD Formation is within Tax Zone 1.*** Additional Tax Zones may be created when property is annexed to the CFD, and separate Maximum Special Taxes shall be identified for property within the new Tax Zone at the time of such annexation. Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor’s Parcel number in the Unanimous Approval Form signed by the owner(s) of the Parcels at the time of annexation.

“Taxable Property” means, in any Fiscal Year, all Parcels of Residential Property, Non- Residential Property, and Mixed-Use Property.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel(s) annexed into the CFD that constitutes the property owner’s approval and unanimous vote in favor of annexing into the CFD and the levy of a Special Tax against his/her Parcel(s) pursuant to this RMA.

B. DATA FOR ANNUAL TAXLEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within the CFD. The Administrator shall

also determine the number of Residential Units built or to be built on each Parcel of Residential Property or Mixed-Use Property by referencing the building permit, condominium plan, apartment plan, site plan or other development plan for the property.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in the CFD was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Taxable Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each Parcel of Taxable Property, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

Table 1 below identifies the Maximum Special Tax for Taxable Property within Tax Zone 1. Different Maximum Special Taxes may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

**Table 1 Maximum Special Taxes
Tax Zone 1**

<i>Type of Property</i>	<i>Maximum Special Tax (Fiscal Year)</i>
Residential Property	\$75 per Residential Unit
Non-Residential Property	\$909 per Acre
Mixed-Use Property	\$75 per Residential Unit

*** On July 1, 2017 and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied Proportionately on each Parcel of Taxable Property in the CFD up to 100% of the Maximum Special Tax determined pursuant to Section C above until the total amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for the CFD shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet the CFD financial obligations, and the Special Tax shall be equally subject to foreclosure if delinquent. The Special Tax shall be levied and collected unless and until the City Council determines that Special Tax revenues are no longer needed to pay Authorized Expenditures. However, in no event shall Special Taxes be levied after Fiscal Year 2057-58.

E. EXEMPTIONS

No Special Tax shall be levied on Public Property or any other Parcels in the CFD that are not Taxable Property, as defined herein

F. INTERPRETATION OF SPECIAL TAXFORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the RMA. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA.

EXHIBIT C

WAIVER AND CONSENT OF LANDOWNERS IN THE PROPOSED CITY OF PITTSBURG COMMUNITY FACILITIES DISTRICT NO. 2017-1 (FIRE FACILITIES AND FIRE SAFETY AND EMERGENCY SERVICES) SHORTENING TIME PERIODS AND WAIVING VARIOUS REQUIREMENTS FOR CONDUCTING A SPECIAL ELECTION

The undersigned is the owner (or the authorized representative of the owner if the owner is not a natural person) of certain real property in the City of Pittsburg (the assessor's parcel numbers of which are included on Table 1 attached, which real property is located in the proposed City of Pittsburg Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services) (the "Community Facilities District"), as the boundaries of the Community Facilities District are set forth on the map entitled "Proposed Boundary Map, Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), City of Pittsburg, County of Contra Costa" as shown in Attachment A attached hereto and incorporated herein, and in such capacity the undersigned certifies that the undersigned is legally entitled and authorized to cast the ballots for the above-referenced owner in the special election to be conducted within the Community Facilities District to determine, among other things, whether the land owned by the above-referenced owner shall be subject to the levy of a special tax by the Community Facilities District.

The undersigned hereby waives any and all minimum time requirements relative to such election pursuant to Section 53326(a) of the California Government Code, and the undersigned hereby waives the preparation and distribution of an impartial analysis of the ballot measure to be submitted at such election, as well as arguments and rebuttal arguments in favor of or against such ballot measure pursuant to Section 53327(b) of the California Government Code, and the undersigned hereby waives the requirement to publish a notice of such election pursuant to Section 53352 of the California Government Code, and the undersigned hereby waives the timing requirements regarding the mailing of ballots to the qualified electors within the Community Facilities District pursuant to Section 4101 of the California Elections Code.

The undersigned hereby further agrees to accept either mailed service or personal service of the ballot, and the undersigned hereby waives the requirements regarding identification envelopes for the return of mailed ballots pursuant to Section 53327.5 of the California Government Code, and the undersigned further waives any and all defects in notice or procedure in the conduct of such election, whether known or unknown (other than the right to have ballots accurately counted), and the undersigned hereby states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Dated: _____, 2017

By _____
(signature)

(print name of Owner or
Authorized Representative)

Table 1
PARCELS TO BE INCLUDED INCFD 2017-1

Lot No.	APN	sf	Acres
1	073-300-001	6470	0.148530762
2	073-300-002	2882	0.066161616
3	073-300-003	2445	0.056129477
4	073-300-004	2249	0.051629936
5	073-300-005	2444	0.05610652
6	073-300-006	2687	0.061685032
7	073-300-007	2487	0.057093664
8	073-300-008	2434	0.055876951
9	073-300-009	2236	0.051331497
10	073-300-010	2626	0.060284665
11	073-300-011	3074	0.07056933
12	073-300-012	2837	0.065128558
13	073-300-013	2432	0.055831038
14	073-300-014	2443	0.056083563
15	073-300-015	2445	0.056129477
16	073-300-016	2436	0.055922865
17	073-300-017	2188	0.050229568
18	073-300-018	2538	0.058264463
19	073-300-019	2401	0.055119376
20	073-300-020	2001	0.045936639
21	073-300-021	2301	0.052823691
22	073-300-022	2707	0.062144169
23	073-300-023	2604	0.059779614
24	073-300-024	2325	0.053374656
25	073-300-025	2000	0.045913682
26	073-300-026	2449	0.056221304
27	073-300-027	2837	0.065128558
28	073-310-001	2713	0.06228191
29	073-310-002	2449	0.056221304
30	073-310-003	2002	0.045959596
31	073-310-004	2340	0.053719008
32	073-310-005	2745	0.063016529
33	073-310-006	2621	0.060169881
34	073-310-007	2340	0.053719008
35	073-310-008	2001	0.045936639

TABLE 1 CONTINUED

Lot No.	APN	sf	Acres
36	073-310-009	2461	0.056496786
37	073-310-010	2972	0.068227732
38	073-310-011	2323	0.053328742
39	073-310-012	2369	0.054384757
40	073-310-013	2324	0.053351699
41	073-310-014	2054	0.047153352
42	073-310-015	2392	0.054912764
43	073-310-016	2805	0.064393939
44	073-310-017	3001	0.06889348
45	073-310-018	2334	0.053581267
46	073-310-019	2010	0.046143251
47	073-310-020	2255	0.051767677
48	073-310-021	2661	0.061088154
49	073-310-022	2643	0.060674931
50	073-310-023	2269	0.052089073
51	073-310-024	2012	0.046189164
52	073-310-025	2294	0.052662994
53	073-310-026	2722	0.062488522
54	073-310-027	5234	0.120156107
55	073-310-028	2719	0.062419651
56	073-310-029	2147	0.049288338
57	073-310-030	2990	0.068640955
58	073-310-031	2074	0.047612489
59	073-310-032	3054	0.070110193
60	073-310-033	2599	0.05966483
61	073-310-034	4385	0.100665748
62	073-310-035	2088	0.047933884
63	073-310-036	2290	0.052571166
64	073-310-037	2137	0.04905877
65	073-300-028	2480	0.056932966
66	073-300-029	2751	0.06315427
67	073-300-030	2027	0.046533517
68	073-300-031	3219	0.073898072
69	073-300-032	3203	0.073530762
70	073-300-033	2072	0.047566575
71	073-300-034	2731	0.062695133
72	073-300-035	2092	0.048025712
73	073-300-036	2555	0.058654729

TABLE 1 CONTINUED

Lot No.	APN	sf	Acres
74	073-300-037	2281	0.052364555
75	073-300-038	2568	0.058953168
76	073-300-039	2365	0.054292929
77	073-300-040	2065	0.047405877
78	073-300-041	2616	0.060055096
79	073-300-042	2009	0.046120294
80	073-300-043	2969	0.068158861
81	073-300-044	2205	0.050619835
82	073-300-045	2294	0.052662994
PARCEL O	073-300-053	1504	0.034527089
PARCEL B	073-300-047	2404	0.055188246
PARCEL D	073-300-049	2498	0.057346189
PARCEL E	073-300-050	4812	0.11046832
PARCEL F	073-300-051	2323	0.053328742
PARCEL G	073-300-052	2323	0.053328742
PARCEL I	073-310-039	2324	0.053351699
PARCEL J	073-310-040	2324	0.053351699
PARCEL K	073-310-041	4828	0.110835629
PARCEL L	073-310-042	2498	0.057346189
PARCEL M	073-310-043	2383	0.054706152
PARCEL N	073-310-044	3069	0.070454545
PARCEL P	073-310-045	14189	0.325734619
PARCEL Q	073-310-046	509	0.011685032
PARCEL H	073-310-038	4947	0.113567493
PARCEL A	073-300-046	3083	0.070775941
PARCEL C	073-300-048	3343	0.07674472

PROPOSED BOUNDARY

COMMUNITY FACILITIES DISTRICT
(FIRE PROTECTION AND EMERGENCY SERVICES)

CITY OF PITTSBURG
Contra Costa County, State of California

Filed in the office of the City Clerk of the City of Pittsburg, California, on this day of March, 2017.

Alice E. Evenson
Alice E. Evenson, City Clerk
City of Pittsburg,
County of Contra Costa, State of California

I hereby certify that this map showing proposed boundaries for Community Facilities District No. 1B-1, covering portions of the Cities of Pittsburg, Concordia, Suisun and Future Annexation A, Contra Costa County, State of California, approved by the City Council of the City of Pittsburg, California, on February 6, 2017, by its Resolution No. 17-1.

Alice E. Evenson
Alice E. Evenson, City Clerk
City of Pittsburg,
County of Contra Costa, State of California

This map was filed in the Office of the County Registrar, Contra Costa County, California, on this day of MARCH, 2017.
Page 1 of 1.
in the Office of the County Registrar, Contra Costa County, State of California. #.

Jessica E. Carranilla
Jessica E. Carranilla
County Clerk-Recorder
County of Contra Costa, State of California

LEGEND

----- PROPOSED CFB BOUNDARY
..... FUTURE ANNEXATION AREA

N.T.S.

The map displays the City of Pittsburg with various streets labeled, including Hancock Ave, State Parkway Route 4, Main Road, and Buckman St. Several specific areas are highlighted with dashed lines and labels:

- APN 073-12'-081-B, BELLE HARBOR CHURCH
- APN 098-15C-01E-7
- APN DB8-05C-07A-7
- APN 07S-05'-01C-9
- APN 07S-05'-01I-7
- APN -009
- APN 014
- APN 015

A north arrow points towards the top left of the page. The scale is indicated as N.T.S. (Not To Scale).

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

A City Council Resolution Declaring the)
Result of the Special Mailed-Ballot)
Election Held in its Community Facilities)
District No. 2017-1 (Fire Facilities and)
Fire Safety and Emergency Services,)
On April 17, 2017)

RESOLUTION NO. 17-

The Pittsburgh City Council DOES RESOLVE as follows:

WHEREAS, the City Clerk of the City of Pittsburgh has duly canvassed the votes cast in its Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services) (the "Community Facilities District") at the special mailed-ballot election held in the Community Facilities District on April 17, 2017, by the qualified electors of the Community Facilities District upon the proposition hereinafter set forth, and has certified to this City Council the result of the votes cast at such special mailed-ballot election upon said proposition, which said certification is now on file in the office of the City Clerk of the City of Pittsburgh.

NOW, THEREFORE, the City Council finds and determines as follows:

- Section 1. All of the above recitals are true and correct, and the City Council so finds and determines.
- Section 2. The canvass of the votes cast in the Community Facilities District at the special mailed-ballot election held in the Community Facilities District on April 17, 2017, as shown by said certification, is hereby approved and confirmed.
- Section 3. At such special mailed-ballot election in the Community Facilities District the following proposition was submitted to the qualified voters of the Community Facilities District and the number of votes cast in the Community Facilities District for and against such proposition, as set forth in said canvass, is as follows:
- MEASURE (A): Shall the City of Pittsburgh be authorized to levy a special tax in its Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services) ("CFD 2017-1") on an annual basis to pay for certain public facilities and services which are in addition to the facilities and services currently provided in the territory of CFD 2017-1 as described in the Resolution of Formation adopted by the City Council of the City of Pittsburgh on April 17, 2017, and shall an annual appropriations limit in the amount of One Hundred Thousand Dollars (\$100,000) be established for fiscal year 2017-2018 in connection with CFD 2017-1?
- Section 4. The total number of votes cast in the Community Facilities District at such special mailed-ballot election for and against such proposition was and is set forth in said canvass.
- Section 5. More than two-thirds (2/3) of all the votes cast at such special mailed-ballot election was cast in favor of such proposition, and such proposition carried, and the Community Facilities District has been duly organized and is duly

authorized to finance the public services set forth in said proposition and to levy the special tax set forth in said proposition.

Section 6. The City Clerk of the City of Pittsburg is hereby directed to enter this Resolution on the minutes of this City Council, which shall constitute the official declaration of the result of such special mailed-ballot election, and is hereby further authorized and directed to record a notice of special tax lien in accordance with the provisions of Section 3114.5 of the Streets and Highways Code of the State of California.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 17th day of April, 2017, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Marilyn Craft, Mayor

ATTEST:

Alice E. Evenson, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of an Ordinance Levying a	)	
Special Tax for Fiscal Year 2017-2018	)	
and Following Fiscal Years Solely Within	)	
and Relating to the City of Pittsburgh	)	ORDINANCE NO. 17-_____
Community Facilities District No. 2017-1	)	
(Fire Facilities and Fire Safety and	)	
Emergency Services)	)	

The City Council of the City of Pittsburgh DOES ORDAIN as follows:

Section 1. Recitals.

- A. On February 21, 2017, the City Council of the City of Pittsburgh ("City") adopted Resolution No. 17-13298 entitled "Resolution of Intention to Establish Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), Establish a Future Annexation Area, Approve a Proposed Boundary Map, and Subject to the Required Voter Approval, to Levy a Special Tax to Finance Certain Facilities and Services" wherein it declared its intention to form a community facilities district to be known as "Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services)" ("CFD No. 2017-1") and to levy a special tax to pay the costs of certain public improvements pursuant to the Mello-Roos Community Facilities Act of 1982 ("Act").
- B. Pursuant to the Resolution of Intention, notice was published as required by the Act of the public hearing called with respect to the intention of the City to form CFD No. 2017-1 and to finance the cost of certain public services and facilities and other related administrative and incidental expenses (collectively, "Services and Facilities").
- C. At the public hearing all persons desiring to be heard on all matters pertaining to the formation of CFD No. 2017-1 and the levy of the special tax were heard, evidence was presented and considered by the City and a full and fair hearing was held.
- D. Subsequent to the public hearing the City adopted a resolution entitled "Adoption of City Council Resolution for the Formation of the City of Pittsburgh Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), Providing for Future Annexation of Territory and Providing for the Levy of a Special Tax Therein to Finance Certain Public Facilities and Services in and for Such Community Facilities District and Calling a Special Election to Submit to the Qualified Electors Within Such Community Facilities District the Question of Levying Such Special Tax and Establishing an Appropriations Limit for Such Community Facilities District," which resolution established CFD No. 2017-1, authorized the levy of a special tax within CFD No. 2017-1, and called an election within CFD No. 2017-1 on the proposition of levying a special tax within CFD No. 2017-1.

- E. On April 3, 2017, an election was held within CFD No. 2017-1 in which the eligible landowner(s)-elector(s) unanimously approved the levy of a special tax.

Section 2. Decision.

- A. Pursuant to Government Code Sections 53328 and 53340, and in accordance with the Rate and Method of Apportionment of Special Tax as shown in Exhibit B to Resolution No. [REDACTED], Forming the City of Pittsburg Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services) adopted by the City Council on April 3, 2017 (the "Resolution"), a special tax is hereby levied on all taxable parcels within the City's Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), for all fiscal years in the amount of the maximum authorized tax; provided, that the amount of special tax levied in each year may be adjusted annually as provided in Section 2 of this Ordinance, subject to the maximum authorized special tax limit.
- B. The City Manager is authorized and directed, with the aid of the appropriate officers and agents of the City, to determine each year, without further action of the City Council, the calculation of Special Taxes as provided in Exhibit B of the Resolution, to prepare the annual special tax roll in the amounts specified in said Exhibit B and, without further action of the City Council, to provide all necessary and appropriate information to the Contra Costa County Auditor in proper form, and in proper time, necessary to effect the correct and timely billing and collection of the special tax on the secured property tax roll of the County; provided, that as provided in the Resolution and Section 53340 of the California Government Code, the Council has reserved the right to utilize any method of collecting the special tax which it shall, from time to time, determine to be in the best interests of the City, including but not limited to, direct billing by the City to the property owners and supplemental billing.
- C. The appropriate officers and agents of the City are authorized to make adjustments to the special tax roll prior to the final posting of the special taxes to the County tax roll each fiscal year, as may be necessary to achieve a correct match of the special tax levy with the assessor's parcel numbers finally utilized by the County in sending out property tax bills.
- D. The City agrees that, in the event the special tax is collected on the secured tax roll of the County, the County may deduct its reasonable and agreed charges for collecting the special tax from the amounts collected, prior to remitting the special tax collections to the City.
- E. Taxpayers who have requested changes or corrections of the special tax and who are not satisfied with the decision of the City Manager (whether the City Manager simply disagrees with the taxpayer or feels the City Manager is not authorized to consider the change requested) may appeal to the Council. The appeal must be in writing and fully explain the grounds of appeal, and must be based solely on the correction of mistakes in the levy based upon the status of the property, and no other appeals will be allowed. The City Manager shall schedule the appeal for consideration within a reasonable time at a City Council meeting.
- F. If for any cause any portion of this ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel by a court of competent

jurisdiction, the balance of this ordinance, and the application of the special tax to the remaining parcels, shall not be affected.

Section 3. Effective Date.

This ordinance shall take effect and be in force immediately as a tax measure.

Section 4. Publication.

The Mayor shall sign this Ordinance and the City Clerk shall cause this Ordinance to be published or posted as required in Section 36933 of the Government Code of the State of California.

The foregoing ordinance was introduced at a meeting of the City Council of the City of Pittsburg held on the 17th day of April, 2017, and was adopted and ordered published at a meeting of the City Council held on the 17th day of April, 2017, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Marilyn Craft, Mayor

ATTEST:

Alice E. Evenson, City Clerk

ATTACHMENT 4 CERTIFICATE RELATIVE TO VOTERS

CERTIFICATE RELATIVE TO VOTERS

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (FIRE FACILITIES AND FIRE
SAFETY AND EMERGENCY SERVICES)
CITY OF PITTSBURG
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

I, Fritz McKinley, hereby declare:

1. I am familiar with the boundaries of the proposed Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), City of Pittsburg, County of Contra Costa, State of California (the "Community Facilities District").

2. I have prepared, from the official records of the County of Contra Costa, a list of all property owners within the Community Facilities District, including the total number of acres owned within the Community Facilities District by each such property owner, and that attached hereto, marked Exhibit A and incorporated herein and made a part hereof, is a true and correct copy of such list.

3. I have personally inspected the land in the Community Facilities District, and have noted the locations of all dwellings therein that might contain registered voters, and I have cross-checked such locations with the Contra Costa County Registrar of Voters as well as inquired directly of such officer's records to determine the number of registered voters residing within the boundaries of the Community Facilities District, and based on the foregoing, I have determined that on the date hereof, there were fewer than twelve (12) registered voters residing within the Community Facilities District.

Dated: 3/28/, 2017.

CITY OF PITTSBURG

By

Fritz McKinley
Fritz McKinley, City Engineer

EXHIBIT A

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (FIRE FACILITIES AND FIRE
SAFETY AND EMERGENCY SERVICES)
CITY OF PITTSBURG
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

LIST OF PROPERTY OWNERS

<u>Assessor's Parcel No.</u>	<u>Name of Property Owner</u>	<u>No. of Acres</u>
073-300-001	Discovery Builders Inc.	0.15
073-300-002	Discovery Builders Inc.	0.07
073-300-003	Discovery Builders Inc.	0.06
073-300-004	Discovery Builders Inc.	0.05
073-300-005	Discovery Builders Inc.	0.06
073-300-006	AD Seeno Construction Co.	0.06
073-300-007	Discovery Builders Inc.	0.06
073-300-008	Discovery Builders Inc.	0.06
073-300-009	Discovery Builders Inc.	0.05
073-300-010	Discovery Builders Inc.	0.06
073-300-011	Discovery Builders Inc.	0.07
073-300-012	Discovery Builders Inc.	0.07
073-300-013	Discovery Builders Inc.	0.06
073-300-014	Discovery Builders Inc.	0.06
073-300-015	Discovery Builders Inc.	0.06
073-300-016	Discovery Builders Inc.	0.06
073-300-017	Discovery Builders Inc.	0.05
073-300-018	Discovery Builders Inc.	0.06
073-300-019	Discovery Builders Inc.	0.06
073-300-020	Discovery Builders Inc.	0.05

<u>Assessor's Parcel No.</u>	<u>Name of Property Owner</u>	<u>No. of Acres</u>
073-300-021	Discovery Builders Inc.	0.05
073-300-022	Discovery Builders Inc.	0.06
073-300-023	Discovery Builders Inc.	0.06
073-300-024	Discovery Builders Inc.	0.05
073-300-025	Discovery Builders Inc.	0.05
073-300-026	Discovery Builders Inc.	0.06
073-300-027	Discovery Builders Inc.	0.07
073-310-001	Discovery Builders Inc.	0.06
073-310-002	Discovery Builders Inc.	0.06
073-310-003	Discovery Builders Inc.	0.05
073-310-004	Discovery Builders Inc.	0.05
073-310-005	Discovery Builders Inc.	0.06
073-310-006	Discovery Builders Inc.	0.06
073-310-007	Discovery Builders Inc.	0.05
073-310-008	Discovery Builders Inc.	0.05
073-310-009	Discovery Builders Inc.	0.06
073-310-010	Discovery Builders Inc.	0.07
073-310-011	Discovery Builders Inc.	0.05
073-310-012	Discovery Builders Inc.	0.05
073-310-013	Discovery Builders Inc.	0.05
073-310-014	Discovery Builders Inc.	0.05
073-310-015	Discovery Builders Inc.	0.05
073-310-016	AD Seeno Construction Co.	0.06
073-310-017	AD Seeno Construction Co.	0.07
073-310-018	AD Seeno Construction Co.	0.05
073-310-019	Discovery Builders Inc.	0.05

<u>Assessor's Parcel No.</u>	<u>Name of Property Owner</u>	<u>No. of Acres</u>
073-310-020	Discovery Builders Inc.	0.05
073-310-021	Discovery Builders Inc.	0.06
073-310-022	Discovery Builders Inc.	0.06
073-310-023	Discovery Builders Inc.	0.05
073-310-024	Discovery Builders Inc.	0.05
073-310-025	Discovery Builders Inc.	0.05
073-310-026	Discovery Builders Inc.	0.06
073-310-027	Discovery Builders Inc.	0.12
073-310-028	Discovery Builders Inc.	0.06
073-310-029	Discovery Builders Inc.	0.05
073-310-030	Discovery Builders Inc.	0.07
073-310-031	Discovery Builders Inc.	0.05
073-310-032	Discovery Builders Inc.	0.07
073-310-033	Discovery Builders Inc.	0.06
073-310-034	Discovery Builders Inc.	0.10
073-310-035	Discovery Builders Inc.	0.05
073-310-036	Discovery Builders Inc.	0.05
073-310-037	Discovery Builders Inc.	0.05
073-300-028	Discovery Builders Inc.	0.06
073-300-029	Discovery Builders Inc.	0.06
073-300-030	Discovery Builders Inc.	0.05
073-300-031	Discovery Builders Inc.	0.07
073-300-032	Discovery Builders Inc.	0.07
073-300-033	Discovery Builders Inc.	0.05
073-300-034	Discovery Builders Inc.	0.06
073-300-035	Discovery Builders Inc.	0.05

<u>Assessor's Parcel No.</u>	<u>Name of Property Owner</u>	<u>No. of Acres</u>
073-300-036	Discovery Builders Inc.	0.06
073-300-037	Discovery Builders Inc.	0.05
073-300-038	Discovery Builders Inc.	0.06
073-300-039	Discovery Builders Inc.	0.05
073-300-040	Discovery Builders Inc.	0.05
073-300-041	Discovery Builders Inc.	0.06
073-300-042	Discovery Builders Inc.	0.05
073-300-043	Discovery Builders Inc.	0.07
073-300-044	Discovery Builders Inc.	0.05
073-300-045	Discovery Builders Inc.	0.05
073-300-053	Discovery Builders Inc.	0.03
073-300-047	Discovery Builders Inc.	0.06
073-300-049	Discovery Builders Inc.	0.06
073-300-050	Discovery Builders Inc.	0.11
073-300-051	Discovery Builders Inc.	0.05
073-300-052	Discovery Builders Inc.	0.05
073-310-039	Discovery Builders Inc.	0.05
073-310-040	Discovery Builders Inc.	0.05
073-310-041	Discovery Builders Inc.	0.11
073-310-042	Discovery Builders Inc.	0.06
073-310-043	Discovery Builders Inc.	0.05
073-310-044	Discovery Builders Inc.	0.07
073-310-045	Discovery Builders Inc.	0.33
073-310-046	Discovery Builders Inc.	0.01
073-310-038	Discovery Builders Inc.	0.11
073-300-046	Discovery Builders Inc.	0.07

Assessor's Parcel No.

073-300-048

Name of Property Owner

Discovery Builders Inc.

No. of
Acres

0.08

FORMATION HEARING REPORT

**CITY OF PITTSBURG
COMMUNITY FACILITIES DISTRICT NO. 2017-1
(FIRE FACILITIES AND FIRE SAFETY AND EMERGENCY SERVICES)**

CONTENTS

Introduction

- A. Description of Services
- B. Proposed Boundaries of the Community Facilities District
- C. Service Cost Estimate

Exhibit A – Description of Facilities and Services To Be Provided

Exhibit B – Facility and Service Cost Estimate

**CITY OF PITTSBURG
COMMUNITY FACILITIES DISTRICT NO. 2017-1
(FIRE FACILITIES AND FIRE SAFETY AND EMERGENCY SERVICES)**

INTRODUCTION. The City Council (the “City Council”) of the City of Pittsburg (the “City”) did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (the “Law”), on February 21, 2017, adopt a resolution entitled, “Resolution of Intention to Establish Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), Establish a Future Annexation Area, Approve a Proposed Boundary Map, and Subject to the Required Voter Approval, to Levy a Special Tax to Finance Certain Facilities and Services.” In the Resolution of Intention, the City Council expressly ordered the preparation of a written Formation Hearing Report (the “Report”) for the proposed Community Facilities District, as required by Section 53321.5 of the Law.

Section 53321.5 of the Law does direct that the Report generally contain the following:

1. A brief description of the facilities and services to be funded by the District; and
2. An estimate of the cost of providing the facilities and services.

For particulars, reference is made to the Resolution of Intention for the District, as previously approved and adopted by the City Council.

NOW, THEREFORE, the following data is submitted pursuant to the direction of the City Council:

A. DESCRIPTION OF SERVICES. A description of the services eligible to be funded by the District is provided in Exhibit “A” attached hereto and hereby made a part hereof.

B. PROPOSED BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. The proposed boundaries of the District are those parcels on which special taxes may be levied to pay for the costs of the services. The proposed boundaries of the District are described in the map of the District recorded in Book 85 on Page 48 of Maps of Assessment and Community Facilities Districts in the office of the County Recorder for the County of Contra Costa, a copy of which map is on file with the City Clerk. Additional property is expected to be annexed into the CFD in future years; an amended boundary map will be recorded after each annexation.

C. COST ESTIMATE. The cost estimate for funding these facilities and services is set forth in Exhibit “B” attached hereto and hereby made a part hereof.

EXHIBIT A

**COMMUNITY FACILITIES DISTRICT NO. 2017-1
(FIRE FACILITIES AND FIRE SAFETY AND EMERGENCY SERVICES)**

DESCRIPTION OF FACILITIES AND SERVICES TO BE PROVIDED

CCCFPD may use CFD Funds to finance the following CCCFPD supplemental services and facilities:

1. Services. Emergency medical and fire protection and suppression services, including but not limited to salaries of personnel.
2. Facilities. Fire facilities, including but not limited to fire stations, apparatus, and facilities and equipment appurtenant thereto, including:
 - a. All cost associated therewith, including but not limited to acquisition, construction, relocation, rehabilitation, replacement, leasing, repair, maintenance, or operation thereof;
 - b. Improvements to fire facilities, including but not limited to costs of site acquisition, planning, design, engineering, soils testing, construction staking, and construction coordination and inspection, and
 - c. Furniture, fixtures, and equipment therefor.

EXHIBIT B

FACILITIES AND SERVICES COST ESTIMATES*

CITY OF PITTSBURG
COMMUNITY FACILITIES DISTRICT NO. 2017-1
(FIRE FACILITIES AND FIRE SAFETY AND EMERGENCY SERVICES)

FIRE STATION 86 RELOCATION	\$9,000 /Year
TYPE III WILDLAND ENGINE	\$50,000 /Year
TYPE I FIRE ENGINEER	\$90,000 /Year
PERSONNEL	\$3,500,000 / YEAR
Estimated Total Cost	\$3,649,000 /Year

* The estimated costs presented above relate to facilities and services that will be provided to property, based on buildout of current development plans, within CFD No. 2017-1 at the time of CFD formation. When additional property is annexed into the CFD, the total facility and service costs to be funded by the CFD will be increased accordingly.

WAIVER AND CONSENT OF LANDOWNERS

EXHIBIT C

WAIVER AND CONSENT OF LANDOWNERS IN THE PROPOSED CITY OF PITTSBURG COMMUNITY FACILITIES DISTRICT NO. 2017-1 (FIRE FACILITIES AND FIRE SAFETY AND EMERGENCY SERVICES) SHORTENING TIME PERIODS AND WAIVING VARIOUS REQUIREMENTS FOR CONDUCTING A SPECIAL ELECTION

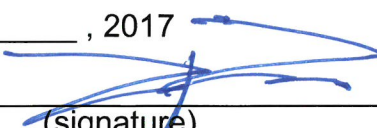
The undersigned is the owner (or the authorized representative of the owner if the owner is not a natural person) of certain real property in the City of Pittsburg (the assessor's parcel numbers of which are included on Table 1 attached, which real property is located in the proposed City of Pittsburg Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services) (the "Community Facilities District"), as the boundaries of the Community Facilities District are set forth on the map entitled "Proposed Boundary Map, Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), City of Pittsburg, County of Contra Costa" as shown in Attachment A attached hereto and incorporated herein, and in such capacity the undersigned certifies that the undersigned is legally entitled and authorized to cast the ballots for the above-referenced owner in the special election to be conducted within the Community Facilities District to determine, among other things, whether the land owned by the above-referenced owner shall be subject to the levy of a special tax by the Community Facilities District.

The undersigned hereby waives any and all minimum time requirements relative to such election pursuant to Section 53326(a) of the California Government Code, and the undersigned hereby waives the preparation and distribution of an impartial analysis of the ballot measure to be submitted at such election, as well as arguments and rebuttal arguments in favor of or against such ballot measure pursuant to Section 53327(b) of the California Government Code, and the undersigned hereby waives the requirement to publish a notice of such election pursuant to Section 53352 of the California Government Code, and the undersigned hereby waives the timing requirements regarding the mailing of ballots to the qualified electors within the Community Facilities District pursuant to Section 4101 of the California Elections Code.

The undersigned hereby further agrees to accept either mailed service or personal service of the ballot, and the undersigned hereby waives the requirements regarding identification envelopes for the return of mailed ballots pursuant to Section 53327.5 of the California Government Code, and the undersigned further waives any and all defects in notice or procedure in the conduct of such election, whether known or unknown (other than the right to have ballots accurately counted), and the undersigned hereby states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Dated: April 6, 2017

By


(signature)

Louis Parsons

(print name of Owner or
Authorized Representative)

Table 1
PARCELS TO BE INCLUDED INCFD 2017-1

Lot No.	APN	sf	Acres
1	073-300-001	6470	0.148530762
2	073-300-002	2882	0.066161616
3	073-300-003	2445	0.056129477
4	073-300-004	2249	0.051629936
5	073-300-005	2444	0.05610652
6	073-300-006	2687	0.061685032
7	073-300-007	2487	0.057093664
8	073-300-008	2434	0.055876951
9	073-300-009	2236	0.051331497
10	073-300-010	2626	0.060284665
11	073-300-011	3074	0.07056933
12	073-300-012	2837	0.065128558
13	073-300-013	2432	0.055831038
14	073-300-014	2443	0.056083563
15	073-300-015	2445	0.056129477
16	073-300-016	2436	0.055922865
17	073-300-017	2188	0.050229568
18	073-300-018	2538	0.058264463
19	073-300-019	2401	0.055119376
20	073-300-020	2001	0.045936639
21	073-300-021	2301	0.052823691
22	073-300-022	2707	0.062144169
23	073-300-023	2604	0.059779614
24	073-300-024	2325	0.053374656
25	073-300-025	2000	0.045913682
26	073-300-026	2449	0.056221304
27	073-300-027	2837	0.065128558
28	073-310-001	2713	0.06228191
29	073-310-002	2449	0.056221304
30	073-310-003	2002	0.045959596
31	073-310-004	2340	0.053719008
32	073-310-005	2745	0.063016529
33	073-310-006	2621	0.060169881
34	073-310-007	2340	0.053719008
35	073-310-008	2001	0.045936639

TABLE 1 CONTINUED

Lot No.	APN	sf	Acres
36	073-310-009	2461	0.056496786
37	073-310-010	2972	0.068227732
38	073-310-011	2323	0.053328742
39	073-310-012	2369	0.054384757
40	073-310-013	2324	0.053351699
41	073-310-014	2054	0.047153352
42	073-310-015	2392	0.054912764
43	073-310-016	2805	0.064393939
44	073-310-017	3001	0.06889348
45	073-310-018	2334	0.053581267
46	073-310-019	2010	0.046143251
47	073-310-020	2255	0.051767677
48	073-310-021	2661	0.061088154
49	073-310-022	2643	0.060674931
50	073-310-023	2269	0.052089073
51	073-310-024	2012	0.046189164
52	073-310-025	2294	0.052662994
53	073-310-026	2722	0.062488522
54	073-310-027	5234	0.120156107
55	073-310-028	2719	0.062419651
56	073-310-029	2147	0.049288338
57	073-310-030	2990	0.068640955
58	073-310-031	2074	0.047612489
59	073-310-032	3054	0.070110193
60	073-310-033	2599	0.05966483
61	073-310-034	4385	0.100665748
62	073-310-035	2088	0.047933884
63	073-310-036	2290	0.052571166
64	073-310-037	2137	0.04905877
65	073-300-028	2480	0.056932966
66	073-300-029	2751	0.06315427
67	073-300-030	2027	0.046533517
68	073-300-031	3219	0.073898072
69	073-300-032	3203	0.073530762
70	073-300-033	2072	0.047566575
71	073-300-034	2731	0.062695133
72	073-300-035	2092	0.048025712
73	073-300-036	2555	0.058654729

TABLE 1 CONTINUED

Lot No.	APN	sf	Acres
74	073-300-037	2281	0.052364555
75	073-300-038	2568	0.058953168
76	073-300-039	2365	0.054292929
77	073-300-040	2065	0.047405877
78	073-300-041	2616	0.060055096
79	073-300-042	2009	0.046120294
80	073-300-043	2969	0.068158861
81	073-300-044	2205	0.050619835
82	073-300-045	2294	0.052662994
PARCEL O	073-300-053	1504	0.034527089
PARCEL B	073-300-047	2404	0.055188246
PARCEL D	073-300-049	2498	0.057346189
PARCEL E	073-300-050	4812	0.11046832
PARCEL F	073-300-051	2323	0.053328742
PARCEL G	073-300-052	2323	0.053328742
PARCEL I	073-310-039	2324	0.053351699
PARCEL J	073-310-040	2324	0.053351699
PARCEL K	073-310-041	4828	0.110835629
PARCEL L	073-310-042	2498	0.057346189
PARCEL M	073-310-043	2383	0.054706152
PARCEL N	073-310-044	3069	0.070454545
PARCEL P	073-310-045	14189	0.325734619
PARCEL Q	073-310-046	509	0.011685032
PARCEL H	073-310-038	4947	0.113567493
PARCEL A	073-300-046	3083	0.070775941
PARCEL C	073-300-048	3343	0.07674472

PROPOSED BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2017-1
(FIRE PROTECTION AND EMERGENCY SERVICES)
City of Pittsburg
Contra Costa County, State of California

Filed in the office of the City Clerk of the City of Pittsburgh this
2ND day of MARCH, 2017.

Alise E. Evenson
Alise E. Evenson, City Clerk
City of Pittsburg
County of Contra Costa, State of California

I hereby certify that this map showing proposed boundaries of Community Facilities District No. 2017-1 (Fire Protection and Emergency Services) and Future Annexation Area, City of Fremont, Contra Costa County, State of California, was approved by the City Council of the City of Pittsburg at a regular meeting thereof, held on the 21st day of February, 2017, by its Resolution No. 17-13888.

Alice E. Evenson
Alice E. Evenson, City Clerk
City of Pimsburg
County of Contra Costa, State of

Filed this 24 day of March, 2017, at the
hour of 2 o'clock p.m. in Book 33 of
Maps of Assessment and Community Facilities Districts at
Page 43 in the office of the County Recorder of the
County of Contra Costa, State of California. #2017-51772

Joseph E. Candamilla
County Clerk-Recorder
County of Contra Costa State of California

LEGEND

PROPOSED C/D BOUNDARY

GGG

CERTIFICATE OF CITY CLERK RE WAIVER AND CONSENT

COMMUNITY FACILITIES DISTRICT NO. 2017-1
(FIRE FACILITIES AND FIRE SAFETY AND EMERGENCY SERVICES)
CITY OF PITTSBURG
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

I, Alice E. Evenson, hereby certify that:

I am the City Clerk of the City of Pittsburg (the "City");

I have examined the Certificate Re Landowners filed in the proceedings on April 3, 2017, and in particular the list of landowner voters within Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), City of Pittsburg, Contra Costa County, California (the "Community Facilities District");

I have received, and now have in my possession as a permanent part of the City's record of this election, a Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Conducting Mailed-Ballot Election in the form attached hereto as Exhibit A, executed by the authorized representatives of the landowners listed on the attachment to the Certificate Relative to Voters.

In the case where a representative is acting for the property owner, I have in my possession written evidence of the authority of that representative to act for the owner.

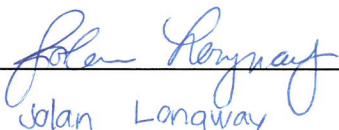
Dated: April 17, 2017

Alice E. Evenson
City Clerk of the City of Pittsburg

**CERTIFICATE OF DELIVERY OF BALLOTS
FOR THE SPECIAL MAILED-BALLOT ELECTION TO BE HELD
IN THE CITY OF PITTSBURG
COMMUNITY FACILITIES DISTRICT NO. 2017-1
(FIRE FACILITIES AND FIRE SAFETY AND EMERGENCY SERVICES)
ON APRIL 17, 2017**

The undersigned hereby certifies that, on behalf of the City Clerk of the City of Pittsburgh, the undersigned complied with the requirements for delivering the ballots for the special mailed-ballot election to be held on Monday, April 17, 2017, in the City of Pittsburgh Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), by mailing, on March 28, 2017, by Jolan Longway, to each of the landowners qualified to vote at said special mailed-ballot election a ballot, and that attached hereto, marked Exhibit A and incorporated herein and made a part hereof, is a true and correct copy of such ballot in the form delivered.

Dated: April 17, 2017

By 
Jolan Longway
(print name)

ATTACH COMPLETED AND SIGNED SPECIAL ELECTION BALLOTS

EXHIBIT A

SPECIAL ELECTION BALLOT
FOR THE SPECIAL MAILED-BALLOT ELECTION OF APRIL 17, 2017

CITY OF PITTSBURG
COMMUNITY FACILITIES DISTRICT NO. 2017-1 (FIRE FACILITIES AND FIRE
SAFETY AND EMERGENCY SERVICES)

This ballot is for the use of DISCOVERY BUILDERS, INC.,
a landowner within the City of Pittsburg Community Facilities District No. 2017-1 (Fire
Facilities and Fire Safety and Emergency Services), Contra Costa County, California.

According to the provisions of the Community Facilities Act of 1982, and the
resolution of the City Council of the City of Pittsburg, such landowner is entitled to cast
_____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either
by mail or in person, before 7:00 p.m. on Monday, April 3, 2017, to:

Alice E. Evenson, City Clerk
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

Mailing by that date will not be sufficient, as the ballot must be physically
received by the City Clerk of the City of Pittsburg prior to the deadline in order to be
counted. AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS
BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Pittsburg be authorized to levy a special
tax in its Community Facilities District No. 2017-1 (Fire Facilities
and Fire Safety and Emergency Services) ("CFD 2017-1") on an
annual basis to pay for certain public facilities and services which
are in addition to the facilities and services currently provided in
the territory of CFD 2017-1 as described in the Resolution of
Formation adopted by the City Council of the City of Pittsburg on
April 3, 2017, and shall an annual appropriations limit in the
amount of One Hundred Thousand Dollars (\$100,000) be
established for fiscal year 2017-2018 in connection with CFD
2017-1?

Number of votes
YES

X

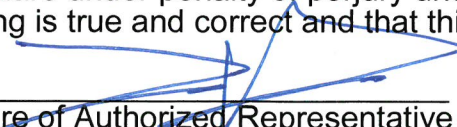
Number of votes
NO

Certification

The undersigned is the authorized representative of the above-named landowner
and is the person legally authorized and entitled to cast this ballot on behalf of the
above-named landowner.

I declare under penalty of perjury under the laws of the State of California that
the foregoing is true and correct and that this declaration is executed as of April 3, 2017.

By


Signature of Authorized Representative

Louis Parsons
Print Name

EXHIBIT A

DESCRIPTION OF FACILITIES AND SERVICES TO BE PROVIDED CITY OF PITTSBURG COMMUNITY FACILITIES DISTRICT NO. 2017-1

(FIRE PROTECTION AND EMERGENCY SERVICES)

CCCFPD may use CFD Funds to finance the following CCCFPD supplemental services and facilities:

1. Services. Emergency medical and fire protection and suppression services, including but not limited to salaries of personnel.
2. Facilities. Fire facilities, including but not limited to fire stations, apparatus, and facilities and equipment appurtenant thereto, including:
 - a. All cost associated therewith, including but not limited to acquisition, construction, relocation, rehabilitation, replacement, leasing, repair, maintenance, or operation thereof;
 - b. Improvements to fire facilities, including but not limited to costs of site acquisition, planning, design, engineering, soils testing, construction staking, and construction coordination and inspection, and
 - c. Furniture, fixtures, and equipment therefor.

**EXHIBIT B
CITY OF PITTSBURG COMMUNITY
FACILITIES DISTRICT NO. 2017-1**

**(FIRE PROTECTION AND EMERGENCY SERVICES) RATE
AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2017-1 (Fire Protection and Emergency Services) shall be levied and collected according to the tax liability determined by the City Council acting in its capacity as the legislative body of the CFD, through the application of the appropriate Special Tax rate, as described below. All Taxable Property in the CFD shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Dwelling Unit" means an Accessory Dwelling Unit as defined by the City's Municipal Code.

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded at the County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: the expenses of the City in carrying out its duties for the CFD, including, but not limited to, the levy and collection of the Special Tax, the fees and expenses of its counsel, charges levied by the County, and all other costs and expenses of the City in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Authorized Expenditures” means, collectively, the Authorized Facilities and Authorized Services.

“Authorized Facilities” means the public facilities authorized to be financed, in whole or in part, by the CFD.

“Authorized Services” means the public services authorized to be funded, in whole or in part, by the CFD.

“CFD” means the City of Pittsburg Community Facilities District No. 2017-1 (Fire Protection and Emergency Services).

“City” means the City of Pittsburg.

“City Council” means the City Council of the City of Pittsburg.

“County” means the County of Contra Costa.

“Development Plan” means a tentative subdivision map, condominium plan, apartment plan, site plan, or other development plan that identifies such information as the type of structure, acreage, square footage, and/or number of Residential Units on a Parcel of Taxable Property.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Maximum Special Tax” means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

“Mixed Use Property” means, in any Fiscal Year, all Parcels for which a building permit or use permit was issued on or before June 30 of the prior Fiscal Year for a structure that will include both Residential Units and commercial, office, or industrial square footage.

“Non-Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit or use permit was issued on or prior to June 30 of the preceding Fiscal Year for construction of a structure that will be used for

commercial, office, or industrial uses and will not include any Residential Units.

“Proportionately” means that the ratio of the actual Special Tax levied to the Maximum Special Tax is equal for all Parcels of Taxable Property.

“Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was issued on or prior to June 30 of the preceding Fiscal Year for construction of a structure that includes one or more Residential Units and does not include any commercial, office, or industrial land uses.

“Residential Unit” means an individual single-family detached, half-plex, duplex, triplex, fourplex, live/work, townhome, condominium unit or apartment unit. An Accessory Dwelling Unit shall not be counted as a separate Residential Unit for purposes of levying the Special Tax.

“Special Tax” means any tax levied within the CFD to pay for Authorized Expenditures.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Expenditures, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. ***All of the property within the CFD at the time of CFD Formation is within Tax Zone 1.*** Additional Tax Zones may be created when property is annexed to the CFD, and separate Maximum Special Taxes shall be identified for property within the new Tax Zone at the time of such annexation. Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor’s Parcel number in the Unanimous Approval Form signed by the owner(s) of the Parcels at the time of annexation.

“Taxable Property” means, in any Fiscal Year, all Parcels of Residential Property, Non- Residential Property, and Mixed-Use Property.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel(s) annexed into the CFD that constitutes the property owner’s approval and unanimous vote in favor of annexing into the CFD and the levy of a Special Tax against his/her Parcel(s) pursuant to this RMA.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within the CFD. The Administrator shall

also determine the number of Residential Units built or to be built on each Parcel of Residential Property or Mixed-Use Property by referencing the building permit, condominium plan, apartment plan, site plan or other development plan for the property.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in the CFD was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Taxable Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each Parcel of Taxable Property, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

Table 1 below identifies the Maximum Special Tax for Taxable Property within Tax Zone 1. Different Maximum Special Taxes may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

**Table 1 Maximum Special Taxes
Tax Zone1**

<i>Type of Property</i>	<i>Maximum Special Tax (Fiscal Year</i>
Residential Property	\$75 per Residential Unit
Non-Residential Property	\$909 per Acre
Mixed-Use Property	\$75 per Residential Unit

*** On July 1, 2017 and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied Proportionately on each Parcel of Taxable Property in the CFD up to 100% of the Maximum Special Tax determined

pursuant to Section C above until the total amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for the CFD shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet the CFD financial obligations, and the Special Tax shall be equally subject to foreclosure if delinquent. The Special Tax shall be levied and collected unless and until the City Council determines that Special Tax revenues are no longer needed to pay Authorized Expenditures. However, in no event shall Special Taxes be levied after Fiscal Year 2057-58.

E. EXEMPTIONS

No Special Tax shall be levied on Public Property or any other Parcels in the CFD that are not Taxable Property, as defined herein

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the RMA. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA.

PROPOSED BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2017-1
(FIRE PROTECTION AND EMERGENCY SERVICES)

City of Pittsburg
Contra Costa County, State of California

Filed by the office of the City Clerk of the City of Pittsburg this _____ day of _____, 2017.

Alice E. Stevenson
Alice E. Stevenson, City Clerk
County of Contra Costa, State of California

I hereby certify that this map showing proposed boundaries of Community Facilities District No. 2017-1, Fire Protection and Emergency Services, was duly adopted by the Board of Supervisors, Contra Costa County, State of California, at its regular meeting held on _____, 2017, by the Resolution No. _____.

Alice E. Stevenson
Alice E. Stevenson, City Clerk
County of Contra Costa, State of California

FILED the _____ day of _____, 2017, at the Office of the County Auditor, Contra Costa County, California.
Map of Assessment and Community Facilities Districts of the _____, _____, in the Office of the County Recorder of the County of Contra Costa, State of California. # 2017-0172

by *[Signature]*
Joseph E. Carmona
County Auditor
County of Contra Costa, State of California

LEGEND

————— PROPOSED CTD BOUNDARY
----- FUTURE ANNEXATION AREA

N.T.S.

**CERTIFICATE OF ELECTION RESULTS
FOR THE SPECIAL ELECTION HELD
IN THE CITY OF PITTSBURG
COMMUNITY FACILITIES DISTRICT NO. 2017-1
(FIRE FACILITIES AND FIRE SAFETY AND EMERGENCY SERVICES)
ON APRIL 17, 2017**

I, Alice E. Evenson, City Clerk of the City of Pittsburgh, certify that:

I personally counted the ballots cast at the special election held on April 17, 2017, called by the City Council in its Resolution of Formation adopted on April 17, 2017, and I hereby certify the result of that count to be as follows:

TOTAL VOTES CAST "YES": _____

TOTAL VOTES CAST "NO": _____

TOTAL VOTES CAST: _____

THE VOTES CAST "YES" EQUAL _____ % OF THE TOTAL VOTES CAST.

Dated: _____, 2017

CITY OF PITTSBURG

By _____
Alice E. Evenson
City Clerk of the City of Pittsburgh

RECORDING REQUESTED BY:
Alice E. Evenson, City Clerk
CITY OF PITTSBURG

WHEN RECORDED, PLEASE RETURN
TO:
Alice E. Evenson, City Clerk
CITY OF PITTSBURG
65 Civic Avenue
Pittsburg, CA 94565
Telephone: (925) 252-4870

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code, the undersigned City Clerk of the City of Pittsburg (the "City"), Contra Costa County, California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the City Council of the City of Pittsburg, Contra Costa County, California. The special tax secured by this lien is authorized to be levied within the City of Pittsburg Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services) for the purpose of providing the public facilities and services as described in Exhibit A attached hereto.

The special tax is authorized to be levied within the City of Pittsburg Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), which has now been officially formed, and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until collection of the special tax ceases to be levied by the City and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate and method of apportionment of the authorized special tax is set forth in Exhibit B attached hereto and incorporated herein and made a part hereof.

Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Contra Costa, State of California, the obligation to pay the special tax levy shall become a lien upon all nonexempt real property within the City of Pittsburg Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), in accordance with Section 3115.5 of the Streets and Highways Code.

The names of the owners and the assessor's tax parcel numbers of the real property included within the City of Pittsburg Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services) as they appear on the records of the County Recorder of the County of Contra Costa as of the date of recording of this notice are as shown on Exhibit C attached hereto and incorporated herein and made a part hereof.

Reference is hereby made to the boundary map of the City of Pittsburg Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services), recorded on March 24, 2017, in Book 85 of Maps of Assessment and

Community Facilities Districts at Page 48, in the office of the County Recorder of the County of Contra Costa, State of California, which map is now the final boundary map of the City of Pittsburg Community Facilities District No. 2017-1 (Fire Facilities and Fire Safety and Emergency Services).

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the City Manager of the City of Pittsburg at 65 Civic Avenue, Pittsburg, California 94565, or by telephone at (925) 252-4850.

Dated: _____, 2017.

City Clerk of the City of Pittsburg

EXHIBIT A

**COMMUNITY FACILITIES DISTRICT NO. 2017-1
(FIRE FACILITIES AND FIRE SAFETY AND EMERGENCY SERVICES)**

DESCRIPTION OF FACILITIES AND SERVICES TO BE PROVIDED

CCCYPD may use CFD Funds to finance the following CCCYPD supplemental services and facilities:

1. Services. Emergency medical and fire protection and suppression services, including but not limited to salaries of personnel.
2. Facilities. Fire facilities, including but not limited to fire stations, apparatus, and facilities and equipment appurtenant thereto, including:
 - a. All cost associated therewith, including but not limited to acquisition, construction, relocation, rehabilitation, replacement, leasing, repair, maintenance, or operation thereof;
 - b. Improvements to fire facilities, including but not limited to costs of site acquisition, planning, design, engineering, soils testing, construction staking, and construction coordination and inspection, and
 - c. Furniture, fixtures, and equipment therefor.

EXHIBIT B

**CITY OF PITTSBURG COMMUNITY
FACILITIES DISTRICT NO. 2017-1**

**(FIRE PROTECTION AND EMERGENCY SERVICES) RATE
AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2017-1 (Fire Protection and Emergency Services) shall be levied and collected according to the tax liability determined by the City Council acting in its capacity as the legislative body of the CFD, through the application of the appropriate Special Tax rate, as described below. All Taxable Property in the CFD shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Dwelling Unit" means an Accessory Dwelling Unit as defined by the City's Municipal Code.

"Acre" or "Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other parcel map recorded at the County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: the expenses of the City in carrying out its duties for the CFD, including, but not limited to, the levy and collection of the Special Tax, the fees and expenses of its counsel, charges levied by the County, and all other costs and expenses of the City in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

“Assessor’s Parcel” or **“Parcel”** means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Authorized Expenditures” means, collectively, the Authorized Facilities and Authorized Services.

“Authorized Facilities” means the public facilities authorized to be financed, in whole or in part, by the CFD.

“Authorized Services” means the public services authorized to be funded, in whole or in part, by the CFD.

“CFD” means the City of Pittsburg Community Facilities District No. 2017-1 (Fire Protection and Emergency Services).

“City” means the City of Pittsburg.

“City Council” means the City Council of the City of Pittsburg.

“County” means the County of Contra Costa.

“Development Plan” means a tentative subdivision map, condominium plan, apartment plan, site plan, or other development plan that identifies such information as the type of structure, acreage, square footage, and/or number of Residential Units on a Parcel of Taxable Property.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Maximum Special Tax” means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

“Mixed Use Property” means, in any Fiscal Year, all Parcels for which a building permit or use permit was issued on or before June 30 of the prior Fiscal Year for a structure that will include both Residential Units and commercial, office, or industrial square footage.

“Non-Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit or use permit was issued on or prior to June 30 of the preceding Fiscal Year for construction of a structure that will be used for commercial, office, or industrial uses and will not include any Residential Units.

“Proportionately” means that the ratio of the actual Special Tax levied to the Maximum Special Tax is equal for all Parcels of Taxable Property.

“Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a building permit was issued on or prior to June 30 of the preceding Fiscal Year for construction of a structure that includes one or more Residential Units and does not include any commercial, office, or industrial land uses.

“Residential Unit” means an individual single-family detached, half-plex, duplex, triplex, fourplex, live/work, townhome, condominium unit or apartment unit. An Accessory Dwelling Unit shall not be counted as a separate Residential Unit for purposes of levying the Special Tax.

“Special Tax” means any tax levied within the CFD to pay for Authorized Expenditures.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Expenditures, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

“Tax Zone” means a mutually exclusive geographic area within which the Special Tax may be levied pursuant to this RMA. ***All of the property within the CFD at the time of CFD Formation is within Tax Zone 1.*** Additional Tax Zones may be created when property is annexed to the CFD, and separate Maximum Special Taxes shall be identified for property within the new Tax Zone at the time of such annexation. Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor’s Parcel number in the Unanimous Approval Form signed by the owner(s) of the Parcels at the time of annexation.

“Taxable Property” means, in any Fiscal Year, all Parcels of Residential Property, Non- Residential Property, and Mixed-Use Property.

“Unanimous Approval Form” means that form executed by the record owner of fee title to a Parcel(s) annexed into the CFD that constitutes the property owner’s approval and unanimous vote in favor of annexing into the CFD and the levy of a Special Tax against his/her Parcel(s) pursuant to this RMA.

B. DATA FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within the CFD. The Administrator shall also determine the number of Residential Units built or to be built on each Parcel of Residential Property or Mixed-Use Property by referencing the building permit, condominium plan, apartment plan, site plan or other development plan for the property.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in the CFD was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Taxable Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each Parcel of Taxable Property, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

Table 1 below identifies the Maximum Special Tax for Taxable Property within Tax Zone 1. Different Maximum Special Taxes may be identified for property that annexes into the CFD and is part of a separate Tax Zone.

**Table 1 Maximum Special Taxes
Tax Zone1**

<i>Type of Property</i>	<i>Maximum Special Tax (Fiscal Year</i>
Residential Property	\$75 per Residential Unit
Non-Residential Property	\$909 per Acre
Mixed-Use Property	\$75 per Residential Unit

*** On July 1, 2017 and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied Proportionately on each Parcel of Taxable Property in the CFD up to 100% of the Maximum Special Tax determined pursuant to Section C above until the total amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for the CFD shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet the CFD financial obligations, and the Special Tax shall be equally subject to foreclosure if delinquent. The Special Tax shall be levied and collected unless and until the City Council determines that Special Tax revenues are no longer needed to pay Authorized Expenditures. However, in no event shall Special Taxes be levied after Fiscal Year 2057-58.

E. EXEMPTIONS

No Special Tax shall be levied on Public Property or any other Parcels in the CFD that are not Taxable Property, as defined herein

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the RMA. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this RMA.

EXHIBIT C**LIST OF PROPERTY OWNERS**

Lot No.	Assesor's parcel no.	ADDRESS	PROPERTY OWNER
1	073-300-001	2 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
2	073-300-002	6 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
3	073-300-003	10 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
4	073-300-004	14 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
5	073-300-005	18 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
6	073-300-006	22 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
7	073-300-007	26 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
8	073-300-008	30 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
9	073-300-009	34 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
10	073-300-010	38 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
11	073-300-011	42 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
12	073-300-012	46 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
13	073-300-013	50 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
14	073-300-014	54 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
15	073-300-015	58 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
16	073-300-016	62 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
17	073-300-017	66 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
18	073-300-018	70 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
19	073-300-019	74 Belle Harbor Cir	DISCOVERY BUILDERS, INC.

20	073-300-020	78 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
21	073-300-021	82 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
22	073-300-022	86 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
23	073-300-023	90 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
24	073-300-024	94 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
25	073-300-025	98 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
26	073-300-026	102 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
27	073-300-027	106 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
28	073-310-001	110 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
29	073-310-002	114 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
30	073-310-003	118 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
31	073-310-004	122 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
32	073-310-005	126 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
33	073-310-006	130 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
34	073-310-007	134 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
35	073-310-008	138 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
36	073-310-009	142 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
37	073-310-010	146 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
38	073-310-011	150 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
39	073-310-012	154 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
40	073-310-013	158 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
41	073-310-014	162 Belle Harbor Cir	DISCOVERY BUILDERS, INC.

Lot No.	APN	ADDRESS	PROPERTY OWNER
42	073-310-015	166 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
43	073-310-016	170 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
44	073-310-017	174 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
45	073-310-018	178 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
46	073-310-019	182 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
47	073-310-020	186 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
48	073-310-021	190 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
49	073-310-022	194 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
50	073-310-023	198 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
51	073-310-024	202 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
52	073-310-025	206 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
53	073-310-026	210 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
54	073-310-027	214 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
55	073-310-028	111 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
56	073-310-029	107 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
57	073-310-030	103 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
58	073-310-031	99 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
59	073-310-032	95 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
60	073-310-033	91 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
61	073-310-034	87 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
62	073-310-035	83 Belle Harbor Cir	DISCOVERY BUILDERS, INC.

Lot No.	APN	ADDRESS	PROPERTY OWNER
63	073-310-036	79 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
64	073-310-037	75 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
65	073-300-028	71 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
66	073-300-029	67 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
67	073-300-030	63 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
68	073-300-031	59 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
69	073-300-032	47 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
70	073-300-033	51 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
71	073-300-034	55 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
72	073-300-035	43 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
73	073-300-036	39 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
74	073-300-037	35 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
75	073-300-038	31 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
76	073-300-039	27 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
77	073-300-040	23 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
78	073-300-041	19 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
79	073-300-042	15 Belle Harbor Cir	DISCOVERY BUILDERS, INC.

TABLE 1 CONTINUED

Lot No.	APN	ADDRESS	PROPERTY OWNER
80	073-300-043	15 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
81	073-300-044	11 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
82	073-300-045	7 Belle Harbor Cir	DISCOVERY BUILDERS, INC.
PARCEL O	073-300-053		DISCOVERY BUILDERS, INC.
PARCEL B	073-300-047		DISCOVERY BUILDERS, INC.
PARCEL D	073-300-049		DISCOVERY BUILDERS, INC.
PARCEL E	073-300-050		DISCOVERY BUILDERS, INC.
PARCEL F	073-300-051		DISCOVERY BUILDERS, INC.
PARCEL G	073-300-052		DISCOVERY BUILDERS, INC.
PARCEL I	073-310-039		DISCOVERY BUILDERS, INC.
PARCEL J	073-310-040		DISCOVERY BUILDERS, INC.
PARCEL K	073-310-041		DISCOVERY BUILDERS, INC.
PARCEL L	073-310-042		DISCOVERY BUILDERS, INC.
PARCEL M	073-310-043		DISCOVERY BUILDERS, INC.
PARCEL N	073-310-044		DISCOVERY BUILDERS, INC.
PARCEL P	073-310-045		DISCOVERY BUILDERS, INC.
PARCEL Q	073-310-046		DISCOVERY BUILDERS, INC.
PARCEL H	073-310-038		DISCOVERY BUILDERS, INC.
PARCEL A	073-300-046		DISCOVERY BUILDERS, INC.
PARCEL C	073-300-048		DISCOVERY BUILDERS, INC.

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

DATE: April 3, 2017

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

CITY COUNCIL/AGENCY MEMBERS

Marilyn Craft, Mayor/Chair
Dwayne "Pete" Longmire, Vice-Mayor/Chair Member
Sal Evola, Council/Agency Member
Juan Antonio Banales, Council/Agency Member
Jelani Killings, Council/Agency Member
Michelle King, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Joe Sbranti, City Manager/Executive Director
Ruthann Ziegler, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

CITY COUNCIL MEETING

Mayor Craft called the meeting of the City Council to order at 7:00 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, CA after convening at 5:30 P.M. for a Workshop Regarding Community Choice Energy and in Closed Session at 6:40 P.M. for the following items:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Section 54956.8):

Property: 345 W. 10th St. APN 085-211-004, 172 W. 10th St. APN 085-226-014, 463 W. 10th St. APN 085-241-003, 1062 Beacon St. APN 085-233-014, 6 Alturas Ave. APN 087-144-012, 14 Alturas Ave. APN 087-114-011, 45 Alturas Ave. APN 087-113-014, 70 Alturas Ave. APN 087-114-014, 78 Alturas Ave. APN 087-114-003, 242 Diane Ave. APN 073-181-005, 2111 Marsh Ave. APN 087-195-019; Negotiators: Joe Sbranti and Maria Aliotti; Negotiating Parties: Michael Galloway, Galloway Development; Under negotiation: both price and terms of payment

2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION FOR THE SUCCESSOR AGENCY OF THE CITY OF PITTSBURG (Paragraph (1) of subdivision (d) of Section 54956.9):

Earth Construction and Mining vs. Successor Agency to the Former Redevelopment Agency of the City of Pittsburg, Contra Costa County Superior Court Case no. C13-00796

3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION FOR THE

SUCCESSOR AGENCY; Significant exposure to litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9:

One (1) case

4. CONFERENCE WITH LABOR NEGOTIATORS (Section 54957.6):

Agency designated representatives: Joe Sbranti, Garrett Evans; Employee organizations: Police Managers' Group (PMG) and Police Officers' Association (POA)

Mayor Craft stated there was no reportable action taken in closed session.

ROLL CALL

All Members were present.

PLEDGE OF ALLEGIANCE

Chief Brian Addington led the Pledge of Allegiance.

PROCLAMATION

Alcohol Awareness Month

Representatives were present to receive the proclamation.

CITY MANAGER REPORTS/REMARKS

City Manager Sbranti stated he had nothing to report.

CITIZENS REMARKS

Greg Logaburn, Pittsburg, thanked the Council for conducting the workshop regarding federal immigration laws.

Bob Atlas, Battalion Chief, Contra Costa County Fire Protection District, gave an update of recent activities.

Heliodoro Moreno, Pittsburg, voiced disappointment at the outcome of the workshop regarding federal immigration laws.

Arturo Fernandez, Berkeley, also voiced disappointment at the outcome of the workshop regarding federal immigration laws.

PUBLIC HEARING

5. Open and Continue Public Hearing Considering Formation of Community Facilities District 2017-1 (Fire Facilities and Fire Safety and Emergency Services)

Mayor Craft opened the public hearing.

Lillian LeSage, Pittsburg, stated she would like to see the Council address the ongoing federal issues.

There being no one to speak further to the item, the public hearing remains open until April 17, 2017.

6. Adoption of a City Council Resolution of Intention, and Introduction and Waive First Reading of an Ordinance Amending the Contract between the City and the California Public Employees' Retirement System (CalPERS)

Mayor Craft opened the public hearing. There being no one to speak to the item, Mayor Craft closed the public hearing.

On motion by Vice Mayor Longmire, seconded by Member Killings, to adopt the resolution of intention and introduce and waive first reading of an ordinance amending the contract between the City and the California Public Employees' Retirement System and carried unanimously.

CONFLICT OF INTEREST STATEMENT

There were no conflict of interest statements.

COMBINED CITY COUNCIL AND SUCCESSOR AGENCY CONSENT CALENDAR

On motion by Vice Mayor/Chair Longmire, seconded by Member Banales, to adopt and carried unanimously.

7. Minutes of March 20, 2017

8. Rejection of Claims #2305 Bengard, Gibson, Long; Claim #17-0001 Montanes, Leonel; Claim #17-0016 Mercury Ins ASO Kelly

9. Adoption of a City Council Resolution to Establish the FY 2017/2018 Annual Stormwater Utility Area Fee

10. Adoption of an Ordinance to Reauthorize Section 5.30.040 of the Pittsburg Municipal Code Imposing a Public, Educational, and Governmental Fee on State Cable Franchisees Operating within the City

11. Adoption of a City Council Resolution to Adopt the City of Pittsburg Trust Lands Use Plan and Authorize Submittal to the California State Lands Commission

COUNCIL MEMBER REPORTS/REMARKS

Member Evola commented on the workshop held last week and complimented staff on the information provided and the format of the workshop.

Vice Mayor Longmire agreed with Member Evola and noted it was an emotionally charged issue.

Member Killings agreed with both Member Evola and Vice Mayor Longmire.

Member Banales also agreed with Members Evola, Killings, and Vice Mayor Longmire.

Mayor Craft stated the issue addressed at the workshop had more to do with preserving the quality of life for all residents, rather than numbers of people that were for or against the issue.

Mayor Craft also noted that the Soroptimists recognized People Who Care at their annual function, and the organization was presented with the Ruby Award.

ADJOURNMENT

The City Council meeting was adjourned at 7:51 P.M. to April 17, 2017, ***in memory of Ella Dancy***.

Respectfully submitted,

Alice E. Evenson, City Clerk



THE HARTFORD
CENTRAL RECOVERY OFFICE
P.O. BOX 14266
LEXINGTON KY 40512

October 12, 2016

RECEIVED

OCT 1 / 2016
HUMAN RESOURCES

CITY OF PITTSBURGH
65 CIVIC AVE
PITTSBURG CA 94565

Re: Our Insured: DELORES J HALL
Claimant: DELORES J HALL
Date of Loss: 2016-09-15
Event Number: PA0017018381
Claim Number: Y73 MD 69865
Responsible party: City of Pittsburgh
Amount of Loss: —

Dear City of Pittsburgh:

Location of Loss: 896 CENTRAL AVE, PITTSBURG, CA, 94565, United States of America

Hartford Underwriters Insurance Company ("The Hartford") insures DELORES J HALL with whom you were involved in an auto accident on September 15, 2016 in 896 CENTRAL AVE, PITTSBURG, CA, 94565, United States of America. As a result of the accident, we have paid our insured _ for damages to their vehicle. Our investigation into our insured's loss has determined that your vehicle was at fault for this accident, and under the terms of our policy we are making a claim against you for reimbursement of the amount we paid.

If you were covered by insurance for this accident, kindly fill in the blanks below with your insurance information and notify your insurance carrier at once. If you did not have insurance for this accident; please contact the undersigned as soon as possible so that arrangements can be made to settle this matter in a manner agreeable to all parties and to avoid any unnecessary legal action.

You have a right to dispute any or all of our claims. If you do not dispute it within 30 days of receiving this letter, Hartford Underwriters Insurance Company will assume it is valid. You have a right to receive a copy of the repair estimate, a copy of the check that Hartford Underwriters Insurance Company paid to its insured, or to the repairer of the vehicle and copies of any or all other documents that verify the existence of our rights of subrogation.

PLEASE REMIT ALL PAYMENTS TO Hartford Underwriters Insurance Company, PO BOX 7247-7744, PHILADELPHIA, PA 19170-7744.

Enclosed for your convenience is a self-addressed postage paid envelope for your reply.

Insurance Company: _____
Company Address: _____
Policy Number: _____
Claim Number: _____
Adjuster's Name: _____
Adjuster's Phone Number: _____
Agent's Name & Phone Number: _____

Sincerely,

Max Delance

Max Delance
Subrogation Handler
Phone: (866) 509 - 3574
Fax: (866) 809 - 8054
Max.Delance@thehartford.com

Writing Company Name: Hartford Underwriters Insurance Company

17-0005

Linda L. Herrick

175 San Andreas Drive, Novato, CA 94945

January 18, 2017

CITY CLERK
JAN 24 2017

City Manager
City Hall, City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

To Whom it May Concern:

Please forward this letter to the appropriate person in your organization.

This letter is to report damage to my car by a falling tree on December 27, 2016 in your city.

At 11:21 am on December 27, 2016, my grandson and I left his home (my daughter's), 2320 Maho Bay, Pittsburg, California 94565, on our way to my home in Novato. Approximately two to three minutes later, as we were travelling on Alves Ranch Road, in the left turn lane to turn left onto West Leland Road, a tree uprooted itself and fell onto us as we passed by. Luckily, no one was in the other lane beside us or directly behind us because it really scared me. We stopped to survey the damage and take pictures then continued on to Novato. We reported this to my daughter who also went to the site to take pictures of the fallen tree. She then called someone at the City to report this and suggest that the tree be moved out of the way of future traffic.

I respectfully request that the City of Pittsburg, or whomever might be responsible, pay to have my car repaired. I am enclosing copy of an estimate from Blakes's Auto Body in Novato dated the next day. I've requested that this estimate include any "polishing out" that might be done to keep the costs down, mainly where the tree hit the roof of the car. Most of the damage is to the mirror on the driver's side. My car is a 2009 Camry which, until that date, did not have any scratches or marks on it. I have been very careful to keep it in good condition and am proud of that fact.

Blake's Auto Body took extensive pictures and they will share them with you. Mike Yerby is the contact at Blake's and his business card is also enclosed.

I would appreciate someone looking into this matter and look forward to a response as soon as is reasonably possible. Thank you for your time.

Sincerely,


Linda L. Herrick

THESE

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Mike Yerby
Estimator
861 Vallejo Avenue
Novato, CA 94945
415-897-8824
415-898-2997 Fax
mikey@blakesautobody.com



**BLAKE'S AUTO BODY NORTH,
INC.--NOVATO**

"REMEMBER BLAKE'S AUTO BODY"
861 VALLEJO AVE, NOVATO, CA 94945
Phone: (415) 897-8824
FAX: (415) 898-2997

Workfile ID: 75fcf66a
Federal ID: 201204624
State EPA: CA0000011841
BAR: ARD00130563

Preliminary Estimate

Customer: Herrick, Linda

Written By: Mike Yerby

Insured: Herrick, Linda
Type of Loss:
Point of Impact: 16 Non-Collision

Policy #:
Date of Loss:

Claim #:
Days to Repair: 5

Owner:
Herrick, Linda

175 San Andreas Dr.
Novato, CA 94945
(415) 518-7198 Cell

Inspection Location:
BLAKE'S AUTO BODY NORTH,
INC.--NOVATO
861 VALLEJO AVE
NOVATO, CA 94945
Repair Facility
(415) 897-8824 Business

Insurance Company:
CFO

VEHICLE

2009 TOYO Camry LE Automatic 4D SED 6-3.5L Gasoline EFI Silver

VIN: 4T1BK46K99U095310
License: 6GRW391
State: CA

Interior Color:
Exterior Color: Silver
Production Date: 12/2008

Mileage In: 1
Mileage Out:
Condition:

Vehicle Out:

Job #:

TRANSMISSION

Automatic Transmission
Overdrive

POWER

Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Power Driver Seat

DECOR

Dual Mirrors

Tinted Glass

Console/Storage
Overhead Console

CONVENIENCE

Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Steering Wheel Touch Controls
Telescopic Wheel

RADIO

AM Radio
FM Radio
Stereo
Search/Seek
CD Player
Auxiliary Audio Connection

SAFETY

Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes

Front Side Impact Air Bags
Head/Curtain Air Bags

SEATS

Cloth Seats
Bucket Seats

WHEELS

Wheel Covers

PAINT

Clear Coat Paint

OTHER

California Emissions
Power Trunk/Gate Release

Get live updates at www.carwise.com/e/34YUGe

Preliminary Estimate

Customer: Herrick, Linda

2009 TOYO Camry LE Automatic 4D SED 6-3.5L Gasoline EFI Silver

Line	Oper	Description	Part Number	Qty	Extended Price \$	Labor	Paint
1		FRONT BUMPER & GRILLE					
2		R&I R&I bumper cover				1.4	
3	* <>	Rpr <u>Bumper cover, Left Front</u> <u>Scratches</u>				0.5	2.6
4		Add for Clear Coat					1.0
5		R&I RT Hole cover Base, CE, LE				0.1	
6		R&I LT Hole cover Base, CE, LE				0.1	
7		R&I License panel				0.1	
8		R&I Emblem				0.1	
9		R&I R&I grille assy				0.3	
10		R&I Lower grille				0.2	
11		FRONT LAMPS					
12		R&I LT R&I headlamp assy				0.3	
13		HOOD					
14	*	Rpr <u>Hood, Prep Scratches</u>				0.5	2.8
15		Overlap Major Non-Adj. Panel					-0.2
16		Add for Clear Coat					0.5
17	#	Refn Base Coat Reduction					-0.3
18		FENDER					
19	*	Rpr <u>LT Fender, Prep Scratches</u>				0.3	1.8
20		Overlap Major Adj. Panel					-0.4
21		Add for Clear Coat					0.3
22		ROOF					
23	*	Rpr <u>Roof panel w/o XLE, Polish</u> <u>Scratches</u>				0.5	0.0
24		PILLARS, ROCKER & FLOOR					
25	*	Rpr <u>LT Hinge pillar, Polish Left W/Sh</u> <u>Pillar</u>			s	0.3	0.0
26		FRONT DOOR					
27		R&I LT R&I mirror				0.4	
28	*	Rpr <u>LT Mirror assy w/o heated, US</u> <u>built silver</u>				0.5	0.6
29		Overlap Minor Panel					-0.2
30		Add for Clear Coat					0.1
31		R&I LT R&I trim panel				0.6	
32	*	Rpr <u>LT Outer panel, Polish Scratches</u>				0.5	0.0
33		REAR DOOR					
34	*	Rpr <u>LT Outer panel, Polish Scratches</u>				0.5	0.0
35		QUARTER PANEL					
36	*	Rpr <u>LT Quarter panel, Polish</u> <u>Scratches</u>				0.5	0.0
37	#	Tint/Match Color		1		0.5	
38	#	Subl Hazardous waste removal		1	3.00 X		
39	#	Repl Cover car (per application)		1	5.00	0.2	

Preliminary Estimate

Customer: Herrick, Linda

2009 TOYO Camry LE Automatic 4D SED 6-3.5L Gasoline EFI Silver

40	#	Repl	Flex additive (per bumper)	1	8.00		
SUBTOTALS					16.00	8.4	8.6

NOTES

Prior Damage Notes:
Rt Qtr scratch

ESTIMATE TOTALS

Category	Basis	Rate	Cost \$
Parts			13.00
Body Labor	8.4 hrs @	\$ 110.00 /hr 90	924.00
Paint Labor	8.6 hrs @	\$ 110.00 /hr 90	946.00
Paint Supplies	8.6 hrs @	\$ 55.00 /hr 40	473.00
Miscellaneous			3.00
Subtotal			2,359.00
Sales Tax	\$ 486.00 @	8.7500 %	42.53
Grand Total			2,401.53

Discount to: \$ 1921.24

THIS ESTIMATE IS BASED ON LOWEST POSSIBLE COST CONSISTENT WITH QUALITY WORK, AND AS SUCH IS GUARANTEED. ITEMS NOT COVERED BY THIS ESTIMATE OR HIDDEN DAMAGE ARE ADDITIONAL.

FOR YOUR PROTECTION CALIFORNIA LAW REQUIRES THE FOLLOWING TO APPEAR ON THIS FORM: ANY PERSON WHO KNOWINGLY PRESENTS FALSE OR FRAUDULENT CLAIM FOR THE PAYMENT OF A LOSS IS GUILTY OF A CRIME AND MAY BE SUBJECT TO FINES AND CONFINEMENT IN STATE PRISON.

THE FOLLOWING IS A LIST OF ABBREVIATIONS OR SYMBOLS THAT MAY BE USED TO DESCRIBE WORK TO BE DONE OR PARTS TO BE REPAIRED OR REPLACED:

MOTOR ABBREVIATIONS/SYMBOLS: D=DISCONTINUED PART, A=APPROXIMATE PRICE. LABOR TYPES: B=BODY LABOR, D=DIAGNOSTIC, E=ELECTRICAL, F=FRAME, G=GLASS, M=MECHANICAL, P=PAINT LABOR, S=STRUCTURAL, T=TAXED MISCELLANEOUS, X=NON TAXED MISCELLANEOUS. CCC ONE: ADJ=ADJACENT, ALGN=ALIGN, A/M=AFTERMARKET, BLND=BLEND, CAPA=CERTIFIED AUTOMOTIVE PARTS ASSOCIATION, D&R=DISCONNECT AND RECONNECT, EST=ESTIMATE, EXT. PRICE=UNIT PRICE MULTIPLIED BY THE QUANTITY, INCL=INCLUDED, MISC=MISCELLANEOUS, NAGS=NATIONAL AUTO GLASS SPECIFICATIONS, NON-ADJ=NON ADJACENT, O/H=OVERHAUL, OP=OPERATION, NO=LINE NUMBER, QTY=QUANTITY, RECOND=RECONDITION, REFN=REFINISH, REPL=REPLACE, R&I=REMOVE AND INSTALL, R&R=REMOVE AND REPLACE, RPR=REPAIR, RT=RIGHT, SECT=SECTION, SUBL=SUBLET, LT=LEFT, W/O=WITHOUT, W/_=WITH/_ SYMBOLS: #=MANUAL LINE ENTRY, *=OTHER [IE..MOTORS DATABASE INFORMATION WAS CHANGED], **=DATABASE LINE WITH AFTERMARKET, N=NOTES ATTACHED TO LINE. OPT OEM=ORIGINAL EQUIPMENT MANUFACTURER PARTS EITHER OPTIONALLY SOURCED OR OTHERWISE PROVIDED WITH SOME UNIQUE PRICING OR DISCOUNT.

CLAIM PRESENTED TO THE CITY OF PITTSBURG 17-0018

Please read the instructions on the back before completing.

FORM 4.1

1. Claimant's Name: (Please Print) <u>Rachel L. West</u> Claimant's Address: <u>2219 Montevideo drive</u> City, State, Zip: <u>Pittsburg, CA, 94565</u> Day Phone: <u>(925) 329-8712</u> Eve: <u>(415) 792-7280</u>	Reserved for Filing Stamp CITY CLERK MAR 23 2017 City Claim No.:
2. When did the damage or injury occur? Month: <u>March</u> Day: <u>17th</u> Year: <u>2017</u> Time: <u>6:07</u> a.m. or <u>(p.m.)</u>	
3. At which location did the damage or injury occur? <u>On W Leland Road, Before Range road</u> <u>In front of Delta View Golf Course, right lane.</u> Police Report No.:	
4. a. What happened and why is the City responsible? <u>I was traveling to Railroad Ave, from my home when I hit</u> <u>a very Deep pothole and blew out my two front tires.</u> b. Name and position of responsible City Employee(s), if known:	
5. What damage or injury occurred? <u>popped my Right front tire and caused the</u> <u>left front tire to get pinched by rim which</u> <u>defected the tire causing an air bubble.</u>	
6. Claim amount (only if less than \$10,000): <u>\$631.82</u> If the amount exceeds \$10,000, please check the court for appropriate jurisdiction: ☐ Municipal Court (claims up to \$25,000) ☐ Superior Court (claims over \$25,000)	
7. How did you arrive at the amount claimed? Please attach documentation. <u>Temporary Tire \$165.00</u> <u>Replacement tires \$190.62 each. plus labor, parts</u> <u>tax and fees. labor \$39.95 Parts \$89.14 Tax \$32.11</u>	
8. I declare under penalty of perjury under the laws of the State of California that the following information is true and correct, and that this declaration was executed on <u>March 21st</u>, 20<u>17</u>, at <u>Pittsburg</u> CA. <u>Rachel West</u> Signature of Claimant or Representative	
9. Official Notices and Correspondence If represented by an insurance company or an attorney, please provide the information requested below: Name and Capacity: (please print) _____ Address: _____ City, State, Zip: _____ Daytime Phone: _____ Evening: _____	

1944-1945

1944-1945

1944-1945

1944-1945

1944-1945

1944-1945

1944-1945

1944-1945

1944-1945

1944-1945

1944-1945

3/22/17

To Whom It May Concern;

On March 21st 2017,

I Went to retrieve a Photo
Of pot hole and discovered
It was filled in and fixed.
Please refer to work order.

Thank You,
Rachel West

WAYNE STEAD CADILLAC
2390 N MAIN ST
WALNUT CREEK, CA 945963
03/18/2017 15:08:50

DEBIT CARD
DEBIT SALE

Card # XXXXXXXXXXXX6712
Network: VISA
Chip Card: US DEBIT
AID: A0000000980840
ATC: 00CC
TC: C9CD4C01A2B65C75
SEQ #: 7
Batch #: 477
INVOICE 7
Approval Code: 615651
Entry Method: Chip Read
Mode: Issuer - PIN Verified

SALE AMOUNT \$210.30

WAYNE STEAD CADILLAC
2390 N MAIN ST
WALNUT CREEK, CA 945963
03/21/2017 13:26:42

CREDIT CARD
MC SALE

Card # XXXXXXXXXXXX4342
SEQ #: 10
Batch #: 479
INVOICE 10
Approval Code: 09262P
Entry Method: Manual
Mode: Online
Avs Code: YNA
Card Code: M

SALE AMOUNT \$466.82



Cadillac.

BAR # AG080143

Michael Stead Cadillac

2390 N. MAIN ST.
WALNUT CREEK, CALIFORNIA 94596
(925) 934-9300



Mr. Goodwrench

US EPA ID # CAD981438500

CELL: 415-792-7

CUSTOMER NO. 56548	ADVISOR ANDRES	393	TAG NO. Y836	INVOICE DATE 03/18/17	INVOICE NO. CDCS129066
MANUEL DUARTE 2219 MONTEVIDEO DR PITTSBURG, CA 94565-4504	LABOR RATE	LICENSE NO.	MILEAGE 58,401	COLOR /	STOCK NO.
	YEAR / MAKE / MODEL 13/CADILLAC/ATS/4DR SDN			DELIVERY DATE	DELIVERY MILES
	VEHICLE I.D. NO. 1 G 6 A E 5 S X 5 D 0 1 5 2 6 7 0			SELLING DEALER NO.	PRODUCTION DATE
	F.T.E. NO.			P.O. NO.	R.O. DATE 03/18/17
RESIDENCE PHONE 415-792-7280	BUSINESS PHONE	COMMENTS			
					MO: 5840

LABOR & PARTS		TECH(S): 524		35.00
J# 1 00CVZ-N1	MAINTENANCE I	CUSTOMER REQUESTS: MAINTENANCE I AS PER OWNERS MANUAL. INCLUDING: CHANGE OIL AND FILTER, LUBRICATE CHASSIS, VISUALLY CHECK FOR LEAKS AND DAMAGE, INSPECT ENGINE AIR FILTER OR CHANGE INDICATOR (IF EQUIPED) AND IF NECESSARY REPLACE FILTER, ROTATE TIRES AND CHECK INFLATION PRESSURES AND TIRE WEAR, INSPECT BRAKE SYSTEM, CHECK ENGINE COOLANT AND WINDSHIELD WASHER FLUID LEVELS AND ADD FLUID IF NEEDED. RESET OIL LIFE SYSTEM. (MAINT I WITH MULTIPOINT INSPECTION 1.1) YOUR MAINTENANCE I SERVICE WAS PROUDLY COMPLETED BY YOUR MICHAEL STEAD CHEVROLET CADILLAC GOODWRENCH TEAM.		
PARTS	QTY	FP-NUMBER	DESCRIPTION	UNIT PRICE
JOB # 1	1	12640445	FILTER 1.836	4.73
JOB # 1	6	19293000	DEXOS 5W/30 8.800	3.32
JOB # 1 TOTAL PARTS				24.65
JOB # 1 TOTAL LABOR & PARTS				59.65
J# 2 00CVZ-FREE	FREE MULTIPOINT INSP	TECH(S): 524		INTERNAL
PERFORM 17 POINT VEHICLE INSPECTION PER CHECKLIST INCLUDES INSPECT FLUID LEVELS; CHECK STEERING, SUSPENSION, WIPER BLADES, EXHAUST, UNDERCARRIAGE, BELTS & HOSES AND SET TIES PRESSURES (B) PERFORM INSPECTION PERFORMED MULTI POINT INSPECTION, COMPLETED ATTACHED WORKSHEET				
PARTS	QTY	FP-NUMBER	DESCRIPTION	UNIT PRICE
JOB # 2 TOTAL PARTS				0.00
JOB # 2 TOTAL LABOR & PARTS				0.00
J# 3 18CVZ-20	TIRE PRESSURE CHECK	TECH(S): 524		INTERNAL
INSPECT AND ADJUST TIRE PRESSURES TO MANUFACTURER'S SPECS PER CALIFORNIA ARB MANDATE 32RF 32LF 35RR 35LR				
PARTS	QTY	FP-NUMBER	DESCRIPTION	UNIT PRICE
JOB # 3 TOTAL PARTS				0.00
JOB # 3 TOTAL LABOR & PARTS				0.00
J# 4 15CVZ-M3	STRUTS	TECH(S): 524		INTERNAL
CUSTOMER STATES WHEN THE WHEELS GOES FORWARD MAKES NOISE CHECK AN ADVISE. (-) CUSTOMER WILL COME BACK TO ROADTEST CAR WITH TECH				
PARTS	QTY	FP-NUMBER	DESCRIPTION	UNIT PRICE
JOB # 4 TOTAL PARTS				0.00

WARNING

Motor vehicles contain chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. These chemicals are contained in many vehicle components and replacement parts, vehicle fluids, and paints and materials used to maintain vehicles, including, but not limited to, fuel, oil, batteries, brakes, and wheel balancing weights. When you service, clean or maintain your car you will be exposed to listed chemicals contained in used oil, waste and replacement fluids, fumes, grease, grime, touch-up paint, certain replacement parts, and particulates from component wear. When we service your car, we will return used components to your upon request. Used parts and components contain chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

To minimize your exposure when servicing, maintaining or cleaning your vehicle: 1) work in a well ventilated area; 2) do not smoke, drink or eat while working; 3) wash your hands when finished or when taking a break; and 4) follow all manufacturer instructions pertaining to proper use and maintenance of motor vehicles and vehicle components.

(Posted in accordance with Proposition 65 in Cal. Health & Safety Code §25249.5 et seq.)
For further information about Proposition 65:
<http://www.oehha.org/prop65.html>



Cadillac

BAR # AG080143

Michael Stead Cadillac

2390 N. MAIN ST.
WALNUT CREEK, CALIFORNIA 94596
(925) 934-9300

Mr. Goodwrench

US EPA ID # CAD981438500

CELL: 415-792-72

CUSTOMER NO. 56548		ADVISOR ANDRES	393	TAG NO. Y836	INVOICE DATE 03/18/17	INVOICE NO. CDCS129066	
MANUEL DUARTE 2219 MONTEVIDEO DR PITTSBURG, CA 94565-4504		LABOR RATE	LICENSE NO.	MILEAGE 58,401	COLOR /	STOCK NO.	
		YEAR / MAKE / MODEL 13/CADILLAC/ATS/4DR SDN				DELIVERY DATE	DELIVERY MILES
		VEHICLE I.D. NO. 1 G 6 A E 5 S X 5 D 0 1 5 2 6 7 0				SELLING DEALER NO.	PRODUCTION DATE
		F.T.E. NO.		P.O. NO.		R.O. DATE 03/18/17	REPRINT# 2
RESIDENCE PHONE 415-792-7280	BUSINESS PHONE	COMMENTS					

MO: 58402

JOB # 4 TOTAL LABOR & PARTS		0.00
J# 5+18CVZ	TIRE/WHEEL CONCERN	TECH(S):524
CUSTOMER STATES THEY HIT A POT HOLE CHECK AN ADVISE FOR ANY DAMAGE PLEASE CHECK RIM AS WELL (-) REPLACE ONE RIGHT FRONT TIRE. CHECK AN EVERYTHING IS OKAY AT THIS TIME.		0.00
PARTS-----QTY---FP-NUMBER-----DESCRIPTION-----UNIT PRICE-		
JOB # 5	1 9598746	M2254018 5.880
		165.00
JOB # 5 TOTAL PARTS		165.00
JOB # 5 TOTAL LABOR & PARTS		165.00

J# 6+32CVZ-R1		ACCESSORIES	TECH(S):524
CUSTOMER STATES THE HORN SOUNDS FUNNY CHECK AN ADVISE (-) CUSTOMER WILL COME BACK FOR THIS CONCERN.			0.00
PARTS-----QTY---FP-NUMBER-----DESCRIPTION-----UNIT PRICE-			
JOB # 6 TOTAL PARTS			0.00
JOB # 6 TOTAL LABOR & PARTS			0.00

J# 7+25CVZ-C4		FLUID LEAK CONCERN	TECH(S):524
TECH INSPECTED THE VEHICLE AND FOUND THAT THE DIFFERENTIAL IS LEAKING AT THIS TIME. ORDER PARTS FOR NOW CUSTOMER WILL COME BACK ONCE PARTS ARE HERE.			0.00
PARTS-----QTY---FP-NUMBER-----DESCRIPTION-----UNIT PRICE-			
JOB # 7 TOTAL PARTS			0.00
JOB # 7 TOTAL LABOR & PARTS			0.00

MISC-----CODE-----DESCRIPTION-----CONTROL NO-----		
JOB # 1	2.5L	LABOR DISCOUNT
JOB # 1	2.5P	PARTS DISCOUNT
TOTAL - MISC		-30.00

ESTIMATE-----
CUSTOMER HEREBY ACKNOWLEDGES RECEIVING
ORIGINAL ESTIMATE OF \$116.00 (+TAX)
APPROVED REVISED ESTIMATE (# 1) OF \$304.00 (+TAX) ON 03/18/17 AT 12:30pm
BY RACHEL COMMENTS FRONT RIGHT TIRE REPLACES
CK FRONT STRUTS AND HORN. WAITING.

WARNING

Motor vehicles contain chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. These chemicals are contained in many vehicle components and replacement parts, vehicle fluids, and paints and materials used to maintain vehicles, including, but not limited to, fuel, oil, batteries, brakes, and wheel balancing weights. When you service, clean or maintain your car you will be exposed to listed chemicals contained in used oil, waste and replacement fluids, fumes, grease, grime, touch-up paint, certain replacement parts, and particulates from component wear. When we service your car, we will return used components to you upon request. Used parts and components contain chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

To minimize your exposure when servicing, maintaining or cleaning your vehicle: 1) work in a well ventilated area; 2) do not smoke, drink or eat while working; 3) wash your hands when finished or when taking a break; and 4) follow all manufacturer instructions pertaining to proper use and maintenance of motor vehicles and vehicle components.

(Posted in accordance with Proposition 65 in Cal. Health & Safety Code §25249.5 et seq.)
For further information about Proposition 65:
<http://www.oehha.org/prop65.html>



Cadillac.

BAR # AG080143

Michael Stead Cadillac

2390 N. MAIN ST.
WALNUT CREEK, CALIFORNIA 94596
(925) 934-9300



Mr. Goodwrench

US EPA ID # CAD981438500

CELL: 415-792-72

CUSTOMER NO. 56548		ADVISOR ANDRES		393	TAG NO. Y836	INVOICE DATE 03/18/17	INVOICE NO. CDCS129066	
MANUEL DUARTE 2219 MONTEVIDEO DR PITTSBURG, CA 94565-4504		LABOR RATE	LICENSE NO.	MILEAGE 58,401		COLOR /	STOCK NO.	
		YEAR / MAKE / MODEL 13/CADILLAC/ATS/4DR SDN					DELIVERY DATE	DELIVERY MILES
		VEHICLE I.D. NO. 1 G 6 A E 5 S X 5 D 0 1 5 2 6 7 0					SELLING DEALER NO.	PRODUCTION DATE
		F.T.E. NO.		P.O. NO.		R.O. DATE 03/18/17	REPRINT# 2	
RESIDENCE PHONE 415-792-7280	BUSINESS PHONE	COMMENTS						

MO: 58402

TOTALS

GM Goodwrench Limited Lifetime Service Guarantee
any above parts for which you paid that are designated
with an asterick (*) indicate that the Limited Lifetime
Service Guarantee applies to that component as long as you
own your car! See your service consultant for the details.

"I acknowledge notice and oral approval of
an increase in the original estimated price.

X....."
(Signature or Initials)
....DID YOU KNOW WE SERVICE ALL GM MAKES? ASK YOUR ADVISOR..
Hazardous Waste are: Waste Oil and Oil Filter + \$1.54
Waste Engine Coolant = \$2.59: Waste Trans Fluid = \$1.48
Waste Brake Fluid = \$2.04: Waste Diff/Transfer Case = \$2.04

CUSTOMER SIGNATURE

TOTAL LABOR....	35.00
TOTAL PARTS....	189.65
TOTAL SUBLET....	0.00
TOTAL G.O.G....	0.00
TOTAL MISC CHG.	0.00
TOTAL MISC DISC	-30.00
TOTAL TAX.....	15.65

TOTAL INVOICE \$ 210.30

WARNING

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Cadillac
BAR # AG080143

Michael Stead Cadillac

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WALNUT CREEK, CALIFORNIA 94596
(925) 934-9300



Mr. Goodwrench
US EPA ID # CAD981438500

CELL: 415-792-721

CUSTOMER NO. 56548		ADVISOR KEN ROKICKI	458	TAG NO. P866	INVOICE DATE 03/21/17	INVOICE NO. CDCS129142	
MANUEL DUARTE 2219 MONTEVIDEO DR PITTSBURG, CA 94565-4504		LABOR RATE	LICENSE NO.	MILEAGE 58,487	COLOR /	STOCK NO.	
		YEAR / MAKE / MODEL 13/CADILLAC/ATS/4DR SDN				DELIVERY DATE	DELIVERY MILES
		VEHICLE I.D. NO. 1 G 6 A E 5 S X 5 D 0 1 5 2 6 7 0				SELLING DEALER NO.	PRODUCTION DATE
		F.T.E. NO.				P.O. NO.	R.O. DATE 03/21/17
RESIDENCE PHONE 415-792-7280	BUSINESS PHONE	COMMENTS					

MO: 58487

LABOR & PARTS					
J# 1 18CVZ-T2	REPLACE 2 TIRES	TECH(S):485	39.95		
CUSTOMER AUTHORIZED: REPLACEMENT OF TWO TIRES 225/40R18 BRIDGESTONE DRIVEGUARD 92W. (H) MOUNT AND BALANCED 2 TIRES AS PER CUSTOMERS REQUEST. PLACED MICHELIN TIRE IN BAG IN TRUNK.					
PARTS	QTY	FP-NUMBER	DESCRIPTION	UNIT PRICE	
JOB # 1	2	19325772	B2254018 5.880	190.62	381.24
JOB # 1	4	WEIGHTS	WEIGHT, WHEEL 5.805	1.98	7.92
JOB # 1 TOTAL PARTS					389.16
JOB # 1 TOTAL LABOR & PARTS					429.11
J# 2 18CVZ-20	TIRE PRESSURE CHECK	TECH(S):485	INTERNAL		
INSPECT AND ADJUST TIRE PRESSURES TO MANUFACTURER'S SPECS PER CALIFORNIA ARB MANDATE FL-32PSI, FR-32PSI RL-35PSI, RR-35PSI					
PARTS	QTY	FP-NUMBER	DESCRIPTION	UNIT PRICE	
JOB # 2 TOTAL PARTS					0.00
JOB # 2 TOTAL LABOR & PARTS					0.00
MISC	CODE	DESCRIPTION	CONTROL NO		
JOB # 1	HWT	CALIFORNIA TIRE FEE @ \$1.75 EACH		3.50	
JOB # 1	HWT2	HAZARDOUS WASTE 2 TIRE REMOVAL		2.10	
TOTAL - MISC					5.60
ESTIMATE					
CUSTOMER HEREBY ACKNOWLEDGES RECEIVING ORIGINAL ESTIMATE OF \$547.79 (+TAX)					
COMMENTS WAIT					

WARNING

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To minimize your exposure when servicing, maintaining or cleaning your vehicle: 1) work in a well ventilated area; 2) do not smoke, drink or eat while working; 3) wash your hands when finished or when taking a break; and 4) follow all manufacturer instructions pertaining to proper use and maintenance of motor vehicles and vehicle components.

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<http://www.oehha.org/prop65.html>



Cadillac.

BAR # AG080143

Michael Stead Cadillac

2390 N. MAIN ST.
WALNUT CREEK, CALIFORNIA 94596
(925) 934-9300



Mr. Goodwrench

US EPA ID # CAD981438500

CELL: 415-792-72

CUSTOMER NO. 56548		ADVISOR KEN ROKICKI		458	TAG NO. P866	INVOICE DATE 03/21/17	INVOICE NO. CDCS129142	
MANUEL DUARTE 2219 MONTEVIDEO DR PITTSBURG, CA 94565-4504		LABOR RATE	LICENSE NO.	MILEAGE 58,487	COLOR /	STOCK NO.		
		YEAR / MAKE / MODEL 13/CADILLAC/ATS/4DR SDN				DELIVERY DATE	DELIVERY MILES	
		VEHICLE I.D. NO. 1 G 6 A E 5 S X 5 D 0 1 5 2 6 7 0				SELLING DEALER NO.	PRODUCTION DATE	
		F.T.E. NO.				P.O. NO.	R.O. DATE 03/21/17	
RESIDENCE PHONE 415-792-7280	BUSINESS PHONE	COMMENTS						
						MO: 58487		

TOTALS

GM Goodwrench Limited Lifetime Service Guarantee
any above parts for which you paid that are designated
with an asterick (*) indicate that the Limited Lifetime
Service Guarantee applies to that component as long as you
own your car! See your service consultant for the details.

"I acknowledge notice and oral approval of
an increase in the original estimated price.

X....."
(Signature or Initials)
...DID YOU KNOW WE SERVICE ALL GM MAKES? ASK YOUR ADVISOR..
Hazardous Waste are: Waste Oil and Oil Filter + \$1.54
Waste Engine Coolant = \$2.59: Waste Trans Fluid = \$1.48
Waste Brake Fluid = \$2.04: Waste Diff/Transfer Case = \$2.04

CUSTOMER SIGNATURE

TOTAL LABOR....	39.95
TOTAL PARTS....	389.16
TOTAL SUBLET....	0.00
TOTAL G.O.G....	0.00
TOTAL MISC CHG.	5.60
TOTAL MISC DISC	0.00
TOTAL TAX.....	32.11

TOTAL INVOICE \$ 466.82

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

DATE: 4/6/2017

TO: Mayor and Council Members

FROM: Joe Sbranti, City Manager

SUBJECT: Adoption of a City Council Resolution to Approve Territories for Annexation No. 7 to Community Facilities District No. 2005-1 (Public Safety Services)

MEETING DATE: 4/17/2017

EXECUTIVE SUMMARY

The City has received written approval from the current property owners, Seeno Enterprises, LLC. and Century Plaza Development Corporation, to annex their parcels into Community Facilities District No. 2005-1 to provide funding for police services for these newly developed areas.

FISCAL IMPACT

The cost of providing police services for these project areas shall be paid through the Community Facilities District special tax that will be levied on both residential and non-residential properties within the boundaries of CFD No. 2005-1, including annexed Parcels thereto. This tax will be placed on the County tax roll each year. Pursuant to state law, the special tax and associated cost must be maintained in a separate fund and cannot be included in the City's General Fund.

RECOMMENDATION

City Council hold the public hearing and adopt the attached Resolution Calling Special Mailed-Ballot Election for Qualified Landowners of Community Facilities District No. 2005-1 (Public Safety Services) and City Council adopt the attached resolution determining results of Qualified Landowner Election for Annexation No. 7 to Communities Facilities District No. 2005-1 (Public Safety Services).

BACKGROUND

In 2005 the City Council determined that all undeveloped land within the City would have an increase in demand for police services, above and beyond the level of service that was currently provided as development continued to progress. On August 1, 2005, the City Council adopted Resolution No. 05-10342 approving the formation of Communities Facilities District 2005-1 ("CFD 2005-1"). Then on August 15, 2005 the City Council adopted Ordinance No. 05-1246 to levy a special tax to provide funding for police services within CFD 2005-1.

As additional development projects come forward, they can be annexed into CFD No. 2005-1 which will provide funding for the increased demand of police services placed on the City within the CFD.

The Parcels proposed for annexation are owned by Seeno Enterprises LLC and Century Plaza Development Corporation. The parcel owned by Seeno Enterprises is located at the northwest corner of North Park Boulevard and Markstein Drive. The 4.06 acre parcel is zoned Service Commercial. The parcel owned by Century Plaza Development Corporation is located at the southwest corner of Delta Gateway Boulevard and Century Boulevard. This 1.57 acre parcel is zoned Community Commercial.

As additional development projects come forward, they can be annexed into CFD No. 2005-1 which will increase the police coverage area and provide funding for the increased demands of police services placed on the City within the CFD.

SUBCOMMITTEE FINDINGS

Not applicable

STAFF ANALYSIS

Staff retained the services of Goodwin Consulting Group to develop the methodology for the special tax rates that will be levied on both residential and non-residential development within CFD 2005-1 for police services. Goodwin Consulting is a firm that specializes in the formation, administration and special tax rate calculation for Community Facilities Districts. The rate for Fiscal Year 2016/2017 is \$583.65 per residential unit and \$1,167.30 per acre of non-residential property.

The special tax would be levied in the next subsequent fiscal year on those residential and non-residential units for which a final building permit inspection was conducted prior to June 30 of the preceding tax year. Each July 1, the maximum special tax shall be increased by five percent (5%) of the amount in effect during the fiscal year.

ATTACHMENTS: Resolution
Attachment 1 Annexation Exhibits A thru F

Report Prepared By: Jolan Longway
Civil Engineer II

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution)
Approving Annexation of Territory to)
Community Facilities District No. 2005-1)
(Public Safety Services) and Levying)
A Special Tax in Such Territory)
(Annexation No. 7))

RESOLUTION NO. 17-

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, the City Council (the "Council") of the City of Pittsburg (the "City") has duly adopted its Resolution 05-10323 (the "Resolution of Intention") on June 20, 2005, wherein the Council declared its intention to and proposed to establish a community facilities district under and pursuant to the terms and provisions of the Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, as amended (the "Act"), to be known and designated as "Community Facilities District No. 2005-1 (Public Safety Services), City of Pittsburg, Contra Costa County, California" (the "Community Facilities District"), to finance public services in and for the Community Facilities District under and pursuant to the Act (which are public services that the City is authorized to provide, and that said public services are necessary to meet increased demands placed upon the City as a result of development occurring and anticipated to occur in the Community Facilities District), and which public services (the "Authorized Services") are listed in Exhibit A of the Annexation Exhibits attached hereto and incorporated herein and made a part hereof; and

WHEREAS, the costs of financing the Services to be provided in the Community Facilities District include incidental expenses are listed in Exhibit C of the Annexation Exhibits attached hereto and incorporated herein and made a part hereof; and

WHEREAS, the Boundary Map for the Community Facilities District was filed for record in the office of the County Recorder of the Contra Costa County on June 28, 2005, in Book 78 of Maps of Assessment and Community Facilities Districts at page 10; and

WHEREAS, pursuant to the Resolution of Intention, a public hearing was held by the Council on Monday, August 1, 2005, at 7:00 p.m. to consider the establishment of the Community Facilities District, the future annexation of territory, the proposed rate and method of apportionment of such special tax, and all other matters set forth in the Resolution of Intention, and at such public hearing all persons interested, including all taxpayers, property owners and registered voters within the Community Facilities District, were given an opportunity to appear and be heard, and the testimony of all interested persons and all taxpayers, property owners and registered voters for or against the establishment of the Community Facilities District and the levy of such special tax, or the extent of the Community Facilities District, or any of the Services proposed therefor, or on any other matters set forth in the Resolution of Intention, was heard and considered, and such special tax as described in the Rate and Method of Apportionment of the Special Tax (the "RMA") attached thereto as Exhibit B of the Annexation Exhibits was not precluded by

a majority protest pursuant to Section 53324 of the Government Code of the State of California, and the Council at the conclusion of said hearing was fully advised in the premises, and was authorized to proceed as thereafter provided; and

WHEREAS, one hundred percent (100%) of the qualified electors within the Community Facilities District filed with the City Clerk waivers of certain time requirements for the conduct of the election in the Community Facilities District, and

WHEREAS, the Council conducted the election in the Community Facilities District to authorize the levy of a special tax therein to pay for the Services proposed to be provided in and for the Community Facilities District and to establish an appropriations limit for the Community Facilities District, and adopted its Resolution 05-10343 determining the election results on August 1, 2005; and

WHEREAS, by its Resolution 05-10342 adopted on August 1, 2005 (the "Resolution of Formation"), the City Council of the City of Pittsburg:

1. established the Community Facilities District pursuant to the Act and authorized the special tax to be levied within the Community Facilities District to pay for the Services to be provided therein; and
2. designated certain real property as future annexation area (the "Future Annexation Area") to be annexed in segments to the Community Facilities District, without hearing, upon satisfaction of conditions prescribed by the provisions of Chapter 3.5 of the Act.

WHEREAS, pursuant to Section 53339.7 of the Act, the Council may annex property located within the Future Annexation Area to the Community Facilities District, without hearing, upon delivery to the City Clerk of unanimous written approval of the owner or owners of each parcel or parcels to be annexed; and

WHEREAS, certain property owners located within the Future Annexation Area have unanimously approved to annex their properties (the "Annexed Territory") into the Community Facilities District, as required by Section 53339.7 of the Act, in the form attached hereto as Exhibit D of the Annexation Exhibits and have filed with the City Clerk their written approvals; and

WHEREAS, the parcels proposed to be annexed is listed on Exhibit E of the Annexation Exhibits attached hereto; and

WHEREAS, a map of the proposed Annexed Territory is shown on Exhibit F of the Annexation Exhibits attached hereto; and

WHEREAS, the Council is fully advised in the premises;

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1. The above recitals are true and correct, and the Council so finds and determines.

Section 2. The Resolution of Formation (including the Exhibits attached thereto) is incorporated herein by reference and made a part hereof.

Section 3. Pursuant to Section 53339.7, the Council hereby accepts and approves the written approvals as submitted by the property owners of the Annexed Territory and hereby finds and determines that such written approval represents the unanimous approval of the property owners of the Annexed Territory.

Section 4. The Council hereby approves the annexation of the Annexed Territory to the Community Facilities District. The Authorized Services to be provided in the Annexed Territory is described on Exhibit A to the Resolution of Formation. A special tax is hereby levied annually on the Annexed Territory under the RMA attached to the Resolution of Formation on Exhibit B.

Section 5. The special tax will be secured by the recordation of a continuing lien against all non-exempt real property within the Annexed Territory. The City Clerk is hereby directed to record a Notice of Special Tax Lien (Annexation) in the office of the County Recorder of the County of Contra Costa no later than fifteen (15) days after the adoption of this resolution.

Section 6. This resolution shall take effect immediately after its passage.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 17th day of April 2017, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Marilyn Craft, Mayor

ATTEST:

Alice E. Evenson, City Clerk

EXHIBIT A

CITY OF PITTSBURG, CALIFORNIA COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SAFETY SERVICES) AUTHORIZED SERVICES

The authorized services to be funded by the Special Tax revenues include police protection services for the residents of Community Facilities District No. 2005-1 (Public Safety Services) ("CFD 2005-1") and the residents of territories within the City of Pittsburg to be annexed to CFD 2005-1 in the future. A general description of the services to be provided by CFD 2005-1 include the necessary personnel both sworn and non-sworn, equipment, and support staff to deliver these services including but not limited to patrol, investigations, community policing, traffic, criminal justice, and code enforcement services. Eligible costs include, but are not limited to, the costs of contracting services, the salaries and benefits of the City staff, uniforms and equipment including replacement and maintenance, recruitment and training of personnel, and City overhead costs associated with providing such services within CFD 2005-1. The nature and methodology of deployment of the police protection services to be provided will be determined by the City.

EXHIBIT B

CITY OF PITTSBURG COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SAFETY SERVICES)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2005-1 (Public Safety Services) shall be levied and collected according to the tax liability determined by the City Council acting in its capacity as the legislative body of CFD No. 2005-1, through the application of the appropriate Special Tax rate, as described below. All Developed Property in CFD No. 2005-1 shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: the expenses of the City in carrying out its duties for CFD No. 2005-1, including, but not limited to, the levy and collection of the Special Tax, the fees and expenses of its counsel, charges levied by the County, and all other costs and expenses of the City in any way related to the establishment or administration of the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Authorized Services" means the public services authorized to be funded by the CFD as set forth in the documents adopted by the City Council when the CFD was formed.

"CFD No. 2005-1" or "CFD" means the City of Pittsburg Community Facilities District No. 2005-1 (Public Safety Services).

"City" means the City of Pittsburg.

“City Council” means the City Council of the City of Pittsburg.

“County” means the County of Contra Costa.

“Developed Property” means, in any Fiscal Year, all Parcels in the CFD that are Residential Property and Non-Residential Property.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Maximum Special Tax” means the maximum Special Tax determined in accordance with Section C below that can be levied on Developed Property in any Fiscal Year.

“Non-Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2005-1 for which a final building permit inspection was conducted prior to June 30 of the preceding Fiscal Year for construction of a non-residential structure that is to be used for a commercial or industrial business operation, as determined by the City. Notwithstanding the foregoing, if a final building permit inspection is conducted for a structure that will include both Residential Units and commercial operations, the Residential Units within the building will be categorized as Residential Property, and the Special Tax shall be calculated separately for the Residential Units on the Parcel. The full underlying Acreage of the Parcel shall be used to calculate the Special Tax assigned to the Non-Residential Property on the Parcel.

“Proportionately” means that the ratio of the actual Special Tax levied to the Maximum Special Tax is equal for all Parcels of Developed Property.

“Public Agency” means the federal government, State of California, City, County, or other public agency.

“Residential Property” means, in any Fiscal Year, all Parcels of Taxable Property in CFD No. 2005-1 for which a final building permit inspection was conducted prior to June 30 of the preceding Fiscal Year for construction of a structure consisting of one or more Residential Units.

“Residential Unit” means an individual single-family detached, half-plex, duplex, triplex, fourplex, townhome, condominium unit or apartment unit.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

“Special Tax” means any tax levied within the CFD to pay for Authorized Services.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2005-1 which are not exempt from the Special Tax pursuant to law or Section E below.

B. CATEGORIZING PARCELS FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Developed Property within the CFD. Each Parcel shall be categorized as either Residential Property or Non-Residential Property for purposes of levying the Special Tax pursuant to Section D below. The Administrator shall also determine the number of Residential Units built or to be built on each Parcel of Residential Property by referencing the building permit, condominium plan, apartment plan, site plan or other development plan for the property.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in the CFD was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new parcels created by the parcel map, and (iii) one or more of the newly-created parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each parcel of Developed Property, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

The following Maximum Special Tax rates shall apply to all Parcels of Developed Property within CFD No. 2005-1:

Land Use Category	Maximum Special Tax (Fiscal Year 2005-06)*
Residential Property	\$341.25 per Residential Unit
Non-Residential Property	\$682.50 per Acre

* ***Beginning July 1, 2006 and each July 1 thereafter, the Maximum Special Tax shall be increased by five percent (5%) of the amount in effect in the prior Fiscal Year.***

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied Proportionately on each Parcel of Developed Property in the CFD up to 100% of the Maximum Special Tax determined pursuant to Section C above until the total amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2005-1 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2005-1

financial obligations, and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on land that has been conveyed to a Public Agency, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the rate and method of apportioning Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

EXHIBIT C

CITY OF PITTSBURG, CALIFORNIA COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SAFETY SERVICES)

INCIDENTAL EXPENSES

It is anticipated that the following incidental expenses may be incurred for CFD 2005-1:

- Engineering services
- Election costs
- Special tax consultant services
- City review and administration
- Special counsel services and expenses
- Publishing, mailing and posting of notices
- Governmental notification and filing costs
- Charges and fees of City other than those waived
- Mapping and recording costs with respect to annexations
- Certain annual costs may be included in each annual special tax levy.

These include:

- Special tax consultant costs
- Other necessary consultant costs
- Costs of posting and collecting the special taxes
- Personnel and administrative costs of the City
- Mapping and recording costs

EXHIBIT D

City of Pittsburgh
Community Facilities District No. 2005-1 (Public Safety Services)
(Annexation No. 7)

**Request and Approval for Annexation
and Landowner-Voter Ballot**

Recitals

- A. The undersigned is an authorized representative of Seeno Enterprises LLC., a California corporation (the “**Developer**”). Developer is the owner of certain real property located in the City of Pittsburgh, as more particularly shown on Exhibit F attached hereto and incorporated herein by this reference (the “**Subject Property**”).
- B. By its Resolution No. 05-10342, adopted on August 1, 2005 (the “**Resolution of Formation**”), the City Council of the City of Pittsburgh:
1. established the City of Pittsburgh Community Facilities District No. 2005-1 (Police Services) (“**CFD No. 2005-1**”) pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code, hereafter the “**Act**”), with an initial boundary shown on the boundary map for CFD No. 2005-1 (the “**Boundary Map**”), which was recorded in the official records of the Contra Costa County Recorder; and
 2. designated certain real property as future annexation area (the “**Future Annexation Area**”) to be annexed in segments to CFD No. 2005-1, without hearing, upon satisfaction of conditions prescribed by the provisions of Chapter 3.5 of the Act.
- C. All of the Subject Property is included within the Future Annexation Area.
- D. The City now intends to annex a portion of the Future Annexation Area into CFD No. 2005-1 (“**Annexation No. 7**”). The Subject Property is included in the Future Annexation Area that will be annexed into Annexation No. 7.
- E. The Developer is the sole owner of the Subject Property and by this instrument requests that the Subject Property be annexed to Annexation No. 7 of CFD No. 2005-1, without hearing, as authorized by the Act and the Resolution of Formation.

Approval and Vote

1. The Developer, as the sole owner of the real property shown on Exhibit F, attached hereto and by this reference incorporated herein, hereby requests and provides its approval of the annexation of the Subject Property to CFD No. 2005-1, as prescribed and authorized by Section 53339.7 of the Act.
2. The Developer, as one of the qualified electors for Annexation No. 7, hereby votes in favor of the levy of special taxes on the taxable property being annexed to CFD No. 2005-1 in accordance with the rate and method of apportionment of special taxes (the "**RMA**") attached hereto as Exhibit B and by this reference incorporated herein.
3. The Developer hereby acknowledges the following:
 - a. As soon as practicable following receipt of this instrument by the City Manager of the City, the City will record (a) an amended boundary map for CFD No. 2005-1 and (b) an amended Notice of Special Tax Lien, in each case pertaining to the Subject Property and which will result in the establishment of a lien to secure payment of the special tax when levied upon all of the taxable property located within Annexation No. 7; and
 - b. The City will levy a special tax upon the taxable property within Annexation No. 7 in accordance with the provisions of the RMA, beginning with the Fiscal Year that starts on July 1, 2017.

Dated: April 6, 2017

SEENO ENTERPRISES LLC.

By

(Signature)

Douglas Messner
(Print Name)

Exhibit A – Map showing Annexation No. 7
Exhibit B – RMA

EXHIBIT D

City of Pittsburgh
Community Facilities District No. 2005-1 (Public Safety Services)
(Annexation No. 7)

**Request and Approval for Annexation
and Landowner-Voter Ballot**

Recitals

- F. The undersigned is an authorized representative of Century Plaza Development Corp., a California corporation (the “**Developer**”). Developer is the owner of certain real property located in the City of Pittsburgh, as more particularly shown on Exhibit F attached hereto and incorporated herein by this reference (the “**Subject Property**”).
- G. By its Resolution No. 05-10342, adopted on August 1, 2005 (the “**Resolution of Formation**”), the City Council of the City of Pittsburgh:
3. established the City of Pittsburgh Community Facilities District No. 2005-1 (Police Services) (“**CFD No. 2005-1**”) pursuant to the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code, hereafter the “**Act**”), with an initial boundary shown on the boundary map for CFD No. 2005-1 (the “**Boundary Map**”), which was recorded in the official records of the Contra Costa County Recorder; and
 4. designated certain real property as future annexation area (the “**Future Annexation Area**”) to be annexed in segments to CFD No. 2005-1, without hearing, upon satisfaction of conditions prescribed by the provisions of Chapter 3.5 of the Act.
- H. All of the Subject Property is included within the Future Annexation Area.
- I. The City now intends to annex a portion of the Future Annexation Area into CFD No. 2005-1 (“**Annexation No. 7**”). The Subject Property is included in the Future Annexation Area that will be annexed into Annexation No. 7.
- J. The Developer is the sole owner of the Subject Property and by this instrument requests that the Subject Property be annexed to Annexation No. 7 of CFD No. 2005-1, without hearing, as authorized by the Act and the Resolution of Formation.

Approval and Vote

4. The Developer, as the sole owner of the real property shown on Exhibit F, attached hereto and by this reference incorporated herein, hereby requests and provides its approval of the annexation of the Subject Property to CFD No. 2005-1, as prescribed and authorized by Section 53339.7 of the Act.
5. The Developer, as one of the qualified electors for Annexation No. 7, hereby votes in favor of the levy of special taxes on the taxable property being annexed to CFD No. 2005-1 in accordance with the rate and method of apportionment of special taxes (the "**RMA**") attached hereto as Exhibit B and by this reference incorporated herein.
6. The Developer hereby acknowledges the following:
 - a. As soon as practicable following receipt of this instrument by the City Manager of the City, the City will record (a) an amended boundary map for CFD No. 2005-1 and (b) an amended Notice of Special Tax Lien, in each case pertaining to the Subject Property and which will result in the establishment of a lien to secure payment of the special tax when levied upon all of the taxable property located within Annexation No. 7; and
 - b. The City will levy a special tax upon the taxable property within Annexation No. 7 in accordance with the provisions of the RMA, beginning with the Fiscal Year that starts on July 1, 2017.

Dated: _____, 2017

CENTURY PLAZA DEVELOPMENT
CORP.

By

(Signature)

(Print Name)

Exhibit A – Map showing Annexation No. 7
Exhibit B – RMA

EXHIBIT E

**PROPERTY OWNER AND ASSESSOR'S PARCEL
TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2005-1
(PUBLIC SAFETY SERVICES)
CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA**

ANNEXATION NO. 7

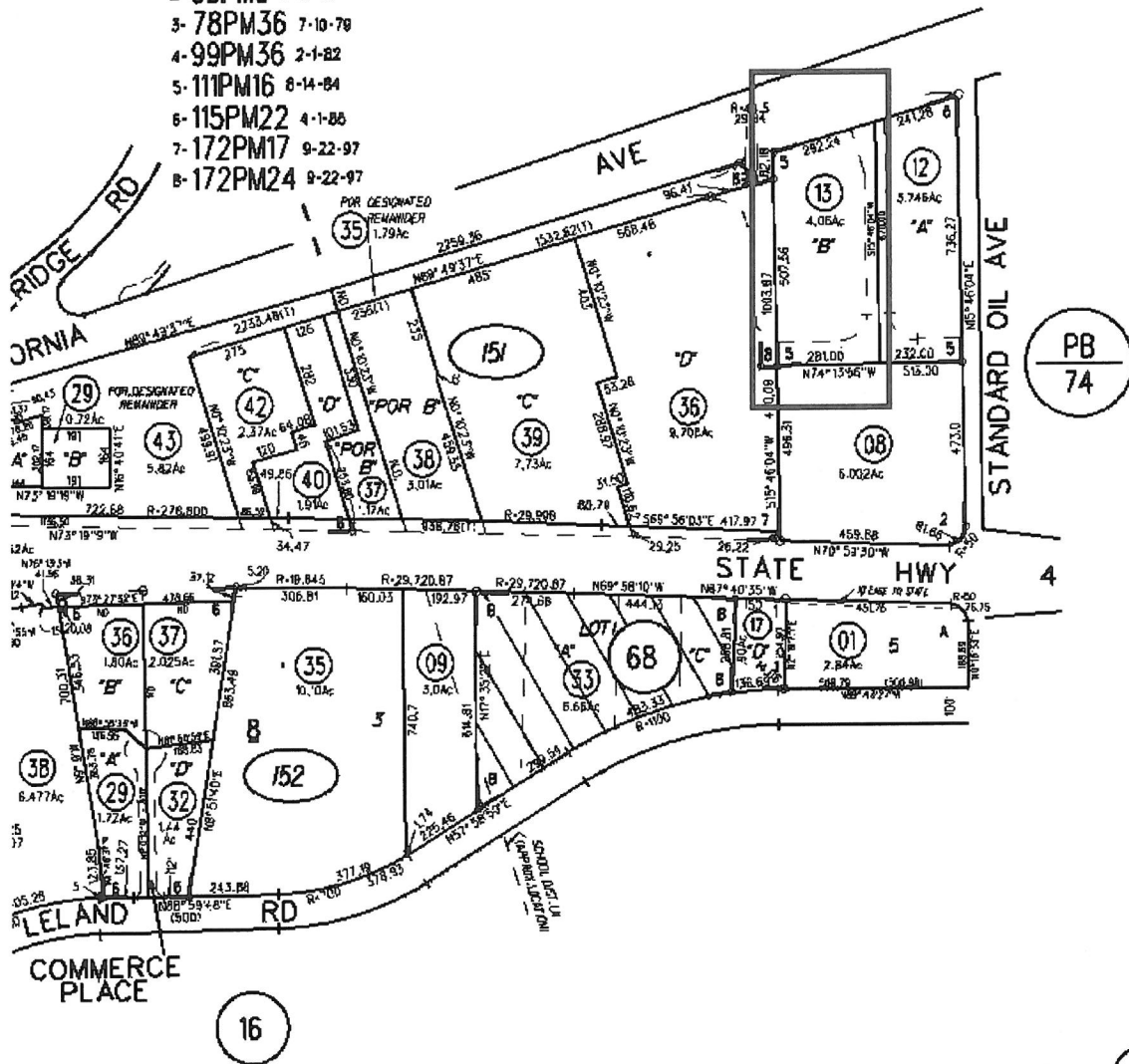
EXHIBIT F
SUBJECT PROPERTY TO BE ANNEXED
INTO CFD 2005-1

APN 088-151-013

A- OFFICIAL MAP OF CAMP STONEMAN MB 11-36 6/28/1966
POR RANCHO LOS MEDANOS

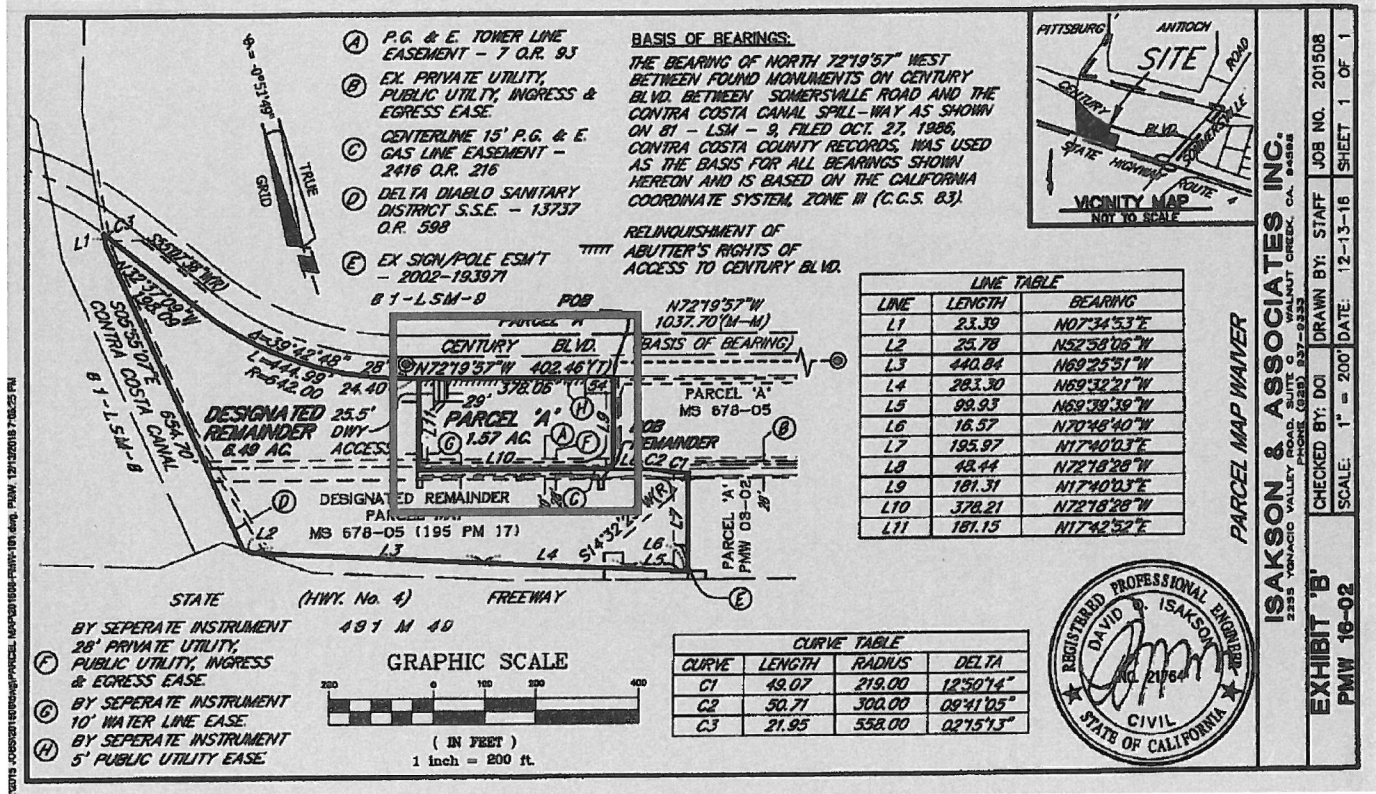
~~B-TRACT 6992 MB 532-25-14-10-691~~

- 1- 2PM31 12-19-67
- 2- 69PM6 8-15-78
- 3- 78PM36 7-10-79
- 4- 99PM36 2-1-82
- 5- 111PM16 8-14-84
- 6- 115PM22 4-1-86
- 7- 172PM17 9-22-97
- 8- 172PM24 9-22-97



151 (41-43)
 02/27/15
 152

PARCEL A, PMW 16-02





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

DATE: 4/6/2017

TO: Mayor and Council Members

FROM: Joe Sbranti, City Manager

SUBJECT: Adoption of a City Council Resolution to Approve Annexation No. 2 of Certain Territory to Community Facilities District No. 2016-1 (Maintenance of Project Facilities)

MEETING DATE: 4/17/2017

EXECUTIVE SUMMARY

The City has received written approval from the current property owner, Century Plaza Development Corporation to annex their parcel into Community Facilities District No. 2016-1 to provide funding for the continuous maintenance of certain off-site stormwater treatment facilities.

FISCAL IMPACT

Costs for maintenance services will be paid for through the collection of a special tax levied on residential and commercial properties within the boundaries of Community Facilities District No. 2016-1, including property to be annexed. This tax will be placed on the Contra Costa County tax roll each year. Pursuant to state law, the special tax and associated cost must be maintained in a separate fund and cannot be included in the City's General Fund.

RECOMMENDATION

City Council adopt the attached Resolution approving the property owner's request to annex property into Community Facilities District No. 2016-1.

BACKGROUND

On March 21, 2016, the City Council held a public hearing, adopted a Resolution of Formation, Called for an Election, conducted the Election, adopted a Resolution Declaring the results of the Election and introduced Ordinance No. 16-1403 for consideration. On March 21, 2016 the City Council adopted Resolution 16-13160 approving the formation of Community Facilities District No. 2016-1. Then on March 21, 2016 the City Council adopted

Resolution 16-13161 levying a special tax in Community Facilities District No. 2016-1 Maintenance of Project Facilities.

This 1.57 parcel is located at the southwestern corner of Delta Gateway and Century Boulevard and is zoned Community Commercial.

As additional development projects come forward, they can be annexed into Community Facilities District No. 2016-1 which will provide funding for the continuous maintenance of offsite stormwater facilities.

SUBCOMMITTEE FINDINGS

Not applicable

STAFF ANALYSIS

Staff retained the services of Goodwin Consulting Group to develop the methodology for the special tax rates that will be levied on both residential and non-residential development within Community Facilities District No. 2016-1 for the maintenance of project facilities. Goodwin Consulting is a firm that specializes in the formation, administration and special tax rate calculation for Community Facilities Districts. This parcel will be subject to the current rate of \$185 per residential unit and \$1,583 per acre.

The special tax would be levied in the next subsequent fiscal year on those residential and non-residential units for which a final building permit inspection was conducted prior to June 30 of the preceding tax year. Each July 1, the maximum special tax shall be increased by five percent (5%) of the amount in effect during the fiscal year.

ATTACHMENTS: Resolution
Unanimous Approval Form

Report Prepared By: Jolan Longway
Civil Engineer II

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution)
Approving Annexation of Territory to)
Community Facilities District No. 2016-1)
(Maintenance of Project Facilities) and)
Levying a Special Tax in Such Territory)
(Annexation No. 2))

RESOLUTION NO. 17-

The Pittsburg City Council DOES RESOLVE as follows:

WHEREAS, the City Council (the "Council") of the City of Pittsburg (the "City") has duly adopted its Resolution 16-13154 (the "Resolution of Intention") on February 16, 2016, wherein the Council declared its intention to and proposed to establish a community facilities district under and pursuant to the terms and provisions of the Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, as amended (the "Act"), to be known and designated as "Community Facilities District No. 2016-1 (Maintenance of Project Facilities), City of Pittsburg, Contra Costa County, California" (the "Community Facilities District"), to finance maintenance of certain facilities in and for the Community Facilities District under and pursuant to the Act (which are public services that the City is authorized to provide, and that said public services are necessary to meet increased demands placed upon the City as a result of development occurring and anticipated to occur in the Community Facilities District), and which public services (the "Authorized Services") are listed in Exhibit B of the Annexation Exhibits attached hereto and incorporated herein and made a part hereof; and

WHEREAS, the costs of financing the Services to be provided in the Community Facilities District include incidental expenses are listed in Exhibit B of Annexation Exhibits attached hereto and incorporated herein and made a part hereof; and

WHEREAS, the Boundary Map for the Community Facilities District was filed for record in the office of the County Recorder of the Contra Costa County on March 7, 2016 in Book 85 at page 23 of Maps of Assessment and Community Facilities Districts; and

WHEREAS, pursuant to the Resolution of Intention, a public hearing was held by the Council on March 21, 2016, at 7:00 p.m. to consider the establishment of the Community Facilities District, the future annexation of territory, the proposed rate and method of apportionment of such special tax, and all other matters set forth in the Resolution of Intention, and at such public hearing all persons interested, including all taxpayers, property owners and registered voters within the Community Facilities District, were given an opportunity to appear and be heard, and the testimony of all interested persons and all taxpayers, property owners and registered voters for or against the establishment of the Community Facilities District and the levy of such special tax, or the extent of the Community Facilities District, or any of the Services proposed therefore, or on any other matters set forth in the Resolution of Intention, was heard and considered, and such special tax as described in the Rate and Method of Apportionment of the Special Tax (the "RMA") attached thereto as Exhibit B of the Annexation Exhibits was not precluded by

a majority protest pursuant to Section 53324 of the Government Code of the State of California, and the Council at the conclusion of said hearing was fully advised in the premises, and was authorized to proceed as thereafter provided; and

WHEREAS, one hundred percent (100%) of the qualified electors within the Community Facilities District filed with the City Clerk waivers of certain time requirements for the conduct of the election in the Community Facilities District, and

WHEREAS, the Council conducted the election in the Community Facilities District to authorize the levy of a special tax therein to pay for the Services proposed to be provided in and for the Community Facilities District and to establish an appropriations limit for the Community Facilities District, and adopted its Resolution 16-13162 determining the election results on March 21, 2016; and

WHEREAS, by its Resolution 16-13160, adopted on March 21, 2016 (the "Resolution of Formation"), the City Council of the City of Pittsburg:

1. established the Community Facilities District pursuant to the Act and authorized the special tax to be levied within the Community Facilities District to pay for the Services to be provided therein; and
2. designated certain real property as future annexation area (the "Future Annexation Area") to be annexed in segments to the Community Facilities District, without hearing, upon satisfaction of conditions prescribed by the provisions of Chapter 3.5 of the Act.

WHEREAS, pursuant to Section 53339.7 of the Act, the Council may annex property located within the Future Annexation Area to the Community Facilities District, without hearing, upon delivery to the City Clerk of unanimous written approval of the owner or owners of each parcel or parcels to be annexed; and

WHEREAS, A secondary Tax Zone was created for the Belle Harbor annexation with Supplement No. 1 to the existing Rate and Method of Apportionment of Special Tax, and included in the Annexation Exhibits attached hereto; and

WHEREAS, certain property owners located within the Future Annexation Area have unanimously approved to annex their properties (the "Annexed Territory") into the Community Facilities District, as required by Section 53339.7 of the Act, in the Unanimous Approval form attached hereto included in the Annexation Exhibits; and

WHEREAS, the parcels and map of the proposed territory to be annexed is listed on Exhibit C of the Annexation Exhibits attached hereto; and

WHEREAS, the Council is fully advised in the premises.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1. The above recitals are true and correct, and the Council so finds and determines.

Section 2. The Resolution of Formation (including the Exhibits attached thereto) is incorporated herein by reference and made a part hereof.

Section 3. Pursuant to Section 53339.7 the Council hereby accepts and approves the written approval as submitted by the property owners of the Annexed Territory and hereby finds and determines that such written approval represent the unanimous approval of all of the property owners of the Annexed Territory.

Section 4. The Council hereby approves the annexation of the Annexed Territory to the Community Facilities District. The Authorized Services to be provided in the Annexed Territory is described on Exhibit B in the Resolution of Formation. A special tax is hereby levied annually on the Annexed Territory under the RMA attached to the Resolution of Formation on Exhibit A of the Annexation Exhibits.

Section 5. The special tax will be secured by the recordation of a continuing lien against all non-exempt real property within the Annexed Territory. The City Clerk is hereby directed to record a Notice of Special Tax Lien (Annexation) in the office of the County Recorder of the County of Contra Costa no later than fifteen (15) days after the adoption of this resolution.

Section 6. This resolution shall take effect immediately after its passage.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 17th day of April 2016, by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

Marilyn Craft, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters for:**

**CITY OF PITTSBURG
Community Facilities District No. 2016-1
(Maintenance of Project Facilities)**

To the Honorable City Council
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of the undersigned record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Pittsburg, Community Facilities District No. 2016-1 (Maintenance of Project Facilities)" (the "CFD"), and it states as follows:

1. **Property Owner.** This Unanimous Approval is submitted by the Property Owner as the record owner(s) of fee title to the Property. The Property Owner has supplied to the City current evidence of its ownership of fee title to the Property.

2. **Approval of Annexation.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services (the "Services") described in Exhibit B hereto and made a part hereof.

3. **Approval of Special Tax and the Facilities and Services.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services, according to the Amendment to the Rate and Method of Apportionment of Special Taxes for the CFD, as supplemented, which supplement is attached hereto as Exhibit A and made a part hereof; except as specified in Exhibit A hereto, the existing Rate and Method of Apportionment of Special Taxes for the CFD shall remain in full force and applicable to the Property. Exhibit A includes the cost estimate for providing the Services to the Property.

4. **Approval of the Appropriations Limit.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit established for the CFD.

5. Waivers and Vote. The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act, the Resolution of Formation establishing the CFD, and Article XIII A of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

6. Recordation of Amendment to Notice of Special Tax Lien. A Notice of Special Tax Lien for the CFD was previously recorded in the Office of the County Recorder of the County of Contra Costa, State of California. The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the office of the Office of the County Recorder an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method, as amended to include the supplement attached hereto as Exhibit A, as an exhibit thereto.

7. Authority Warranted. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property.

8. Due Diligence and Disclosures. The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

10. The Property. The Property is identified as all of the Assessor's Parcel Numbers (APNs) set forth on Exhibit C hereto and by this reference incorporated herein.

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

Annexation No. 2 Parcel A, PMW 16-02

Tax Zone 2

Dated: April 6, 2017

Property Owner:

**CENTURY PLAZA DEVELOPMENT
CORP.**

By: 

Name: Douglas messner

Title: Vice President

Notice Address: _____

4061 Port Chicago Hwy. Ste. H
Concord, CA 94520

EXHIBIT A

**CITY OF PITTSBURG
Community Facilities District No. 2016-1
(Maintenance of Project Facilities)**

**SUPPLEMENT NO. 1 (TAX ZONE 2) TO
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

This Supplement No. 1 (Tax Zone 2) to Rate and Method of Apportionment of Special Tax (this "Supplement No. 1") supplements the Rate and Method of Apportionment of Special Tax (the "Existing Rate and Method," and together with this Supplement No. 1, the "Rate and Method") for City of Pittsburgh Community Facilities District No. 2016-1 (Maintenance of Project Facilities) (the "CFD"). The Existing Rate and Method is attached hereto as Attachment No. 1.

This Supplement No. 1 amends and supplements the Existing Rate and Method in connection with Annexation No. 2 (Belle Harbor) ("Annexation No. 2") to the CFD, which area shall constitute Tax Zone 2 for purposes of the Rate and Method.

This Supplement No. 1 amends and supplements the Existing Rate and Method as described herein. Except as expressly set forth in this Supplement No. 1, all provisions of the Existing Rate and Method shall govern the annexation territory added to the CFD by Annexation No. 1.

Capitalized terms that are used but not defined in this Supplement No. 1 have the meaning given them in the Existing Rate and Method.

The Existing Rate and Method is hereby supplemented and amended to add the following new language to Section C thereof.

Tax Zone 2

Table 2 below identifies the Maximum Special Tax for Taxable Property within Tax Zone 2.

**Table 2
Maximum Special Taxes
Tax Zone 2**

<i>Development Status</i>	<i>Type of Property</i>	<i>Maximum Special Tax (Fiscal Year 2016-17)*</i>
Developed Property	Single Family Detached Property	\$185 per Residential Unit
	Single Family Attached Property	\$185 per Residential Unit
	Multi-Family Property	\$185 per Residential Unit
	Non-Residential Property	\$1,538 per Acre
Final Map Property	Single Family Detached Property	\$185 per SFD Lot
	Single Family Attached Property	\$1,538 per Acre
	Multi-Family Property	\$1,538 per Acre
	Non-Residential Property	\$1,538 per Acre

**** On July 1, 2017 and on each July 1 thereafter, all figures shown in Table 2 above shall be increased by the Escalation Factor, which is defined in the Rate and Method of Apportionment of Special Tax as follows:***

“Escalation Factor” means, in any Fiscal Year, the lesser of (i) the percentage increase, if any, in the Construction Cost Index for the San Francisco region in the twelve (12)-month period ending June 1 of the prior Fiscal Year, as published in the Engineering News Record (or other comparable source if the Engineering News Record is discontinued or otherwise not available), or (ii) five percent (5.0%). If, in any Fiscal Year, it is determined that the Construction Cost Index decreased in the prior Fiscal Year, the Escalation Factor shall be zero, and there shall be no corresponding decrease in the Maximum Special Taxes calculated pursuant to Section C below.

EXHIBIT B

CITY OF PITTSBURG Community Facilities District No. 2016-1 (Maintenance of Project Facilities)

DESCRIPTION OF AUTHORIZED SERVICES

The authorized services to be funded by special tax revenues may include the operation, maintenance, repair and replacement of the following facilities:

- Permanent storm drainage facilities for treatment and flow control including detention and bioretention basins
- Fencing and Gates
- Entry monuments and signage
- Soundwalls
- Landscaping and Irrigation

The District may also fund any costs or expenses incurred by the City related to the District, which may include but will not be limited to, the following:

Engineering services
Election costs
Special tax consultant services
City review and administration
Legal counsel services and expenses
Publishing, mailing and posting of notices
Governmental notification and filing costs
Charges and fees of City other than those waived
Mapping and recording costs with respect to annexations
Special tax consultant costs
Other necessary consultant costs
Costs of posting and collecting the special taxes
Personnel and administrative costs of the City
Mapping and recording costs

**PROPERTY OWNER AND ASSESSOR'S PARCEL
TO BE ANNEXED TO COMMUNITY FACILITIES DISTRICT NO. 2016-1
(MAINTENANCE OF PROJECT FACILITIES)
CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA**

(Parcel A, PMW 16-02)

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

TABLE OF BEARINGS AND DISTANCES

LINE	LENGTH	BEARING
L1	23.39	N07°34'53"E
L2	25.78	N52°58'06"W
L3	440.84	N69°25'51"W
L4	283.30	N69°32'21"W
L5	99.93	N69°39'39"W
L6	16.57	N70°46'40"W
L7	195.97	N17°40'03"E
L8	48.44	N17°18'28"W
L9	181.31	N17°40'03"E
L10	378.21	N17°18'28"W
L11	181.15	N17°42'52"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	49.07	219.00	12°30'14"
C2	50.71	300.00	09°41'05"
C3	21.95	558.00	02°15'13"

RELINQUISHMENT OF ADJUTER'S RIGHTS OF ACCESS TO CENTURY BLVD.

PARCEL MAP NO. 481 M 40

ISAKSON & ASSOCIATES INC.
2255 "VENADO VALLE" AVENUE, PITTSBURG, CALIF. 94565
PHONE (415) 937-2233

REGISTERED PROFESSIONAL ENGINEER
DAVID W. ISAKSON
No. 12164
CIVIL
STATE OF CALIFORNIA