



**CITY OF PITTSBURG
AGENDA**

APRIL 19, 2021

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

**CLOSED SESSION
6:00 P.M.**

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

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

PRESIDING

**Marilyn “Merl” Craft, Mayor/Chair
Holland Barrett White, Vice- Mayor/Chair
Shanelle Scales-Preston, Council Member/Board Member
Juan Antonio Banales, Council Member/Board Member
Jelani Killings, Council Member/Board Member**

**FOR HOUSING AUTHORITY:
S.L. Floyd, 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.

PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the City Council will be conducted electronically through Zoom and broadcast live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Council Members will be participating electronically and will not be physically present in the Council Chamber.

Beginning with the January 19, 2021 City Council Meeting, live comments will be allowed by members of the public via teleconferencing during Zoom meetings and written comments received after 3:00 p.m. will be read aloud by staff. To be placed in a queue to comment, please adhere to the following instructions.

To Participate in Public Comment During the Meeting:

- Notify the City Clerk's Office via email by 3:00 p.m. on the meeting date that you would like to be placed in the queue for general Public Comments, or comments on a specific agenda item. Requests received after 3:00 p.m. on the date of the meeting will not be able to comment.
- Email your name and telephone number to meetingcomments@ci.pittsburg.ca.us. We need both identifications to pair you with the item you wish to speak on. You must also be sure that you call in using the number you have provided or we may not be able to identify you as a speaker.
- Your email must include the words **"FOR PUBLIC COMMENT"** in the subject line and specify the **Agenda Item number or Non-Agenda** as appropriate.
- You will receive an email confirmation with instructions to log in.
- Once the meeting starts (check the Streaming Media link on our website – www.ci.pittsburg.ca.us) you can phone in to Zoom. If you log in before the event has actually started you may be disconnected.
- You will be added to the meeting as an attendee and will be called upon by staff for phone-in comments.
- Speakers will be muted until their opportunity to provide public comment.
- All comments will be subject to the three-minute time limitation (approximately 350 words).
- Begin your comment by providing your name and city of residence for the record – although providing this is not required for participation.
- Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

In the event a quorum of the City Council loses electrical power or suffers an internet connection outage not corrected within 15 minutes, the meeting will be adjourned. Any items noticed as public hearings will be continued to the next regularly scheduled meeting of the City Council. Any other agenda items the Council has not taken action on will be placed on a future agenda.

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.

6:00 P.M. - CONVENE IN CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6:

Agency designated representatives: Stacy Shell, Mary Egan, Municipal Resource Group, LLC

Unrepresented employee: City Attorney

2. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6:

City designated representatives: Garrett Evans, Stacy Shell, Charles Sakai, Sloan Sakai Yeung & Wong LLP

Employee organizations: American Federation of State, County, and Municipal Employees Local 512 Management/Professional/Confidential Unit and Miscellaneous A Unit; Pittsburg Police Officers' Association; Pittsburg Police Managers Group; Teamsters Local 856; International Brotherhood of Electrical Workers Local 1295

Unrepresented employees: Management Group; Senior Executive Team

7:00 P.M. - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

3. Anchor Award
4. Homeless Outreach Efforts

CITY MANAGER REPORTS/REMARKS

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

PUBLIC COMMENTS

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

COMMITTEE REPORTS

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

HOUSING AUTHORITY

PUBLIC HEARING

5. Adoption of a Housing Authority Resolution Approving the Public Housing Agency Annual Plan for 2021 and Authorizing the Executive Director to Submit the Public Housing Agency Annual Plan for 2021 to the U.S. Department of Housing and Urban Development

As required by the U.S. Department of Housing and Urban Development ("HUD") and contained in CFR 24 parts 35 and 982, the Housing Authority of the City of Pittsburgh (the "Housing Authority") has prepared its Public Housing Agency Annual Plan for 2021 ("PHA Annual Plan for 2021"). HUD requires all public housing agencies to submit their annual plan for review. The PHA Annual Plan for 2021 summarizes the activities proposed by the Housing Authority for the next year as well as updates or revises the 5-Year Plan submitted in 2020.

CONSENT CALENDAR

6. Minutes of March 15, 2021
7. Disbursement List of January 31, 2021 and February 28, 2021
8. Adoption of a Housing Authority Resolution Approving the Housing Authority of the City of Pittsburgh Finance Policies and Procedures

As required by the U.S. Department of Housing and Urban Development ("HUD") the Housing Authority of the City of Pittsburgh (the "Housing Authority") has developed Finance Policies and Procedures which summarizes the financial activities and responsibilities of the Housing Authority.

HOUSING AUTHORITY MEMBER REMARKS

ADJOURNMENT OF THE HOUSING AUTHORITY

CITY COUNCIL MEETING

CONSIDERATION

9. Adoption of a City Council Resolution Approving a Smart City Agreement between the City of Pittsburgh and SiFi Networks Pittsburgh LLC

The proposed Smart City Agreement between the City and SiFi Networks Pittsburgh LLC ("SiFi") will potentially result in fiberoptic communication

connections to City facilities currently utilizing internet service, as well as up to 300 future demand points, upon activation of the SiFi fiberoptic network. The Agreement also sets forth Key Performance Indicators (KPIs) and Service Level Agreements (SLAs) for the fiberoptic system throughout the City.

CONFLICT OF INTEREST STATEMENT

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

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

10. Minutes of April 5, 2021

11. Adoption of a Pittsburg Power Company Resolution Approving Fiscal Year 2020-2021 Budget Increases to Island Energy's Wholesale Electricity Procurement and Electricity Sales Revenue

Pittsburg Power Company (PPC) provides electricity and natural gas retail services on Mare Island in the name of Island Energy (IE). Due to higher-than-expected electricity sales, Island Energy's wholesale electricity procurement budget is exhausted. Staff proposes to increase IE's FY 20-21 electricity procurement budget by \$600,000 and electricity sales revenue by \$1,600,000 for the same time period.

12. Adoption of a City Council Resolution to Approve Designation of the City Manager as the Plan Administrator for the 401(a) Plans and Appoint Reliance Trust Company as Trustee and Empower as Recordkeeper of the City's 401(a) and 457(b) Deferred Compensation Plans

The City of Pittsburg ("City") currently sponsors and maintains the City of Pittsburg Management 401(a) Plan and the City of Pittsburg City Manager 401(a) Plan ("the 401(a) Plans") and Newport Group is the service provider and recordkeeper of these plans. The City would like to designate the City Manager as the Plan Administrator ("Administrator") of the 401a Plans in order to shift the responsibility for plan investments and plan administration to the City Manager and the City staff as delegated. The City also currently sponsors and maintains the City of Pittsburg Deferred Compensation Plan ("457(b) Plan"), and MassMutual is the primary service provider. The City Manager has previously been appointed as the Administrator of the 457(b) Plan. MassMutual has recently been acquired by Empower Retirement ("Empower") requiring the 457(b) Plan to migrate to Empower. With this migration, the City will also consolidate: (a) the two 401(a) Plans to one plan serviced by Empower and (b) the portions of the 457(b) Plan currently serviced by each of Newport and MassMutual into a single 457(b) plan serviced by Empower.

13. By Minute Order, Authorize the Mayor to Take the National Wildlife Federation's Mayor's Monarch Pledge

The monarch butterfly is an iconic species whose populations have declined significantly in recent years. Through the National Wildlife Federation's (NWF) Mayors' Monarch Pledge, U.S. cities, municipalities, and other communities are committing to sustain the monarch butterfly population by creating habitat for the monarch butterfly and educating residents about how they can make a difference in their community.

14. Adoption of a City Council Resolution Approving Addendum #2 to the Five-Year Capital Improvement Program

Staff recommends approval of one capital infrastructure project as the Addendum 2 to the City's Five-Year Capital Improvement Program (CIP) for Fiscal Years (FY) 2019/20 through 2023/24.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

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

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)
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ADJOURNMENT to May 3, 2021

NOTICE TO PUBLIC

GENERAL INFORMATION

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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 take 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 - 2021

Updated March 1, 2021

<u>OUTSIDE AGENCY BOARDS</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
ABAG	Merl Craft / Holland White Alternate	Standing	Annual	G. Evans
Delta Diablo**	Juan Banales / Shanelle Scales-Preston Alt.	Standing	2 nd Wednesday	R. Abono
East Co. Co. County Habitat Conservancy	Juan Banales / Jelani Killings Alternate	Standing	Monthly	Planning
East County Water Management	Juan Banales / Jelani Killings Alternate	Standing	Annual	R. Abono
MCE Clean Energy Board	Shanelle Scales-Preston / Holland White Alt.	Standing	4 Per Year	D. Buchanan
TRANSPLAN / ECCRFFA	Holland White / Juan Banales Alternate	Standing	2 nd Thursday	J. Hecht
Tri-Delta Transit (2 reps)***	S. Scales-Preston & Merl Craft / Jelani Killings Alt.	Standing	Last Wednesday	J. Hecht
<u>LIAISON TO</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
East Bay League of Calif. Cities	Shanelle Scales-Preston / Merl Craft Alt.	Standing	3 rd Thursday	*Rotational
Mayor's Conference	Merl Craft / Holland White Alt.	Standing	1 st Thursday	G. Evans
School Districts Committee (2x2)	Merl Craft & Holland White / Shanelle Scales-Preston Alt.	Standing	2 nd Thursday even months	G. Evans
<u>SUBCOMMITTEES</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
CAC CDBG Subcommittee	S. Scales-Preston & Jelani Killings / Holland White Alt.	Standing	As needed	M. Aliotti
City Council Policy and Procedures Review	Juan Banales & Merl Craft	Ad Hoc	As needed	G. Evans
City Infrastructure and Transportation	Holland White & Juan Banales / S. Scales-Preston Alt.	Standing	Ad needed	G. Evans
Community Services Subcommittee	Merl Craft & Shanelle Scales-Preston / Juan Banales Alt.	Standing	As needed	M. Aliotti
Constituent Management Services	S. Scales-Preston & Juan Banales / Holland White Alt.	Ad Hoc	As needed	G. Evans
Government Performance Subcommittee	Holland White & Juan Banales	Ad Hoc	As needed	G. Evans
Hills Committee	Juan Banales & Jelani Killings / Merl Craft Alt.	Ad Hoc	As needed	G. Evans
Pittsburg Recognition Committee	Merl Craft / Juan Banales Alt.	Standing	As needed	J. Hecht
Economic Develop/Waterfront Subcommittee	Jelani Killings & Holland White / Juan Banales Alt.	Standing	As needed	J. Davis
Finance Subcommittee	Juan Banales & Holland White / Jelani Killings Alt.	Standing	As needed	FINANCE
Land Use Subcommittee	Juan Banales & Holland White / Merl Craft Alt.	Standing	As needed	J. Hecht
Pittsburg Arts & Community Foundation	Merl Craft & S. Scales-Preston / Jelani Killings Alt.	Standing	As needed	G. Evans
Pittsburg Police Activities League (PAL)	S. Scales-Preston & Holland White / Juan Banales Alt.	Standing	Monthly	B. Addington
Power Company Advisory	S. Scales-Preston & Holland White / Juan Banales Alt.	Standing	As needed	D. Buchanan
Public Safety Subcommittee	Holland White & Shanelle Scales-Preston	Standing	As needed	B. Addington
Sister City Committee	Jelani Killings & Merl Craft / Holland White Alt.	Standing	As needed	K. Simonton

*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.



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

TO: Chairperson and Agency Members

FROM: Garrett Evans, Executive Director

SUBJECT: Adoption of a Housing Authority Resolution Approving the Public Housing Agency Annual Plan for 2021 and Authorizing the Executive Director to Submit the Public Housing Agency Annual Plan for 2021 to the U.S. Department of Housing and Urban Development

MEETING DATE: April 19, 2021

EXECUTIVE SUMMARY

As required by the U.S. Department of Housing and Urban Development (“HUD”) and contained in CFR 24 parts 35 and 982, the Housing Authority of the City of Pittsburg (the “Housing Authority”) has prepared its Public Housing Agency Annual Plan for 2021 (“PHA Annual Plan for 2021”). HUD requires all public housing agencies to submit their annual plan for review. The PHA Annual Plan for 2021 summarizes the activities proposed by the Housing Authority for the next year as well as updates or revises the 5-Year Plan submitted in 2020.

FISCAL IMPACT

There is no fiscal impact to adopting this Resolution. However, housing authorities that fail to submit their annual plan will not receive federal funding until their annual plan has been submitted and subsequently approved by HUD. If the Housing Authority fails to submit its PHA Annual Plan for 2021 in a timely manner, HUD may impose sanctions.

RECOMMENDATION

The Governing Board of the Housing Authority open the public hearing, receive public comment, close the public hearing and adopt the Resolution for approval and submission of the PHA Annual Plan for 2021.

BACKGROUND

In compliance with federal legislation, the Housing Authority has prepared its PHA Annual Plan for 2021 for submission to HUD; addressing the delivery of housing services in Pittsburgh and thereby, satisfying HUD's requirement to prepare and submit the PHA Annual Plan annually, subsequent to the 5-year plan which was submitted in 2020. There were no significant policy changes in this year's annual plan.

SUBCOMMITTEE FINDINGS

As part of the HUD requirement for submission of the PHA Annual Plan for 2021, staff met with the Resident Advisory Board ("RAB") to solicit feedback on the PHA Annual Plan for 2021. The RAB is comprised of any Section 8 participant wishing to participate and meets only for the purpose of providing comments on the annual plan.

The RAB met on November 19, 2020 and no comments regarding the proposed Annual Plan were provided. Therefore, no relevant comments are included within the PHA Annual Plan for 2021.

STAFF ANALYSIS

The Housing Authority has prepared the PHA Annual Plan for 2021, specifying the Housing Authority's goals for providing housing and offering support to families needing such assistance. It further outlines how the Housing Authority will utilize its 948 Section 8 Housing Choice Vouchers and its 185 Veterans Affairs Supportive Housing Vouchers, also referred to as VASH, thereby authorizing ongoing program funding.

The Notice of Public Hearing was published on February 3, 2021.

ATTACHMENTS: Exhibit A – Annual Plan for 2021 – HUD Form 50075 HP
 Exhibit B – Certification - HUD Form 50077 -ST-HCV-HP
 Exhibit C – Certification – HUD Form 50070
 Exhibit D – RAB Board Summary

Report Prepared By: Bruce Smargiasso, Housing Manager

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	PHA Name: HOUSING AUTHORITY of the CITY of PITTSBURG _____ PHA Code: CAO60 _____ PHA Type: ☐ Small ☒ High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020 _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units -0- _____ Number of Housing Choice Vouchers (HCVs) 1133 _____ Total Combined 1133 _____ PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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				PH	HCV																										
Lead PHA:																															

B.	Annual Plan Elements
B.1	Revision of PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☒ ☐ Rent Determination. ☐ ☒ Homeownership Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) The PHA must submit its Deconcentration Policy for Field Office Review. (c) If the PHA answered yes for any element, describe the revisions for each element below: As a result of the COVID 19 Pandemic, the Housing Authority of the City of Pittsburgh adopted a number of policy waivers granted by HUD (PIH Notice 2020-05) regarding the verification hierarchy, HQS inspection delays and other operational functions due to the office closure.
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☐ ☒ Mixed Finance Modernization or Development. ☐ ☒ Demolition and/or Disposition. ☐ ☒ Conversion of Public Housing to Tenant Based Assistance. ☐ ☒ Conversion of Public Housing to Project-Based Assistance under RAD. ☒ ☐ Project Based Vouchers. ☐ ☒ Units with Approved Vacancies for Modernization. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan. • The Housing Authority has committed a total of 29 vouchers to a 30 unit property called Veteran's Square being developed by SAHA that was scheduled to break ground the fall of 2020.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. The Housing Authority outlined 3 Mission and Goals described in the last 5-Year Plan: PHA Goal 1: Achieve organizational excellence. The Housing Authority has met its goal for organizational excellence by maintaining a "High Performer" rating through the Section Eight Management Assessment Program (SEMAP). In addition, professional development opportunities have been provided to employees through formal training in program requirements to ensure program compliance and success. PHA Goal 2: Maximize use of Housing Choice Vouchers To maximize the use of Housing Choice Vouchers, the Housing Authority opened the HCV-Section 8 Wait List to new applicants in 2017. Vouchers were issued from the Wait List to obtain full utilization of Vouchers and 98% of budget authority was expended. The Housing Authority will begin purging the wait list in 2020-2021 as well as creating a PBV Site Wait list in the process. PHA Goal 3: Improve the quality of assisted housing. Improvement in the quality of assisted housing has been achieved by utilization of our local building officials to ensure the properties are maintained and in good condition. The Housing Authority promoted its Homeownership Program to current participants who are expressing increased interest in becoming homeowners in the program.

B.4.	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☒ ☐ * As of the date of this report, the Housing Authority has received no written report of any findings related to the audit. (b) If yes, please describe: The Housing Authority has entered a Corrective Action Plan and is actively working to resolve accounting and financial reporting deficiencies as a result of a QAD Audit performed January 2020.
Other Document and/or Certification Requirements.	
C.1	Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan <u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. <u>SEE ATTACHMENT</u>
C.2	Civil Rights Certification. <u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☐ ☒ If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.4	Certification by State or Local Officials. <u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.

Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

☒ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or **X** - Annual PHA Plan for the PHA fiscal year beginning **2021**, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Pittsburgh

PHA Name

CA060

PHA Number/HA Code

 X **Annual PHA Plan for Fiscal Year 2021**

 5-Year PHA Plan for Fiscal Years 20 20 - 20 25

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official – **Garrett Evans**

Title – **Executive Director**

Signature

Date

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Signature

Date

X

Resident Advisory Board for the City of Pittsburgh Housing Authority

PHA Annual Plan - 2021

Resident Council Roster

S. L Floyd

Annie Hill

Comment:

The above listed resident advisory board members attended a virtual meeting via Zoom. November 19, 2020 and had no comments or additional recommendations on the 2020 Annual Plan that was shared.

They made the following requests:

1. Pursue advocacy for additional funding for this Housing Authority.
2. Advocate regulatory reform at the state level in concert with the federal requirements to allow more building & development of new units.
3. Seek additional protection at the State level from Resident Utility Billing.
4. Explore feasibility of building and developing housing specifically for Section 8 Participants.
5. Advocate for laws that will provide more protections for tenants.

They pledged they will continue to work closely with Housing Authority Staff if any issues or concerns may arise.

HOUSING CHOICE VOUCHER PROGRAM TEMPORARY CHANGES TO POLICIES AND PROCEDURES IN RESPONSE TO COVID-19

HUD has facilitated the adoption of specific waiver authority by PHAs in an effort to ensure operations are not impacted and families can continue to be served during the Shelter in Place Order by the Public Health Director and Emergency Declarations made by the Governor of California and the President of the United States. Pursuant to PIH Notice 2020-05 issued on April 10, 2020, HACP - HOUSING AUTHORITY has adopted the following waivers and modified its policies and procedures to implement said waivers. These waivers were adopted effective April 14, 2020 and expire as indicated below:

1. HCV - 3: Family Income and Composition; Annual Examination-Income Verification requirements HUD is waiving the requirement that PHAs must use the income hierarchy described by PIH Notice 2018-18. HUD will allow PHAs to forgo third-party income verification requirements for annual reexaminations, including the use of EIV, if a PHA opts to conduct annual recertifications rather than delaying them. PHAs may consider self-certification as the highest form of income verification to process annual reexaminations. This may occur over the telephone (but must be documented for the written record by PHA staff), through an email or postal mail with a self-certification form by the tenant, or through other electronic communication. Income and family composition examinations and recertifications do not have to be conducted in-person.

HACP - HOUSING AUTHORITY Policy Change: HOUSING AUTHORITY will consider written and verbal self-declarations submitted by household adults as primary verification of income and process reexaminations based on the self-certification. Where available, third party verification will be accepted to augment or support the self-certification. The HUD Hierarchy and Techniques is suspended and will not be in effect during the HUD declared period. - Expires: July 31, 2020

2. HCV - 4: Family Income and Composition; Interim Examinations HUD is waiving the requirements to use the income hierarchy described by PIH Notice 2018- 18 and will allow PHAs to forgo third-party income verifications, including EIV. PHAs may consider self-certification as the highest form of income verification for interim reexaminations. Interim reexaminations are not required to be held in-person.

HACP - HOUSING AUTHORITY Policy Change: HOUSING AUTHORITY will consider written and verbal self-declarations submitted by household adults as primary verification of income and process reexaminations based on the self-certification. Where available, third party verification will be accepted to augment or support the self-certification. The HUD

Hierarchy and Techniques is suspended and will not be in effect during the HUD declared period. - Expires: July 31, 2020

3. **HQS - 1: Initial Inspection Requirements** A PHA may rely on the owner's certification that the owner has no reasonable basis to have knowledge that life-threatening conditions exist in the unit instead of conducting an initial inspection. A PHA may add other requirements or conditions to the owner's certification. The PHA is required to conduct an HQS inspection on the units as soon as reasonably possible, but no later than October 31, 2020. The waiver may also apply to PHA-owned units.

HACP - HOUSING AUTHORITY Policy: HACP - HOUSING AUTHORITY shall continue to conduct in-person initial inspections where possible. If the owner or family refuses to grant access during COVID-19 restrictions, the owner and tenant will both be required to complete a self-certification of the condition of the unit. In addition, where feasible, HACP - HOUSING AUTHORITY shall require that a video file be submitted as documentation of the condition of the unit. The alternative to a video file would be photo evidence of all rooms, and amenities in the unit. All files will be documented with the Certifications and an Inspection template, Form HUD 52580, remotely completed by staff. All Initial self-certification inspections shall be signed by the owner and tenant. Once the COVID-19 restrictions are lifted, all self-certified initial inspections will be inspected in person by October 31, 2020 or by an alternative date determined by HUD. - Expires: July 31, 2020

4. **HQS - 5: Biennial Inspections** HUD is waiving the requirement that PHAs inspect the unit not less than biennially (certain small, rural PHAs may inspect units triennially). All delayed biennial inspections must be completed as soon as reasonably possible, but no later than October 31, 2020. This waiver may be applied to PHA-owned units if the independent entity is unable to perform the inspection.

HACP - HOUSING AUTHORITY Policy: All Annual/Biennial inspections will be postponed until COVID-19 restrictions are lifted. HACP - HOUSING AUTHORITY will document all tenant files with a flyer to document this delay. Once restrictions are lifted all delayed HQS inspections will be conducted by October 31, 2020 or alternative date as determined by HUD. Expires: October 31, 2020

5. HQS - 9: HQS Quality Control Inspections HUD is waiving its supervisory quality control inspections until October 31, 2020.

HACP - HOUSING AUTHORITY Policy: HOUSING AUTHORITY will not conduct monthly quality control inspections of completed inspections. HACP - HOUSING AUTHORITY will resume QC Inspections in November 2020 or alternative date as determined by HUD. Expires: October 31, 2020

6. HQS - 10: HQS Space and Security HUD is waiving the regulation requiring one bedroom for every two people where the PHA wishes to assist a current participant that needs to add a member or members to the assisted household as a result of the COVID-19 emergency. This waiver does not apply to an initial or new lease.

HACP - HOUSING AUTHORITY Policy: HOUSING AUTHORITY shall permit the addition of family members to existing tenancies even if it results in overcrowding. The family will not be issued a different-sized voucher to accommodate the change in the family size during or after COVID-19, but the added members will be permitted to live in the unit and the entire household's income will be included in calculation of the tenant rent portion. The tenant file will be documented that the over-crowded condition was a result of the COVID-19 response. Expires: Current Lease Term or One Year from the date of the HUD Notice - April 09, 2021

7. HQS - 11: Homeownership Option – Initial HQS Inspection HUD is waiving the requirement for an initial HQS inspection before commencing monthly homeownership assistance payments. The family is still required to obtain an independent professional inspector and the PHA is still required to review the independent inspection and has discretion to disapprove the unit because of the contents of the inspection report.

HACP - HOUSING AUTHORITY Policy: HACP - HOUSING AUTHORITY will continue to review the Home Inspection to ensure compliance to physical standards. However, HQS inspections will not be done by HACP - HOUSING AUTHORITY until HUD imposed expiration of this provision. Expires: July 31, 2020

8. HCV - 1: Administrative Plan HUD is waiving the requirement that a PHA's administrative plan must be formally adopted by a PHA's board. Must be formerly adopted as practicable following June 30, 2020, but no later than July 31, 2020.

HACP - HOUSING AUTHORITY Policy: HOUSING AUTHORITY will update the Administrative Plan as needed and required by HUD where permitted without Board of Commissioners approval and will bring all changes implemented to the Board by the HUD determined deadline. Expires: June 30, 2020 and must be presented to the Board by July 31, 2020.

9. HCV - 2: Information When Family Is Selected – PHA Oral Briefing HUD is waiving the requirement that the PHA must give an oral briefing to families in the HCV and PBV programs. The PHA must instead conduct the briefing by other means such as webcast, video call, expanded information packet. The PHA must ensure that the method of communication for the briefing effectively communicates with each family member, including those with vision, hearing, and other communication-related disabilities and those with persons with limited English proficiency.

HACP - HOUSING AUTHORITY Policy: HOUSING AUTHORITY shall conduct briefings for new participants and households moving to other units by telephone or other electronic means and refer them to our website for the briefing packet or mail it to the family to have and follow along with staff during the phone briefing. The tenant file will be documented with the date and time of the remote briefing and how the briefing packet was provided to them. - Expires: July 31, 2020

10. HCV - 3: Term of Voucher – Extensions of Term HUD is waiving the requirement the voucher term extensions must be in accordance with the PHA administrative plan.

HACP - HOUSING AUTHORITY Policy: HACP - HOUSING AUTHORITY already has a liberal policy of granting voucher extensions especially as a result of its restrictive rental market. HACP - HOUSING AUTHORITY is waiving the requirement that the family provide evidence of their housing search in order to be granted an extension of their voucher search period. Expires: July 31, 2020

11. HCV - 4: PHA Approval of Assisted Tenancy – When HAP Contract is Executed HUD is waiving the regulatory requirement that the HAP contract may not be executed 60 days after the lease term begins and will instead allow PHAs to execute the HAP contract after the 60-day deadline has passed and make housing assistance payments retroactive to the beginning of the lease term. However, the PHA and owner must execute the HAP contract no later than 120 days from the beginning of the lease term.

HACP - HOUSING AUTHORITY Policy: HACP - HOUSING AUTHORITY will continue to require that contract be processed within 60 days after the lease begins. The waiver authority is being incorporated for special circumstances at the discretion of the Director of the Assisted Housing Programs. Expires: July 31, 2020

12. HCV - 5: Absence from Unit: The Department is waiving the requirement that a voucher family may not be absent from a unit for a period of more than 180 consecutive calendar days. The PHA has discretion whether to continue the HAP contract in this situation and not terminate due to extenuating circumstances (e.g., hospitalization, extended stays at nursing homes, or caring for family members). The period of availability to continue making these HAP payments despite the family's absence ends on December 31, 2020. The PHA may not make payments after this date if the family is absent and the HAP contract will terminate.

HACP - HOUSING AUTHORITY Policy: HACP - HOUSING AUTHORITY shall document the absence of any family member and indicate the expected return date of the absent family member(s). No action will be taken to remove the family member before the HUD expiration deadline. Thereafter, unless proper documentation is presented regarding extenuating circumstances, the HAP Contract will be terminated. Expires: December 31, 2020

13. HCV - 6: Automatic Termination of HAP Contract -The Department is waiving the requirement to terminate a HAP contract 180 days after a housing assistance payment is reduced to \$0. This is in recognition that the COVID-19 emergency may cause the temporary addition of household members which causes the calculation of HAP to reach \$0. As an alternative requirement, the PHA, following a written notice to the owner and family, may extend the period of time following the last payment to the owner that triggers the automatic termination.

HACP - HOUSING AUTHORITY Policy: HACP - HOUSING AUTHORITY shall not terminate HAP Contracts with \$0 subsidy for 6 months or more until the COVID-19 restrictions expire. Tenant files will be documented as deliberate nonterminations due to COVID-19 responses. Thereafter, all contracts that are at \$0 subsidy for 6 months or more will be reviewed to determine if extenuating circumstances exist to not terminate the HAP Contract. Expires: December 31, 2020

14. PHAS, SEMAP and Financial Reporting Standards (b): SEMAP (Section Eight Management Assessment Program) HUD will not issue SEMAP scores that are pending or for fiscal years ending in 2020 unless a PHA requests a SEMAP

score. HUD will, instead, carry forward the PHAs most recent SEMAP score on record.

HACP - HOUSING AUTHORITY Policy: HACP - HOUSING AUTHORITY will not submit a SEMAP score for FY2020. It will request that HUD carry forward their SEMAP score from 2019 which indicated that HACP - HOUSING AUTHORITY was a High Performer for its Housing Choice Voucher Program. Expires: March 31, 2021

16. Other Waivers (a): PHA Reporting Requirements on HUD Form 50058 HUD is waiving the requirement that PHAs must submit form HUD-50058 60 calendar days after any action recorded on line 2b for transactions impacted by implemented waivers and alternative requirements. Through December 31, 2020, PHAs will have 90 days to submit their form HUD-50058 after the effective date of action to HUD. Although the waiver provides up to 90 days to submit form HUD-50058, HUD encourages PHAs that have operational capacity to continue submitting form HUD-50058 within the normal 60-day timeframe. HUD will issue guidance in the near future that will provide PHAs with workarounds to ensure that the delayed submission of form HUD-50058 does not cause any fatal errors in the IMS-PIC system.

HACP - HOUSING AUTHORITY Policy: HACP - HOUSING AUTHORITY will continue to submit data to the HUD PIC Database within 60 days after the completion of any transaction recorded in its system. However, if circumstances result in delays or overwhelm staffing capacity during the COVID-19 response period, HACP - HOUSING AUTHORITY will ensure that submissions are made within 90 days. Expires: December 31, 2020

17. Repayment Agreements Families are required to make repayments on unreported income or non-payment of rent on Repayment Agreements executed between the tenant and /or and HACP - HOUSING AUTHORITY. HACP - HOUSING AUTHORITY recognizes that COVID-19 has resulted in many households having their monthly income affected by loss of employment, layoff or reduction in hours worked.

HACP - HOUSING AUTHORITY Policy: In the event of hardship, HACP - HOUSING AUTHORITY shall suspend a households repayment agreement until July 31, 2020 or alternative deadline for temporary waivers as determined by HUD. Expires: July 31, 2020

BEFORE THE GOVERNING BOARD OF THE HOUSING AUTHORITY
OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a Housing Authority Resolution)	
Approving the Public Housing Agency Annual)	
Plan for 2021 and Authorizing the Executive)	RESOLUTION NO. 21-
Director to Submit the Public Housing Agency)	
Annual Plan for 2021 to the U.S. Department)	
<u>of Housing and Urban Development)</u>	

The Governing Board of the Housing Authority of the City of Pittsburgh FINDS AND DETERMINES as follows:

WHEREAS, in compliance with federal legislation, the Housing Authority of the City of Pittsburgh (the "Housing Authority") has prepared the Public Housing Agency Annual Plan for 2021 ("PHA Annual Plan for 2021") addressing the delivery of housing services in the Pittsburgh community and thereby, satisfying the U.S. Department of Housing and Urban Development ("HUD") requirements to submit an annual plan; and

WHEREAS, a Notice of Public Hearing was published in the East County Times on February 3, 2021, commencing the 45-day period to submit written comments. The public hearing scheduled is to address any written comments received during the public noticing period and to allow comments prior to the PHA Annual Plan for 2021 being approved by the Governing Board of the Housing Authority and submitted to HUD; and

WHEREAS, the adoption of the PHA Annual Plan for 2021 is in the best interest of the citizens of Pittsburgh.

NOW, THEREFORE, the Housing Authority DOES RESOLVE as follows:

- Section 1. All the recitals above are true and correct and incorporated herein.
- Section 2. The PHA Annual Plan for 2021 is a thorough and complete document.
- Section 3. The PHA Annual Plan for 2021 is available for review at the Housing Authority located at 916 Cumberland Street, Pittsburgh, CA 94565.
- Section 4. The Governing Board of the Housing Authority hereby adopts this Resolution, approves the PHA Annual Plan for 2021 incorporated herein by this reference and directs the Executive Director to submit the PHA Annual Plan for 2021 to HUD.
- Section 5. The Executive Director is hereby authorized to take such further actions as may be necessary or appropriate to carry out the Housing Authority's obligations pursuant to this Resolution.

Section 6.

The Agency Secretary shall certify to the adoption of this Resolution.

Section 7.

This Resolution shall take effect immediately upon adoption

PASSED AND ADOPTED by the Governing Board of the Housing Authority of the City of Pittsburgh at a regular meeting on the 19th day of April 2021, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Merl Craft, Chair

ATTEST:

Alice E. Evenson, Agency Secretary

**CITY OF PITTSBURG
HOUSING AUTHORITY MEETING MINUTES**

DATE: March 15, 2021

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

CITY COUNCIL.AGENCY MEMBERS

Marilyn Craft, Mayor/Chair
Holland Barrett White, Vice-Mayor/Chair
Shanelle Scales-Preston, Council/Agency Member
Juan Antonio Banales, Council/Agency Member
Jelani Killings, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the City Council for March 15, 2021 was conducted electronically for Closed Session and through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated electronically or through Zoom and were not physically present in the Council Chamber.

CALL TO ORDER

Chair Craft called the meeting of the Housing Authority to order at 7:25 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

All Members were present.

CONSIDERATION

5. Adoption of a Housing Authority Resolution Amending the Fiscal Year 2020-21 Budget Based on Year-End Revenue and Expenditure Projections

On motion by Member Killings, seconded by Member Scales-Preston to adopt and carried unanimously.

CONSENT

On motion by Vice Chair White, seconded by Member Herring to adopt and carried unanimously.

6. Minutes of February 16, 2021

7. Adoption of a Housing Authority Minute Order Approving an Annual Report Pursuant to SB 341

HOUSING AUTHORITY MEMBER REMARKS

Member Herring noted she would most likely be out of town at the end of April.

Member Floyd stated he was pleased there was help for our veterans.

ADJOURNMENT

The Housing Authority was adjourned at 7:33 P.M.

Respectfully submitted,

Alice E. Evenson, Secretary

PITTSBURG HOUSING AUTHORITY

Disbursement List Summary For the month of January 2021

VOUCHERS	Ck#	Amount	HAP ¹	VASH ²	UR ³	Portability	Admin. Fee	TOTAL
	151760-151886	1,698,081.27	1,154,092.03	149,862.00	9,258.97	378,667.00	6,201.27	1,698,081.27
	10121001-10121489							-
	151887	44,372.10	849.00	17,101.00	263.00	25,344.00	815.10	44,372.10
	11521001-11521012							-
	TOTAL	1,742,453.37	1,154,941.03	166,963.00	9,521.97	404,011.00	7,016.37	\$ 1,742,453.37

¹Housing Assistance Payment

²Veterans Affairs Supportive Housing

³Utility Reimbursement

ADMINISTRATIVE EXPENSES	Amount	Description	TOTAL
Paid to City of Pittsburgh (1/21 Operating)	\$ 34,618.99	Full Time salaries	\$ 34,618.99
	862.50	Stipend	-
	51.09	Part Time salaries	862.50
	2,486.94	Overtime salaries	51.09
	7,235.50	Retirement	2,486.94
	8,957.50	Retirement-Pension bonds	7,235.50
		Health Insurance	8,957.50
		CalPERS Unfunded Liability - Non Sworn	-
	328.10	Additional CalPERS Pension Contribution	328.10
	66.56	Life Insurance	66.56
	704.38	Dental Insurance	704.38
	79.66	Vision	79.66
	1,448.22	Workers Comp	1,448.22
	244.54	Unemployment Insurance	244.54
	118.00	Disability Ins.	118.00
	2,756.29	FICA	2,756.29
	706.24	Deferred Compensation	706.24
	960.67	Allocated Retiree/Med/Vac Buy-Bk/Empl Term	960.67
	596.33	Pension 115 Trust	596.33
	2,745.42	Retiree OPEB Costs	2,745.42
	173.11	Office Supplies	173.11
	80.00	Computer Software	80.00
	-	Textbooks	-
	1,855.39	Postage	1,855.39
	-	Misc Equip & Furniture < \$5,000	-
	-	Other Special Departmental Supplies	-
	13.15	Utilities (Gas, Electric & Water)	13.15
	-	Telephone - Regular	-
	-	Telephone - Other	-
	1,461.92	Membership Dues & Subscriptions	1,461.92
	-	Travel, Training, & Conference	-
	2,961.50	Insurance - Alloc Chgs	2,961.50
	-	Legal Fees	-
	-	Auditing Expense	-
	-	Settlement Hearing	-
	17,420.83	Other Contractual & Professional Service	17,420.83
	-	Advertising & Promotion	-
	2,170.37	Maintenance Agreements	2,170.37
	-	Maintenance & Repairs	-
	155.90	Equipment Rental	155.90
	2,175.00	Building Rental	2,175.00
	565.25	Fleet Maintenance Alloc Chgs	565.25
	3,146.08	Building Maintenance Alloc Chgs	3,146.08
	2,371.33	Information Systems Alloc Chgs	2,371.33
	-	Bad Debt Expense	-
	-	Other Fees	-
	4,498.83	Admin overhead paid to city	4,498.83
	206.68	Reimbursements - COVID - 19	206.68
	-	Legal - Non Retainer/Non Reimbursable	-
	-	Capital Equipment & Furniture	-
	-	Misc Equip & Furniture < \$5,000	-
	-	Other Special Departmental Supplies - Rental	-
	-	Utilities (Gas, Electric, & Water) - Rental	-
	-	Advertising & Promotion - Rental	-
	-	Other Contractual & Professional Service - Rental	-
	370.00	Maintenance & Repairs	370.00
	-	Property Tax payment	-
	306.51	Other fees	306.51
	-	Lighting & Landscape Assessment - Rental	-
	-	CCCERA Interfund Loan Payback	-
	1,556.67	Transfer-Out to OPEB (Unfunded Liabilities)	1,556.67
TOTAL	106,455.45		106,455.45

VOIDED CHECKS &	Ck#	Amount	Reason	TOTAL
	151663	(150.00)	VOIDED CHECK - Bank credit	(150.00)
TOTAL		(150.00)		\$ (150.00)

NET of Issued and Voided **\$ 1,848,758.82**

I:\Departments\Finance\Divisions\Housing\Housing\Council's Disbursement List\Reports\FY2020 - 2021\Disbursement List Summary for Council July 2020 - June 2021

Prepared by: LaRonda Jones

Laurel 2/22/21

Check Summary

January 1, 2021

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 151760	1/1/21	*****2494	Amana K Cornish	29.00
151761	1/1/21	*****0079	Angel E Smith	54.00
151762	1/1/21	*****7533	Angelique F Davis	103.00
151763	1/1/21	*****9477	Benicia C Sailbury	26.00
151764	1/1/21	*****1702	Christina M Fitzgerald	12.00
151765	1/1/21	*****7655	Ciara Fagin	86.00
151766	1/1/21	*****3976	Darren M Thompson	87.00
151767	1/1/21	*****2319	Delfonse A Lewis	173.00
151768	1/1/21	*****3528	Elisa Johnson	150.00
151769	1/1/21	*****3840	Eva L Mangum	70.00
151770	1/1/21	*****0205	Jamaka E Davis	49.00
151771	1/1/21	*****5317	Janae Frazier	55.00
151772	1/1/21	*****7910	Javecia M Horton	23.00
151774	1/1/21	*****4091	Joshua C Perez	120.00
151775	1/1/21	*****2309	Kawanda M Dotson	1.00
151776	1/1/21	*****7253	Laneava S Blanks	6.00
151777	1/1/21	*****7725	Latina R Toran	30.00
151778	1/1/21	*****3960	Lyniece N Eddins	55.00
151779	1/1/21	*****3347	Maria B Martinez	205.00
151780	1/1/21	*****5133	Mary P Grigsby	30.00
151781	1/1/21	*****8042	Melissa J Perkins	250.00
151782	1/1/21	*****7988	Melvina D Brunt	159.00
151784	1/1/21	*****0451	Michelle A Manuel-Carter	116.00
151785	1/1/21	*****8275	Mildred G Botello	103.00
151786	1/1/21	*****2674	Monika Smith	93.00
151787	1/1/21	*****3829	Nicole N Hodge	125.00
151788	1/1/21	*****8665	Nieza M Burrus	250.00
151789	1/1/21	*****4119	Pashenia D Sanders	195.00
151790	1/1/21	*****4807	Patricia L Ausmus	196.00
151791	1/1/21	*****6935	Samaiyah A Warren	67.00
151792	1/1/21	*****3403	Shanae V Washington	81.00
151793	1/1/21	*****1512	Shawn A Prince	29.00
151794	1/1/21	*****1595	Theresa M Evans	139.00
151796	1/1/21	*****8373	Vonia Jackson	96.00

151797	1/1/21	*****5715	Latisha M Williams	118.00
151798	1/1/21	*****2890	Raquel E Miller	48.00
151799	1/1/21	*****0164	Bobbie J Royston	132.00
151800	1/1/21	*****4208	Ono c Rothschild	61.00
151801	1/1/21	*****2184	Evelyn Smith	89.00
151802	1/1/21	*****3035	Irma M Castillo	29.00
151803	1/1/21	*****8612	Regina D Tucker	68.00
151804	1/1/21	*****9687	Carol J Davis	41.00
151805	1/1/21	*****6527	Brandi N Davis	90.00
151806	1/1/21	*****5753	Kevin j Hernandez	184.00
151807	1/1/21	*****6015	Sherron A Camp	175.00
151808	1/1/21	*****3882	Tyese C Fulgham	37.00
151809	1/1/21	*****5492	Michelle m Berry	7.00
151810	1/1/21	*****0046	Letta D Christian	130.00
151811	1/1/21	*****4842	Tyisha C Paulk	75.00
151812	1/1/21	*****7135	Michele N Nichols	87.00
151813	1/1/21	*****5626	Lashawn P Fields	180.00
151814	1/1/21	*****5232	Kristina M Greer	11.00
151815	1/1/21	*****3113	Mannah S Parrott	64.00
151816	1/1/21	*****4331	Mildred L Edwards	167.00
151817	1/1/21	*****6215	Janet Brown	118.36
151818	1/1/21	*****4767	Freddie L Henderson	67.00
151819	1/1/21	*****3181	Shirley J Strausbaugh	2.00
151820	1/1/21	*****2695	Monique Thompson	60.00
151821	1/1/21	*****0903	Virgie r Gray	42.00
151822	1/1/21	*****6507	Melissa R Griffin	29.00
151823	1/1/21	*****9104	Wenzell Slaughter	190.00
151824	1/1/21	*****4987	Delois Sanford	9.00
151825	1/1/21	*****3869	Charlene M Best	22.00
151826	1/1/21	*****1062	Lateefah S Camacho	154.00
151827	1/1/21	*****4721	Ebony N Manning	57.00
151828	1/1/21	*****9229	Sonia M Guevara	129.00
151829	1/1/21	*****4651	Lisa Rantissi	64.00
151830	1/1/21	*****7191	Marcelene Brooks	50.00
151831	1/1/21	*****1606	Tamika Brown	52.00
151832	1/1/21	*****8511	Tantasha Y Dutye	207.00
151833	1/1/21	*****5083	Crystal j Houston	212.00
151834	1/1/21	*****1696	Angela M Varela	82.00
151835	1/1/21	*****8338	Tenisha m Ford	52.00
151836	1/1/21	*****3183	Sonja I Campos	14.00
151837	1/1/21	*****6573	Hermajo L Hoskins	84.00

151838	1/1/21	*****8533	Ebony N Washington	166.00
151839	1/1/21	*****7561	Durrell L James	39.00
151840	1/1/21	*****0256	Debra Gregory	33.00
151841	1/1/21	*****8765	Antoinette D Durrett	169.00
151842	1/1/21	*****2542	Sau C Ly	22.00
151843	1/1/21	*****0840	Dalisha L Bernstine	157.00
151844	1/1/21	*****5909	Kim L Johnson	133.00
151845	1/1/21	*****6953	Nathan Banks JR	23.00
151846	1/1/21	*****3841	Hangama Karimi	157.00
151847	1/1/21	*****0410	Ashley S Andrews	26.00
151848	1/1/21	*****6598	Ardean M Goulart	39.00
151849	1/1/21	*****6995	Graciela Arroyo	62.00
151850	1/1/21	*****0195	Shanoria s Sasser	73.00
151851	1/1/21	*****0460	Earlinda L Brown	158.00
151852	1/1/21	*****1951	Vinisha D Thornton	85.00
151853	1/1/21	*****0248	Lakisha L Burton	105.00
151854	1/1/21	*****7186	Najia Nooristani	60.00
151855	1/1/21	*****7822	Daudi K Edmond	55.00
151856	1/1/21	*****5758	Monique c Chaves	43.00
151857	1/1/21	*****3226	Riquel A Neal	165.00
151858	1/1/21	*****6095	Leilani S Gomez	37.00
151859	1/1/21	*****9325	JOW & AAW, LLC	1,546.00
151860	1/1/21	*****6825	A Classey Corp. DBA: ACL Property Management	2,105.00
151861	1/1/21	*****1636	Jimmy Bhatia	2,493.00
151862	1/1/21	*****2361	George Edward Cole	1,583.00
151863	1/1/21	*****1164	Columbus Metropolitan Housing Authority	469.98
151864	1/1/21	*****2979	Mr. Donald Rhodes C/O Paul Shatswell Estate	1,483.00
151865	1/1/21	*****7079	Federal D Glover	2,704.00
151866	1/1/21	*****6137	Guild Mortgage	2,468.00
151867	1/1/21	*****6352	Harris County Housing Authority	1,123.38
151868	1/1/21	*****0348	Hartz Property Management	1,594.00
151869	1/1/21	*****1057	Diamond Hillside Apartments	1,572.00
151870	1/1/21	*****2959	San Francisco Housing Authority	2,183.43
151871	1/1/21	*****0978	King County Housing Authority	1,083.43
151872	1/1/21	*****4593	Miaogen Lu	2,657.00
151873	1/1/21	*****3124	Dante McDonald	1,046.00
151874	1/1/21	*****4305	Darryl H. Milburn	1,804.00
151875	1/1/21	*****2593	Ba Nguyen Thu Thi Ngo	2,851.00
151876	1/1/21	*****9182	Lorene Paysinger	1,811.00

151877	1/1/21	*****7243	Linda Phon		1,483.00
151879	1/1/21	*****8651	Zaoxin Rong		2,316.00
151880	1/1/21	*****7396	Sierra Pacific Properties		1,772.00
151881	1/1/21	*****8705	Khalid Sultan		1,446.00
151882	1/1/21	*****8191	Albert S Tam		1,294.00
151883	1/1/21	*****5770	Ventana Rental Homes		3,553.00
151884	1/1/21	*****3239	Veritel Homes LLC		1,206.00
151885	1/1/21	*****1355	San Marcos Villas		1,905.00
151886	1/1/21	*****9322	Western Upper Haight Street Apartments, LLC		5,336.00
* 10121001	1/1/21	*****3065	Tasharie C. Ameral	DD - ES	1,622.00
10121002	1/1/21	*****2626	9th Street Associates, LP	DD - ES	5,806.00
10121003	1/1/21	*****0229	Meerwais Abdiani	DD - ES	926.00
10121004	1/1/21	*****8167	ABJ Enterprises, Inc. dba Blue Line Property Management	DD - ES	18,331.00
10121005	1/1/21	*****9050	Leonda R Addison	DD - ES	2,103.00
10121006	1/1/21	*****7139	Amitabh Agrawal	DD - ES	1,201.00
10121007	1/1/21	*****6232	Rosario Aguilar	DD - ES	784.00
10121008	1/1/21	*****5759	Rosa Aguirre	DD - ES	2,166.00
10121009	1/1/21	*****9530	Demetrius Alexander	DD - ES	1,758.00
10121010	1/1/21	*****5726	Jane Alexander	DD - ES	821.00
10121011	1/1/21	*****9681	Dale Alvarez	DD - ES	1,128.00
10121013	1/1/21	*****0104	Cecilia Anderson	DD - ES	2,643.00
10121014	1/1/21	*****9111	Shawn Anderson	DD - ES	2,480.00
10121015	1/1/21	*****5951	Stoneman Apartments	DD - ES	31,322.00
10121016	1/1/21	*****5951	Stoneman Apartments	DD - ES	11,918.00
10121017	1/1/21	*****8701	Mariteresa Arenson c/o Select 1 Realty	DD - ES	1,982.00
10121018	1/1/21	*****0707	Sergeant or Sima Austin	DD - ES	1,375.00
10121019	1/1/21	*****4941	Shruti Motilal Ba-Harani	DD - ES	2,187.00
10121020	1/1/21	*****2764	Mel L. Banagan	DD - ES	1,832.00
10121021	1/1/21	*****4138	Carlos G. Barraza	DD - ES	808.00
10121022	1/1/21	*****3909	Ken Bartlett	DD - ES	1,861.00
10121023	1/1/21	*****7563	John Charles Bautista	DD - ES	1,942.00
10121024	1/1/21	*****3637	Christine Becerra	DD - ES	1,026.00
10121025	1/1/21	*****5979	John Bedford	DD - ES	896.00
10121026	1/1/21	*****9093	Holly A Hawkins	DD - ES	7,034.00
10121028	1/1/21	*****8614	Charles Bell and Camino Johnson-Bell	DD - ES	2,113.00
10121029	1/1/21	*****2521	Belmont Apartments	DD - ES	30,739.00
10121030	1/1/21	*****2521	Belmont Apartments	DD - ES	30,543.00
10121031	1/1/21	*****2521	Belmont Apartments	DD - ES	29,865.00

10121032	1/1/21	*****2521	Belmont Apartments	DD - ES	10,775.00
10121033	1/1/21	*****5996	Alex Benjamen	DD - ES	998.00
10121034	1/1/21	*****6465	Tennyson Berry	DD - ES	1,669.00
10121035	1/1/21	*****8634	Bethel Global Development LLC	DD - ES	1,936.00
10121036	1/1/21	*****2209	Gina Bhatia	DD - ES	2,420.00
10121037	1/1/21	*****7075	Som N Bhatia	DD - ES	3,815.00
10121038	1/1/21	*****0602	Pinakin Bhatt	DD - ES	2,443.00
10121039	1/1/21	*****8470	Joseph B. Bachir	DD - ES	1,605.00
10121040	1/1/21	*****5924	Steven Booras	DD - ES	2,265.00
10121041	1/1/21	*****1438	2018-2 IH Borrower LP	DD - ES	2,114.00
10121042	1/1/21	*****2439	Rosie M Boyd	DD - ES	2,580.00
10121043	1/1/21	*****8847	Victoria Boyko	DD - ES	1,696.00
10121044	1/1/21	*****3037	Kelly Ann Bradford	DD - ES	1,464.00
10121045	1/1/21	*****7855	Mariya Briggs	DD - ES	3,081.00
10121046	1/1/21	*****6215	Janet Brown	DD - ES	2,020.64
10121047	1/1/21	*****7469	Jessica G. Platt	DD - ES	1,480.00
10121048	1/1/21	*****9783	Lauren H Brown	DD - ES	1,768.00
10121049	1/1/21	*****9954	Blue Sapphire Homes, Inc.	DD - ES	2,594.00
10121050	1/1/21	*****2142	Huong T. Bui	DD - ES	3,900.00
10121054	1/1/21	*****4042	Donnell I. Carson	DD - ES	1,863.00
10121055	1/1/21	*****5079	Castle Creek Company, Inc.	DD - ES	1,521.00
			Trust Account		
10121056	1/1/21	*****6006	Christopher Todd Chambers	DD - ES	1,946.00
10121057	1/1/21	*****6869	Cora Ann Chambers	DD - ES	983.00
10121058	1/1/21	*****0398	Kan Chuen Chan	DD - ES	1,829.00
10121059	1/1/21	*****5571	P. M. Chaobal	DD - ES	2,600.00
10121060	1/1/21	*****9661	Chao Chen	DD - ES	1,000.00
10121061	1/1/21	*****1853	Hong Chen	DD - ES	4,528.00
10121062	1/1/21	*****8946	Jienlin Chen	DD - ES	2,737.00
10121063	1/1/21	*****4714	Wenhua Chen	DD - ES	2,361.00
10121064	1/1/21	*****5473	Hwa-Yoong Chiu	DD - ES	2,400.00
10121065	1/1/21	*****3211	Ada Choi	DD - ES	2,347.00
10121066	1/1/21	*****2454	Chun Ok Choi	DD - ES	6,101.00
10121067	1/1/21	*****0310	City of Pittsburg Housing Authority	DD - ES	4,563.00
10121068	1/1/21	*****3591	Juan F. Clara	DD - ES	1,373.00
10121069	1/1/21	*****1362	College Park Housing Authority	DD - ES	1,090.43
10121070	1/1/21	*****9873	Angel Contreras	DD - ES	2,555.00
10121071	1/1/21	*****1814	Tonette Sharice Cooper	DD - ES	2,631.00
10121072	1/1/21	*****0855	Adolph Rudolph Cortesi III	DD - ES	1,927.00
10121073	1/1/21	*****5708	David Elmer Cortesi	DD - ES	1,314.00

10121074	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	13,800.99
10121075	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	4,032.29
10121076	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	3,253.86
10121077	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	3,569.78
10121078	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	1,447.43
10121079	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	10,255.56
10121080	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	1,594.78
10121081	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	6,396.21
10121082	1/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	24,112.00
10121083	1/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	21,633.00
10121084	1/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	19,944.00
10121085	1/1/21	*****6569	Jeannette D. Crespo	DD - ES	2,629.00
10121086	1/1/21	*****7900	Patricia Crosby	DD - ES	1,748.00
10121087	1/1/21	*****3327	Jorge Robert Dagys Delevan Catty Leticia Pajoluk	DD - ES	2,030.00
10121088	1/1/21	*****6248	Justin Dailey	DD - ES	1,509.00
10121089	1/1/21	*****1622	Dam Quang To	DD - ES	2,721.00
10121090	1/1/21	*****0793	Danica J. French Evans	DD - ES	1,706.00
10121091	1/1/21	*****2963	Audrey Davis	DD - ES	1,464.00
10121092	1/1/21	*****0396	Kesha E. Davis	DD - ES	1,099.00
10121093	1/1/21	*****8929	Kevin Davidson	DD - ES	1,424.00
10121094	1/1/21	*****4961	Paulette Davis	DD - ES	1,642.00
10121095	1/1/21	*****6115	Roshan M. Davis	DD - ES	1,433.00
10121096	1/1/21	*****9068	Jagdeep or Shashi Dayal	DD - ES	3,030.00
10121097	1/1/21	*****2031	Wayman Dea	DD - ES	1,533.00
10121098	1/1/21	*****8370	Charles Dellamore	DD - ES	1,660.00
10121099	1/1/21	*****5882	David De La Torre	DD - ES	1,763.00
10121101	1/1/21	*****1004	Brigitte P. Doan	DD - ES	5,641.00
10121102	1/1/21	*****3531	Anna Phuongnam Thi Do	DD - ES	2,030.00
10121103	1/1/21	*****9716	JoAnn or Larry Domina	DD - ES	1,427.00
10121104	1/1/21	*****6538	Linda Duong	DD - ES	1,046.00
10121105	1/1/21	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	2,327.00
10121106	1/1/21	*****0372	Doris Engle Family Ltd Partnership c/o Select 1 Realty	DD - ES	1,313.00
10121107	1/1/21	*****3757	Alma B Espiritu	DD - ES	1,730.00
10121108	1/1/21	*****4023	Johnathan Espinoza	DD - ES	1,486.00
10121109	1/1/21	*****8122	Gerardo M. Esquivel	DD - ES	1,257.00
10121110	1/1/21	*****6027	Jianxin Fang Jia Liu	DD - ES	4,883.00

10121111	1/1/21	*****1830	Xiangfang Li	DD - ES	2,547.00
10121112	1/1/21	*****3602	Favian M. Wong	DD - ES	707.00
10121113	1/1/21	*****3835	Michael Mao C/O Jing Feng	DD - ES	2,669.00
10121114	1/1/21	*****2790	Barbara J. Fierner	DD - ES	1,725.00
10121115	1/1/21	*****9447	Joseph Field	DD - ES	1,143.00
10121116	1/1/21	*****7691	Hernan Roberto Figueroa	DD - ES	1,468.00
10121117	1/1/21	*****0962	Tochia D. Brewster Fleeton	DD - ES	1,452.00
10121118	1/1/21	*****5773	Alexander Flowers	DD - ES	1,333.00
10121119	1/1/21	*****4032	Fox Creek Apartments	DD - ES	23,477.00
10121120	1/1/21	*****4032	Fox Creek Apartments	DD - ES	6,798.00
10121121	1/1/21	*****0284	Monica Fraga	DD - ES	1,689.00
10121122	1/1/21	*****6894	Rejois O. Frazier or Leroy Myers	DD - ES	1,761.00
10121124	1/1/21	*****6265	Mr. Darren Fuller	DD - ES	1,491.00
10121125	1/1/21	*****8997	Fan Fuller	DD - ES	74.00
10121126	1/1/21	*****9634	Gialene Gaines	DD - ES	1,750.00
10121127	1/1/21	*****9590	Aminifu Gamba	DD - ES	2,677.00
10121128	1/1/21	*****8306	Bao Wen Gao	DD - ES	2,837.00
10121129	1/1/21	*****2189	Kelly Yu Min Gao	DD - ES	2,800.00
10121130	1/1/21	*****6981	Adraine Gardner	DD - ES	1,449.00
10121131	1/1/21	*****4278	Antoinette L Garcia	DD - ES	1,282.00
10121132	1/1/21	*****7036	David Gardner	DD - ES	3,407.00
10121133	1/1/21	*****0785	Rupesh Garg	DD - ES	2,297.00
10121134	1/1/21	*****2931	William H. Gardiner	DD - ES	1,187.00
10121135	1/1/21	*****5111	Gateway Apartments	DD - ES	5,603.00
10121136	1/1/21	*****5298	Parvindokht Ghaboulidashti	DD - ES	1,083.00
10121137	1/1/21	*****2770	Eva Gholson	DD - ES	1,580.00
10121138	1/1/21	*****1145	Vernon or Eva Gholson	DD - ES	2,625.00
10121139	1/1/21	*****5958	Jacqueline Gill	DD - ES	1,489.00
10121140	1/1/21	*****3566	Mahavir Gill Mahavir S Gill Sr	DD - ES	5,140.00
10121141	1/1/21	*****8187	Sukpran Gill	DD - ES	1,483.00
10121142	1/1/21	*****6084	Gold A and S LLC	DD - ES	2,456.00
10121143	1/1/21	*****6208	Hadiya A Gomez	DD - ES	1,148.00
10121144	1/1/21	*****3032	Jesse Gonzaga	DD - ES	1,820.00
10121145	1/1/21	*****2367	Ting Gong	DD - ES	2,135.00
10121146	1/1/21	*****6940	Frances Greene	DD - ES	2,800.00
10121147	1/1/21	*****4872	Rodney Green	DD - ES	935.00
10121148	1/1/21	*****3361	Rupinder Grewal	DD - ES	2,972.00
10121149	1/1/21	*****7325	Patricia Gridley	DD - ES	1,025.00
10121150	1/1/21	*****6305	Italo Grossi	DD - ES	1,590.00

10121151	1/1/21	*****6721	Amparo Guardado Cesar Q. Guardado	DD - ES	1,406.00
10121152	1/1/21	*****0940	Krystle Guan	DD - ES	4,190.00
10121153	1/1/21	*****5987	Bob Gunson Real Estate C/O Julie Hang	DD - ES	1,292.00
10121154	1/1/21	*****5267	Abhilash Gupta	DD - ES	3,116.00
10121155	1/1/21	*****7930	Donald R. Watson, Sr.	DD - ES	494.00
10121156	1/1/21	*****2314	Nicole Hackett	DD - ES	1,711.00
10121157	1/1/21	*****6176	Asharfun Nisha Hafiz	DD - ES	1,575.00
10121158	1/1/21	*****0457	Jeffrey Paul Hagler	DD - ES	5,858.00
10121159	1/1/21	*****9827	Delores Jane Hall	DD - ES	1,950.00
10121160	1/1/21	*****4299	Clarence Jerome Hardison	DD - ES	1,172.00
10121161	1/1/21	*****6228	David L Hart	DD - ES	1,779.00
10121162	1/1/21	*****1769	Lawrence Harrold	DD - ES	7,022.00
10121163	1/1/21	*****7423	Delta Hawaii Garden Apartments LLC	DD - ES	5,143.00
10121164	1/1/21	*****5859	Chuanhu He	DD - ES	1,915.00
10121165	1/1/21	*****6728	David T. Hennigan	DD - ES	16,177.00
10121166	1/1/21	*****3097	Silvester C. Henderson	DD - ES	3,674.00
10121167	1/1/21	*****5221	Anna Hernandez	DD - ES	2,016.00
10121168	1/1/21	*****3423	Sally Lea Hickman	DD - ES	1,488.00
10121169	1/1/21	*****1603	Marva Hill	DD - ES	448.00
10121170	1/1/21	*****6255	Carl E. Hoard II	DD - ES	544.00
10121171	1/1/21	*****7386	Hanh Huu Hoang	DD - ES	2,803.00
10121172	1/1/21	*****5654	Havy S Hoag	DD - ES	2,983.00
10121173	1/1/21	*****4106	Albert Ho	DD - ES	1,786.00
10121174	1/1/21	*****8576	Joyce Ann Hoffman	DD - ES	1,418.00
10121175	1/1/21	*****4543	Ronald G. Holmes	DD - ES	1,635.00
10121176	1/1/21	*****7987	SRH Holdings LLC	DD - ES	3,059.00
10121177	1/1/21	*****2768	Invitation Homes	DD - ES	2,221.00
10121178	1/1/21	*****5700	Tony Ho	DD - ES	1,542.00
10121179	1/1/21	*****9956	Cheng Huang	DD - ES	2,903.00
10121180	1/1/21	*****1535	Fanny Kao Huang	DD - ES	1,806.00
10121181	1/1/21	*****8816	Ming Zin Huang	DD - ES	2,918.00
10121182	1/1/21	*****7984	Tao Huang	DD - ES	7,249.00
10121183	1/1/21	*****7838	Xia Jing Huang	DD - ES	2,617.00
10121184	1/1/21	*****9084	Nancy Xiu Zhen Hu	DD - ES	1,796.00
10121185	1/1/21	*****6229	Thinh Trieu Huynh	DD - ES	2,400.00
10121186	1/1/21	*****0778	IGreen House Inc.	DD - ES	1,018.00
10121187	1/1/21	*****7951	IH5 Property West LP	DD - ES	2,597.00
10121188	1/1/21	*****8323	Keyee Investment LLC	DD - ES	1,451.00
10121189	1/1/21	*****1017	LaShon D Irving	DD - ES	2,646.00

10121190	1/1/21	*****0911	Mario Isidro	DD - ES	1,936.00
10121191	1/1/21	*****6821	Michael or Kay Isola	DD - ES	930.00
10121192	1/1/21	*****4913	Jabbarr Love	DD - ES	1,845.00
10121193	1/1/21	*****2036	Brandi Jackson c/o Perry Realty Team	DD - ES	2,165.00
10121194	1/1/21	*****1075	Consuelo Marie Jackson	DD - ES	2,829.00
10121195	1/1/21	*****5120	Deepika Sameer Jain	DD - ES	6,960.00
10121196	1/1/21	*****4910	Sameer Jain	DD - ES	5,763.00
10121197	1/1/21	*****3307	Vishal S. Jain	DD - ES	1,904.00
10121198	1/1/21	*****1349	Jason Le	DD - ES	2,526.00
10121199	1/1/21	*****6917	Jian Xing Zhang	DD - ES	1,489.00
10121200	1/1/21	*****3090	Krystal Johnson	DD - ES	1,942.00
10121201	1/1/21	*****8569	Ronita Johnson	DD - ES	1,483.00
10121202	1/1/21	*****8867	James Jones	DD - ES	1,503.00
10121203	1/1/21	*****2434	Sharon Jones	DD - ES	1,927.00
10121204	1/1/21	*****4905	Mostaeen B Jouya	DD - ES	2,856.00
10121205	1/1/21	*****3526	JPH Investment Trust	DD - ES	1,895.00
10121206	1/1/21	*****5647	Om Parkash Kalra	DD - ES	2,809.00
10121207	1/1/21	*****8425	Wei Kang	DD - ES	5,195.00
10121208	1/1/21	*****7429	Navkirandeep Kaur	DD - ES	2,397.00
10121209	1/1/21	*****6180	K. E. M. Group LLC	DD - ES	1,848.00
10121210	1/1/21	*****9411	Anthony Keslinke	DD - ES	1,485.00
10121211	1/1/21	*****2578	Faraz Ali Khan	DD - ES	1,407.00
10121212	1/1/21	*****0839	Alan T. Kilpatrick	DD - ES	328.00
10121213	1/1/21	*****0888	KW Kirker Creek, LLC	DD - ES	3,017.00
10121214	1/1/21	*****9221	John N Kitta	DD - ES	2,787.00
10121215	1/1/21	*****7475	Qi Yun Kuang	DD - ES	6,339.00
10121216	1/1/21	*****8506	Simon Kailiang Kuang	DD - ES	1,692.00
10121217	1/1/21	*****9316	Zdzislaw Kujawa	DD - ES	1,335.00
10121218	1/1/21	*****2585	Daniel Kwan	DD - ES	3,473.00
10121219	1/1/21	*****8326	Thomas LaFleur	DD - ES	1,483.00
10121220	1/1/21	*****7845	Chow Kang Lam	DD - ES	1,474.00
10121221	1/1/21	*****6520	Shirley Manly-Lampkin	DD - ES	1,051.00
10121222	1/1/21	*****6102	Maria Lara	DD - ES	1,608.00
10121223	1/1/21	*****7975	Peter C. Larsen	DD - ES	1,457.00
10121224	1/1/21	*****2401	Kevin Lassair Terrilyn Lassair	DD - ES	1,807.00
10121225	1/1/21	*****4732	Latif, LLC	DD - ES	2,850.00
10121226	1/1/21	*****2293	LCSTAR, LLC	DD - ES	4,449.00
10121227	1/1/21	*****0984	Dao Tran Le	DD - ES	900.00
10121228	1/1/21	*****8548	Jack Wai Lee	DD - ES	2,215.00

10121229	1/1/21	*****1755	Siu Wan Windytiti Lee	DD - ES	2,232.00
10121230	1/1/21	*****2527	Steven Lee	DD - ES	1,671.00
10121231	1/1/21	*****5289	Yuhjen Juang Lee	DD - ES	1,842.00
10121232	1/1/21	*****7087	Huy Nguyen Le	DD - ES	2,496.00
10121233	1/1/21	*****1860	Lena Le	DD - ES	806.00
10121234	1/1/21	*****3782	Joseph C. Lerma	DD - ES	1,431.00
10121235	1/1/21	*****3555	Yiping I. and Frederic Leroudier	DD - ES	1,995.00
10121236	1/1/21	*****3410	John M. Leung	DD - ES	7,144.00
10121237	1/1/21	*****3743	May Leung or Rodney Chen	DD - ES	4,022.00
10121238	1/1/21	*****2110	Peter Leung	DD - ES	2,551.00
10121239	1/1/21	*****5185	Fortunee Lichaa	DD - ES	820.00
10121240	1/1/21	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	8,904.00
10121241	1/1/21	*****0416	Faqlang Li	DD - ES	2,577.00
10121242	1/1/21	*****8871	Jie Li	DD - ES	1,885.00
10121243	1/1/21	*****7827	Jinhuan Li	DD - ES	1,412.00
10121244	1/1/21	*****9346	Joshua Li	DD - ES	1,246.00
10121245	1/1/21	*****2649	Tim Lindstrom c/o AAA Property Management	DD - ES	1,119.00
10121246	1/1/21	*****3881	Vivian Y Li	DD - ES	1,288.00
10121248	1/1/21	*****0050	Wei Min Li	DD - ES	1,712.00
10121249	1/1/21	*****9003	Ying Hong Li	DD - ES	712.00
10121250	1/1/21	*****0198	Belkis Zhong Li	DD - ES	2,632.00
10121251	1/1/21	*****1646	Paul Long	DD - ES	2,470.00
10121252	1/1/21	*****1474	Los Medanos Village Apartments	DD - ES	16,748.00
10121253	1/1/21	*****7531	Tony or Yvonne Louie	DD - ES	1,425.00
10121254	1/1/21	*****5602	Marshall & Sonya Lowe	DD - ES	1,665.00
10121255	1/1/21	*****3708	Anthony Charles Loyola	DD - ES	757.00
10121256	1/1/21	*****7720	Jose Loza	DD - ES	844.00
10121257	1/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	17,200.00
10121258	1/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	17,693.00
10121259	1/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	21,464.00
10121260	1/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	2,794.00
10121261	1/1/21	*****2354	Andrew Kin Lui	DD - ES	2,909.00
10121262	1/1/21	*****4658	Wei Liu Guangxin Frank Liu	DD - ES	1,901.00
10121263	1/1/21	*****7843	The Entrust Group, Inc. FBO Theodore Lum IRA (acct #34892)	DD - ES	1,313.00
10121264	1/1/21	*****1821	Curtis H. Lundberg	DD - ES	555.00
10121265	1/1/21	*****1494	Xiangwen Lu	DD - ES	3,068.00
10121266	1/1/21	*****2147	Chi Vien Ly	DD - ES	1,614.00

10121267	1/1/21	*****6525	Madelyn Ann Massey Trustee of the 2017 Massey Family Trust	DD - ES	1,636.00
10121268	1/1/21	*****5865	Rakesh Madra	DD - ES	3,152.00
10121269	1/1/21	*****2191	Radha Mahesram	DD - ES	2,535.00
10121270	1/1/21	*****7358	Mahnoor Tariq	DD - ES	2,462.00
10121271	1/1/21	*****4372	Jennifer Leung Ma	DD - ES	3,661.00
10121272	1/1/21	*****1989	Jeff Mann	DD - ES	6,763.00
10121273	1/1/21	*****5378	Glenn Marshall	DD - ES	2,231.00
10121274	1/1/21	*****2875	Maria Y Harrison	DD - ES	404.00
10121275	1/1/21	*****4697	Elisa Aurora Martinez	DD - ES	2,680.00
10121276	1/1/21	*****9206	Demetria d Mason	DD - ES	3,008.00
10121277	1/1/21	*****9994	Matthew Lui	DD - ES	1,654.00
10121278	1/1/21	*****6768	Matrixone Realty	DD - ES	1,036.00
10121279	1/1/21	*****5255	Helen McCarthy	DD - ES	1,933.00
10121280	1/1/21	*****6494	Dorothy McDonald	DD - ES	1,973.00
10121282	1/1/21	*****1152	Janice K McLean	DD - ES	489.00
10121283	1/1/21	*****4675	Meadow Glen Apartments	DD - ES	1,918.00
10121284	1/1/21	*****9866	Tatung Mei	DD - ES	3,564.00
10121285	1/1/21	*****5245	Jinyu Meng	DD - ES	1,289.00
10121286	1/1/21	*****4885	Sabine Menzel	DD - ES	3,792.00
10121287	1/1/21	*****0133	Mercedes P. Johnson	DD - ES	617.00
10121288	1/1/21	*****8272	Hector Meza	DD - ES	1,622.00
10121289	1/1/21	*****9885	Andrew S Miloslavich	DD - ES	1,660.00
10121290	1/1/21	*****7437	Perchak Properties for Carol Miller	DD - ES	1,936.00
10121291	1/1/21	*****4000	Millennium Homes	DD - ES	2,012.00
10121292	1/1/21	*****9782	Maryann Miller	DD - ES	1,199.00
10121293	1/1/21	*****2618	Carlos J Miranda	DD - ES	660.00
10121294	1/1/21	*****0772	Hassan Mirabedi	DD - ES	6,020.00
10121295	1/1/21	*****6741	Gwendolyn Mitchell	DD - ES	3,648.00
10121296	1/1/21	*****0985	Rodney Montgomery or Sharon Montgomery	DD - ES	1,655.00
10121297	1/1/21	*****4676	Erik L Morris	DD - ES	1,739.00
10121298	1/1/21	*****3624	Diane Morin	DD - ES	1,990.00
10121299	1/1/21	*****3642	Eva Munn	DD - ES	1,160.00
10121300	1/1/21	*****8820	Brien Brothers, LLC C/O Mynd Management, IC.	DD - ES	1,147.00
10121301	1/1/21	*****1388	Mynd Management Inc,	DD - ES	4,899.00
10121302	1/1/21	*****0105	Ehsan Nabkel	DD - ES	3,537.00
10121303	1/1/21	*****9276	Fariba Naji	DD - ES	889.00
10121304	1/1/21	*****6234	Shinder Paul Narabut	DD - ES	7,197.00
10121305	1/1/21	*****0054	NC Associates, Inc.	DD - ES	16,195.00
10121306	1/1/21	*****9180	Michael Nelson	DD - ES	2,938.00

10121307	1/1/21	*****5257	Guy Nesbeth	DD - ES	1,741.00
10121308	1/1/21	*****1072	Dominic Y Ng	DD - ES	2,980.00
10121309	1/1/21	*****3604	Knowland Ging Ng	DD - ES	4,784.00
10121310	1/1/21	*****8594	Patrick Ng Mike Perry, Property Manager	DD - ES	1,206.00
10121311	1/1/21	*****0738	Hieu Nguyen	DD - ES	1,723.00
10121312	1/1/21	*****7154	Huy Quang Nguyen	DD - ES	2,419.00
10121313	1/1/21	*****8307	Mai Thi Thanh Nguyen	DD - ES	1,925.00
10121314	1/1/21	*****4366	Quyen Nguyen	DD - ES	1,857.00
10121315	1/1/21	*****8241	Tieu Nguyen	DD - ES	800.00
10121316	1/1/21	*****2660	Nichole Nicholson	DD - ES	2,500.00
10121317	1/1/21	*****7265	Ernest Nichols III	DD - ES	3,323.00
10121318	1/1/21	*****6497	Peter Niloufari	DD - ES	5,190.00
10121320	1/1/21	*****8129	Kevin Nord	DD - ES	1,690.00
10121321	1/1/21	*****0056	Richard A Norte	DD - ES	1,895.00
10121322	1/1/21	*****2286	North State Financial, Inc.	DD - ES	1,094.00
10121323	1/1/21	*****7171	New Way Management Services, Inc.	DD - ES	21,069.00
10121324	1/1/21	*****0056	Sheryl O'Brien	DD - ES	876.00
10121325	1/1/21	*****1194	Jennifer Odei	DD - ES	1,434.00
10121326	1/1/21	*****5572	Dwight J Owens	DD - ES	592.00
10121327	1/1/21	*****1780	Diane Oles	DD - ES	2,055.00
10121328	1/1/21	*****4543	Esosa A. Omokaro	DD - ES	2,026.00
10121329	1/1/21	*****0588	Orange County Housing Authority Orange County Housing Authority	DD - ES	3,893.86
10121330	1/1/21	*****3741	Sandra L Ortiz	DD - ES	1,766.00
10121331	1/1/21	*****1081	Chinenye Osuagwu	DD - ES	2,582.00
10121332	1/1/21	*****9139	Olubukola Amoke Oyeade	DD - ES	2,427.00
10121333	1/1/21	*****3324	Mutlu Ozer	DD - ES	1,944.00
10121334	1/1/21	*****6009	Diablo Pacific, Inc.	DD - ES	3,297.00
10121335	1/1/21	*****4083	Pacific Living, LLC	DD - ES	2,622.00
10121336	1/1/21	*****7811	Hemangini & Vijendra Patel	DD - ES	2,510.00
10121337	1/1/21	*****0885	Kokila Patel	DD - ES	842.00
10121338	1/1/21	*****0346	Patiala, LLC Deepinder Kaur or Ajay Singh	DD - ES	2,049.00
10121339	1/1/21	*****8684	Virendra M. Patel	DD - ES	37.00
10121340	1/1/21	*****8047	Jason Pauline	DD - ES	1,760.00
10121341	1/1/21	*****1939	Paula D. Williams	DD - ES	2,013.00
10121342	1/1/21	*****3189	Loycell Peacock	DD - ES	906.00
10121343	1/1/21	*****5165	Scott Pease	DD - ES	1,735.00
10121344	1/1/21	*****8805	Alonso R. Perez	DD - ES	1,489.00
10121345	1/1/21	*****3278	Maria Del Carmen Perez	DD - ES	330.00
10121346	1/1/21	*****6784	Lowde Y. Perkins	DD - ES	916.00

10121347	1/1/21	*****4893	Cong Thi Pham	DD - ES	2,397.00
10121348	1/1/21	*****5884	May K. Pho	DD - ES	2,181.00
10121349	1/1/21	*****0958	Pittsburg Park Apartments	DD - ES	2,804.00
10121350	1/1/21	*****2744	SK Pittsburg Bay Point SK Pittsburg Bay Point	DD - ES	1,712.00
10121351	1/1/21	*****1097	Bay Point Orphans Fund, LLC	DD - ES	1,712.00
10121352	1/1/21	*****7605	Portofino Apartments	DD - ES	10,508.00
10121353	1/1/21	*****8826	Prime Metropolis Properties, Inc.	DD - ES	5,160.00
10121354	1/1/21	*****2849	IH5 Property West LP	DD - ES	2,477.00
10121355	1/1/21	*****3398	Marples Property Management	DD - ES	1,700.00
10121356	1/1/21	*****4650	A. Meadows Property Management	DD - ES	3,293.00
10121357	1/1/21	*****6551	Parks Properties	DD - ES	1,726.00
10121358	1/1/21	*****7789	Stokley Properties LLC Harbor	DD - ES	3,066.00
10121359	1/1/21	*****8055	Property Upsurge, Inc.	DD - ES	4,075.00
10121360	1/1/21	*****0782	Amjad Qaqish	DD - ES	738.00
10121361	1/1/21	*****9542	Sam or Sonia Quinones	DD - ES	1,800.00
10121362	1/1/21	*****4029	Amos Radford	DD - ES	1,463.00
10121363	1/1/21	*****1034	Kuljit P Raju	DD - ES	2,167.00
10121364	1/1/21	*****2261	Paramjit K. Raju	DD - ES	3,039.00
10121365	1/1/21	*****3452	Christopher Ramirez	DD - ES	2,236.00
10121366	1/1/21	*****8489	Enrique or Stacy Ramirez	DD - ES	977.00
10121367	1/1/21	*****2162	Erika Ramirez	DD - ES	1,797.00
10121369	1/1/21	*****2283	Rohini Ram-Cline	DD - ES	1,957.00
10121370	1/1/21	*****6068	David Raughton	DD - ES	1,831.00
10121371	1/1/21	*****2414	Tanya Nicole Ray	DD - ES	2,652.00
10121372	1/1/21	*****8337	RayCaro Inc.	DD - ES	2,594.00
10121373	1/1/21	*****8227	Croskey Real Estate, Inc.	DD - ES	1,605.00
10121374	1/1/21	*****6703	Amerasia Real Estate Fund LLC	DD - ES	3,888.00
10121375	1/1/21	*****7083	Reliant - Woods Grove, LP	DD - ES	17,032.00
10121376	1/1/21	*****7349	Eric Franklin Remson	DD - ES	869.00
10121377	1/1/21	*****9321	Roger Riley	DD - ES	1,901.00
10121378	1/1/21	*****4562	Rising Investments LLC	DD - ES	6,517.00
10121379	1/1/21	*****4809	Robert W. Daniels	DD - ES	2,548.00
10121380	1/1/21	*****0694	Jason Ruffin	DD - ES	2,854.00
10121381	1/1/21	*****4579	Elvira Ruiz	DD - ES	1,737.00
10121382	1/1/21	*****5248	Constance Russell	DD - ES	2,082.00
10121383	1/1/21	*****8536	Ms. Meuy Saelee	DD - ES	2,891.00
10121384	1/1/21	*****3871	Maridel P Santos	DD - ES	1,438.00
10121385	1/1/21	*****3011	Alicia Saucedo	DD - ES	1,240.00
10121386	1/1/21	*****7615	Gregory Paul Schulz	DD - ES	1,448.00
10121387	1/1/21	*****9954	Richard M. Sciortino	DD - ES	2,341.00

10121388	1/1/21	*****7031	Jacqueline Selinger	DD - ES	1,438.00
10121389	1/1/21	*****5346	Young Sook Seroy	DD - ES	1,411.00
10121390	1/1/21	*****1446	Mohinder Sharma	DD - ES	1,007.00
10121391	1/1/21	*****7239	Shailesh & Bela Patel	DD - ES	1,697.00
10121392	1/1/21	*****1357	Mohammad Shekib	DD - ES	1,942.00
10121393	1/1/21	*****5981	Yihui Shi	DD - ES	1,685.00
10121394	1/1/21	*****5994	Shorten Investments LLC	DD - ES	5,594.00
10121395	1/1/21	*****7396	Sierra Pacific Properties Inc Sierra Pacific Properties Inc	DD - ES	9,112.00
10121396	1/1/21	*****7789	Siena Court Apartments	DD - ES	13,501.00
10121397	1/1/21	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	4,403.00
10121398	1/1/21	*****7396	Sierra Pacific Properties Woodland Hills Apartments	DD - ES	20,650.00
10121399	1/1/21	*****6650	Frank M. Siino	DD - ES	671.00
10121400	1/1/21	*****8035	Joseph Michael Siino	DD - ES	1,527.00
10121401	1/1/21	*****5399	Gloria Silva	DD - ES	739.00
10121402	1/1/21	*****8407	Marc J. Simpson	DD - ES	1,271.00
10121403	1/1/21	*****3639	Raman Singh	DD - ES	2,618.00
10121404	1/1/21	*****6058	Son Singh	DD - ES	1,498.00
10121405	1/1/21	*****0700	Crystal Situ	DD - ES	1,439.00
10121406	1/1/21	*****3853	Lakesha Michelle Smith Lionel R Smith	DD - ES	1,975.00
10121407	1/1/21	*****4970	Molly Smith	DD - ES	2,000.00
10121408	1/1/21	*****9092	Sherritta M Smith	DD - ES	1,034.00
10121409	1/1/21	*****2032	Cinthia Sosa	DD - ES	1,630.00
10121410	1/1/21	*****6977	Angela E. Robinson-Spencer	DD - ES	2,000.00
10121412	1/1/21	*****5343	Deborah Steppe	DD - ES	1,930.00
10121413	1/1/21	*****5308	R R Rentals	DD - ES	1,800.00
10121415	1/1/21	*****8216	Abby Sukarto	DD - ES	4,127.00
10121416	1/1/21	*****1808	Jezzy Sukaemi	DD - ES	2,564.00
10121417	1/1/21	*****7479	Ms. Li Su	DD - ES	2,540.00
10121418	1/1/21	*****8534	Suma Aryaei	DD - ES	2,642.00
10121419	1/1/21	*****1235	Summit Venture Group, LLC	DD - ES	2,701.00
10121420	1/1/21	*****6168	Kamaljeet Surila	DD - ES	1,649.00
10121421	1/1/21	*****0399	Joyce Hui Sy	DD - ES	6,605.00
10121422	1/1/21	*****1242	Hamed Tafaghodi Alexis Tafaghodi	DD - ES	2,043.00
10121423	1/1/21	*****6283	Yun Teng Weijie Zhang	DD - ES	1,753.00
10121424	1/1/21	*****9166	Ms. Natasha Terry	DD - ES	2,719.00
10121425	1/1/21	*****9314	Silvia Thein and Ada Choi	DD - ES	1,903.00

10121426	1/1/21	*****7191	Tequila Nashannon Thornton	DD - ES	2,358.00
10121427	1/1/21	*****4049	ChingJen Tong	DD - ES	1,598.00
10121428	1/1/21	*****1714	Yoway Wilson Tong	DD - ES	1,671.00
10121429	1/1/21	*****1405	Lourdes or Raymond Tovar	DD - ES	1,639.00
10121430	1/1/21	*****2094	Raphael Minhtuyen Tran	DD - ES	3,025.00
10121431	1/1/21	*****8623	Richard Tran	DD - ES	2,783.00
10121432	1/1/21	*****1327	Thuy Tran	DD - ES	1,145.00
10121433	1/1/21	*****6165	Thanh Van Trinh	DD - ES	1,422.00
10121434	1/1/21	*****5313	Sean Thuyet Truong	DD - ES	1,194.00
10121435	1/1/21	*****9321	Van Truong	DD - ES	1,762.00
10121436	1/1/21	*****6917	Erica Uschold	DD - ES	2,583.00
10121437	1/1/21	*****2907	Frank Lokeni Uu Martha Jauregui Morales	DD - ES	1,275.00
10121438	1/1/21	*****4582	Lidia Valladares	DD - ES	1,169.00
10121439	1/1/21	*****0250	Victor D Valenzuela	DD - ES	2,361.00
10121440	1/1/21	*****3371	Gary D. Vasconcellos	DD - ES	1,550.00
10121441	1/1/21	*****8457	Sareena Lata Velu	DD - ES	1,597.00
10121442	1/1/21	*****5310	Azell Vickers	DD - ES	1,368.00
10121443	1/1/21	*****9682	Nuno G Vieira	DD - ES	4,328.00
10121444	1/1/21	*****7391	Kim Uyen Minh Vu	DD - ES	1,026.00
10121445	1/1/21	*****2720	Stephen Cordell Wafer	DD - ES	1,205.00
10121446	1/1/21	*****6924	Lining Wan	DD - ES	2,370.00
10121447	1/1/21	*****6945	Wei Wang	DD - ES	2,013.00
10121448	1/1/21	*****1634	Yu Ruo Wang	DD - ES	1,781.00
10121449	1/1/21	*****7593	Ms. Brigitte Warren C/O Perry Realty Team	DD - ES	2,001.00
10121450	1/1/21	*****5502	Mildred Lucille Washington	DD - ES	1,996.00
10121452	1/1/21	*****4384	Wenying Chang	DD - ES	3,375.00
10121453	1/1/21	*****5295	Holly Wen	DD - ES	1,123.00
10121454	1/1/21	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	4,902.00
10121456	1/1/21	*****7867	Ms Adrienne Wilson C/O Gabe Essoe	DD - ES	1,954.00
10121457	1/1/21	*****5057	Kathleen and John Wilson	DD - ES	936.00
10121458	1/1/21	*****8702	Kathy D. Williams	DD - ES	2,500.00
10121459	1/1/21	*****5480	Tasia La Vonda Williams	DD - ES	2,440.00
10121460	1/1/21	*****5026	Windeler Development Group, Inc.	DD - ES	1,166.00
10121461	1/1/21	*****1862	Danny Ching-Yam Wong	DD - ES	1,791.00
10121462	1/1/21	*****1157	Har Pan Wong	DD - ES	7,765.00
10121463	1/1/21	*****6356	Joanne Wong	DD - ES	1,522.00
10121464	1/1/21	*****1060	Kinney Ming Wong	DD - ES	508.00

10121465	1/1/21	*****2784	Vincent Wong	DD - ES	1,818.00
10121466	1/1/21	*****3962	Hong Wu	DD - ES	3,697.00
10121467	1/1/21	*****3698	Zhang Jin Wu	DD - ES	2,607.00
10121468	1/1/21	*****2556	Drewcillia Wyatt	DD - ES	2,315.00
10121469	1/1/21	*****2651	Sheree Wynn	DD - ES	2,195.00
10121470	1/1/21	*****5388	Jian Ai Xuan	DD - ES	1,784.00
10121471	1/1/21	*****4644	Chao Xu	DD - ES	2,656.00
10121472	1/1/21	*****3880	Ping Ping Xu Keming Wang	DD - ES	2,653.00
10121473	1/1/21	*****5087	Zhou Xu	DD - ES	2,853.00
10121474	1/1/21	*****4383	Yifan Ye Mike Perry, Property Manager	DD - ES	2,563.00
10121475	1/1/21	*****6779	Sally Yip	DD - ES	1,298.00
10121476	1/1/21	*****6210	Yong Qiang Lu	DD - ES	1,778.00
10121477	1/1/21	*****6178	Chris Kui You	DD - ES	2,378.00
10121478	1/1/21	*****7622	Yee Yue Cheung	DD - ES	1,319.00
10121479	1/1/21	*****8664	Mohammad Zalmaiyyar	DD - ES	2,532.00
10121480	1/1/21	*****8685	Feng Zhang	DD - ES	2,726.00
10121481	1/1/21	*****7638	Jielu Zhao	DD - ES	1,574.00
10121482	1/1/21	*****2407	Katherine Zhao	DD - ES	2,269.00
10121483	1/1/21	*****2940	Wei Bin Zhang or Gao Wei	DD - ES	1,749.00
10121484	1/1/21	*****3259	Xirong Zhao	DD - ES	1,795.00
10121485	1/1/21	*****4367	Xiang Yang Zheng	DD - ES	1,848.00
10121486	1/1/21	*****3830	Joy Yi Zhou	DD - ES	2,368.00
10121487	1/1/21	*****7805	Shengguo Zhu	DD - ES	2,816.00
10121488	1/1/21	*****6132	Ying Zhu	DD - ES	5,081.00
10121489	1/1/21	*****4651	Weijie Zhang	DD - ES	1,115.00

Housing Choice Voucher	HAP	1,532,759.03
	UR	9,049.97
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	2,170.41
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	\$1,543,979.41

Check Summary

January 1, 2021

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
151773	1/1/21	*****2062	John M Ferguson	64.00
151783	1/1/21	*****5735	Michael Wimmer	116.00
151795	1/1/21	*****7845	Troy Mills	29.00
151859	1/1/21	*****9325	JOW & AAW, LLC	2,366.00
151861	1/1/21	*****1636	Jimmy Bhatia	1,180.00
151862	1/1/21	*****2361	George Edward Cole	1,272.00
151878	1/1/21	*****2116	MSR Rental Properties, LLC C/O EEN Property Management	1,700.00
10121012	1/1/21	*****4636	Felipe Amarante	DD - ES 1,487.00
10121022	1/1/21	*****3909	Ken Bartlett	DD - ES 1,747.00
10121027	1/1/21	*****7492	Adrienne Kelly Belton	DD - ES 955.00
10121037	1/1/21	*****7075	Som N Bhatia	DD - ES 1,253.00
10121051	1/1/21	*****8860	Joe Burns	DD - ES 1,073.00
10121052	1/1/21	*****8764	William Joseph Burgoyne	DD - ES 149.00
10121053	1/1/21	*****2513	Clara Beatriz Cardenas	DD - ES 1,500.00
10121074	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES 5,410.87
10121075	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES 7,382.08
10121076	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES 10,784.36
10121077	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES 8,103.43
10121078	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES 10,674.87
10121079	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES 5,681.92
10121080	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES 14,339.96
10121081	1/1/21	*****0746	Contra Costa County Housing Authority	DD - ES 1,662.70
10121082	1/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 3,747.00
10121083	1/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 7,345.00
10121084	1/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 8,262.00
10121100	1/1/21	*****9507	Olga M. Disney	DD - ES 1,181.00
10121105	1/1/21	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES 600.00
10121120	1/1/21	*****4032	Fox Creek Apartments	DD - ES 540.00
10121123	1/1/21	*****4432	FFR Investments LLC	DD - ES 1,826.00
10121135	1/1/21	*****5111	Gateway Apartments	DD - ES 4,296.00
10121154	1/1/21	*****5267	Abhilash Gupta	DD - ES 1,729.00

10121165	1/1/21	*****6728	David T. Hennigan	DD - ES	2,149.00
10121235	1/1/21	*****3555	Yiping I. and Frederic Leroudier	DD - ES	2,546.00
10121240	1/1/21	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	1,142.00
10121247	1/1/21	*****1547	Paul Livson	DD - ES	1,680.00
10121257	1/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	4,324.00
10121258	1/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	2,810.00
10121259	1/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	1,100.00
10121265	1/1/21	*****1494	Xiangwen Lu	DD - ES	1,303.00
10121281	1/1/21	*****6342	James & Diana Gail McDonald c/o Yolanda McDonald	DD - ES	1,500.00
10121319	1/1/21	*****9886	Northstar Financial Group, LLC	DD - ES	3,320.00
10121368	1/1/21	*****7228	Ramsey Horton	DD - ES	1,974.00
10121374	1/1/21	*****6703	Amerasia Real Estate Fund LLC	DD - ES	2,843.00
10121375	1/1/21	*****7083	Reliant - Woods Grove, LP	DD - ES	3,607.00
10121395	1/1/21	*****7396	Sierra Pacific Properties Inc Sierra Pacific Properties Inc	DD - ES	3,774.00
10121396	1/1/21	*****7789	Siena Court Apartments	DD - ES	1,011.00
10121397	1/1/21	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	2,435.00
10121411	1/1/21	*****3465	Ramzi D Srouji	DD - ES	1,376.00
10121414	1/1/21	*****0437	Suisun City Housing Authority	DD - ES	1,417.67
10121430	1/1/21	*****2094	Raphael Minhtuyen Tran	DD - ES	1,713.00
10121451	1/1/21	*****4563	Isidoro Weitzman	DD - ES	1,914.00
10121454	1/1/21	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	1,571.00
10121455	1/1/21	*****9380	Tracy J. Whitehead	DD - ES	135.00

VASH

HAP	149,862.00
UR	209.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	4,030.86
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$154,101.86

(F)

1/1/21

Grand Total

HAP	1,682,621.03	
UR	9,258.97	(C)
Damage Claim	0.00	
Vacancy Claim	0.00	
Administrative Fee	6,201.27	(B)
FSS Escrow Account	0.00	
Shelter Plus Security Deposit	0.00	
Other	0.00	
All Payments	\$1,698,081.27	(A)

1/1/2021

HAP (Regular)	\$ 1,154,092.03	
HAP (VASH)	\$ 149,862.00	F
HAP (Port-In)	326,797.00	E
HAP (Port-Out)	51,870.00	D
Utility Reimbursement	9,258.97	C
Admin Fee	6,201.27	B
Total	<u>\$ 1,698,081.27</u>	A

Check Summary

January 15, 2021

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 151887	1/15/21	*****0531	Akilah Z Parker	263.00
* 11521001	1/15/21	*****8167	ABJ Enterprises, Inc. dba Blue Line Property Management	268.00
11521002	1/15/21	*****0746	Contra Costa County Housing Authority	4.00
11521003	1/15/21	*****0746	Contra Costa County Housing Authority	12,332.74
11521004	1/15/21	*****0746	Contra Costa County Housing Authority	5,059.29
11521006	1/15/21	*****9068	Jagdeep or Shashi Dayal	434.00
11521007	1/15/21	*****5506	Jason K. Johnson	3,012.00
11521008	1/15/21	*****3278	Maria Del Carmen Perez	273.00
11521009	1/15/21	*****5884	May K. Pho	827.00
11521010	1/15/21	*****0958	Pittsburg Park Apartments	300.00
11521012	1/15/21	*****9263	Zhixing Li	4,388.00

Housing Choice Voucher

HAP	26,193.00
UR	263.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	705.03
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$27,161.03

Check Summary

January 15, 2021

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
151888	1/15/21	*****9326	Western Addition Apartments, LLC	1,483.00
11521002	1/15/21	*****0746	Contra Costa County Housing Authority	3,683.58
11521003	1/15/21	*****0746	Contra Costa County Housing Authority	-3,731.70
11521004	1/15/21	*****0746	Contra Costa County Housing Authority	8,174.19
11521005	1/15/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	4,648.00

1/15/21

11521011 1/15/21 *****7396

Sierra Pacific Properties Inc
Sierra Pacific Properties Inc

DD - ES

2,954.00

VASH

HAP	17,101.00
UR	0.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	110.07
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$17,211.07

(F)

Grand Total

HAP	43,294.00
UR	263.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	815.10
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$44,372.10

(C)

(B)

(A)

1/15/2021

HAP (Regular)	\$ 849.00	
HAP (VASH)	\$ 17,101.00	F
HAP (Port-In)	8,661.00	E
HAP (Port-Out)	16,683.00	D
Utility Reimbursement	263.00	C
Admin Fee	815.10	B
Total	\$ 44,372.10	A

PITTSBURG HOUSING AUTHORITY

Disbursement List Summary

For the month of February 2021

VOUCHERS	Ck#	Amount	HAP ¹	VASH ²	UR ³	Portability	Admin. Fee	TOTAL
	151889-152014	1,672,554.07	1,180,824.53	154,281.00	7,803.97	320,961.00	8,683.57	1,672,554.07
	20121001-20121452							-
	152015-152017	41,959.99	17,520.00	11,482.00	29.00	12,550.00	378.99	41,959.99
	21521001-21521017							-
	TOTAL	1,714,514.06	1,198,344.53	165,763.00	7,832.97	333,511.00	9,062.56	\$ 1,714,514.06

¹Housing Assistance Payment

²Veterans Affairs Supportive Housing

³Utility Reimbursement

ADMINISTRATIVE EXPENSES	Amount	Description	TOTAL
Paid to (2/21 Operating)	\$ 41,254.46	Full Time salaries	\$ 41,254.46
	5,531.25	Part Time salaries	5,531.25
	34.06	Overtime salaries	34.06
	2,957.40	Retirement	2,957.40
	7,235.50	Retirement-Pension bonds	7,235.50
	8,957.50	Health Insurance	8,957.50
	164.05	Additional CalPERS Pension Contribution	164.05
	78.34	Life Insurance	78.34
	754.62	Dental Insurance	754.62
	93.76	Vision	93.76
	1,976.00	Workers Comp	1,976.00
	316.21	Unemployment Insurance	316.21
	143.21	Disability Ins.	143.21
	3,620.43	FICA	3,620.43
	831.24	Deferred Compensation	831.24
	960.67	Allocated Retiree/Med/Vac Buy-Bk/Empl Term	960.67
	596.33	Pension 115 Trust	596.33
	2,745.42	Retiree OPEB Costs	2,745.42
	349.05	Office Supplies	349.05
	143.98	Postage	143.98
	1,702.86	Misc Equip & Furniture < \$5,000	1,702.86
	1,505.86	Utilities (Gas, Electric & Water)	1,505.86
	1,017.06	Telephone - Regular	1,017.06
	1,950.00	Travel, Training, & Conference	1,950.00
	2,961.50	Insurance - Alloc Chgs	2,961.50
	3,282.39	Other Contractual & Professional Service	3,282.39
	2,749.45	Maintenance Agreements	2,749.45
	384.79	Maintenance & Repairs	384.79
	311.80	Equipment Rental	311.80
	2,375.00	Building Rental	2,375.00
	565.25	Fleet Maintenance Alloc Chgs	565.25
	3,146.08	Building Maintenance Alloc Chgs	3,146.08
	2,371.33	Information Systems Alloc Chgs	2,371.33
	4,498.83	Admin overhead paid to city	4,498.83
	5,447.02	Reimbursements - COVID - 19	5,447.02
	1,181.00	Maintenance & Repairs	1,181.00
	131.67	Other fees	131.67
	25,000.00	Transfer-Out to Reverse FY2020 Error	25,000.00
	1,556.67	Transfer-Out to OPEB (Unfunded Liabilities)	1,556.67
TOTAL	140,882.04		140,882.04

VOIDED CHECKS &	Ck#	Amount	Reason	TOTAL
			RETURNED ACH	-
		(2,434.00)	Bank Credit	(2,434.00)
	TOTAL	(2,434.00)		\$ (2,434.00)

Prepared by: _____

Reviewed by: _____

NET of Issued and Voided \$ 1,852,962.10

Check Summary

February 1, 2021

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 151889	2/1/21	*****2494	Amana K Cornish	29.00
151890	2/1/21	*****7533	Angelique F Davis	103.00
151891	2/1/21	*****1702	Christina M Fitzgerald	12.00
151892	2/1/21	*****7655	Ciara Fagin	86.00
151893	2/1/21	*****9835	Darrell C Carter	15.00
151894	2/1/21	*****3976	Darren M Thompson	29.00
151895	2/1/21	*****2319	Delfonse A Lewis	173.00
151896	2/1/21	*****3528	Elisa Johnson	150.00
151897	2/1/21	*****3840	Eva L Mangum	70.00
151898	2/1/21	*****0205	Jamaka E Davis	49.00
151899	2/1/21	*****5317	Janae Frazier	55.00
151900	2/1/21	*****7910	Javecia M Horton	23.00
151901	2/1/21	*****3873	Jessica R Torres	13.00
151903	2/1/21	*****4091	Joshua C Perez	120.00
151904	2/1/21	*****2309	Kawanda M Dotson	1.00
151905	2/1/21	*****7253	Laneava S Blanks	38.00
151906	2/1/21	*****7725	Latina R Toran	30.00
151907	2/1/21	*****3960	Lyniece N Eddins	55.00
151908	2/1/21	*****3347	Maria B Martinez	205.00
151909	2/1/21	*****5133	Mary P Grigsby	30.00
151910	2/1/21	*****8042	Melissa J Perkins	250.00
151911	2/1/21	*****7988	Melvina D Brunt	159.00
151913	2/1/21	*****0451	Michelle A Manuel-Carter	116.00
151914	2/1/21	*****8275	Mildred G Botello	110.00
151915	2/1/21	*****2674	Monika Smith	37.00
151916	2/1/21	*****3829	Nicole N Hodge	125.00
151917	2/1/21	*****8665	Nieza M Burrus	250.00
151918	2/1/21	*****4119	Pashenia D Sanders	195.00
151919	2/1/21	*****4807	Patricia L Ausmus	196.00
151920	2/1/21	*****6935	Samaiyah A Warren	67.00
151921	2/1/21	*****3403	Shanae V Washington	81.00
151922	2/1/21	*****1512	Shawn A Prince	29.00
151923	2/1/21	*****1595	Theresa M Evans	51.00
151924	2/1/21	*****8373	Vonia Jackson	96.00

151925	2/1/21	*****5715	Latisha M Williams	118.00
151926	2/1/21	*****1418	Patricia A Blocker	27.00
151927	2/1/21	*****8240	Vanna L Warg	420.00
151928	2/1/21	*****2890	Raquel E Miller	48.00
151929	2/1/21	*****0164	Bobbie J Royston	132.00
151930	2/1/21	*****4208	Ono c Rothschild	61.00
151931	2/1/21	*****2184	Evelyn Smith	89.00
151932	2/1/21	*****3035	Irma M Castillo	29.00
151933	2/1/21	*****8612	Regina D Tucker	68.00
151934	2/1/21	*****9687	Carol J Davis	41.00
151935	2/1/21	*****6527	Brandi N Davis	90.00
151936	2/1/21	*****5753	Kevin j Hernandez	184.00
151937	2/1/21	*****6015	Sherron A Camp	175.00
151938	2/1/21	*****0531	Akilah Z Parker	263.00
151939	2/1/21	*****3882	Tyese C Fulgham	37.00
151940	2/1/21	*****5492	Michelle m Berry	7.00
151941	2/1/21	*****0046	Letta D Christian	130.00
151942	2/1/21	*****4842	Tyisha C Paulk	75.00
151943	2/1/21	*****7135	Michele N Nichols	87.00
151944	2/1/21	*****5626	Lashawn P Fields	180.00
151945	2/1/21	*****5232	Kristina M Greer	11.00
151946	2/1/21	*****3113	Mannah S Parrott	64.00
151947	2/1/21	*****4331	Mildred L Edwards	167.00
151948	2/1/21	*****6215	Janet Brown	118.36
151949	2/1/21	*****4767	Freddie L Henderson	67.00
151950	2/1/21	*****3181	Shirley J Strausbaugh	2.00
151951	2/1/21	*****2695	Monique Thompson	60.00
151952	2/1/21	*****0903	Virgie r Gray	42.00
151953	2/1/21	*****6507	Melissa R Griffin	29.00
151954	2/1/21	*****4987	Delois Sanford	9.00
151955	2/1/21	*****3869	Charlene M Best	22.00
151956	2/1/21	*****1062	Lateefah S Camacho	250.00
151957	2/1/21	*****4721	Ebony N Manning	57.00
151958	2/1/21	*****9229	Sonia M Guevara	129.00
151959	2/1/21	*****4651	Lisa Rantissi	64.00
151960	2/1/21	*****7191	Marcelene Brooks	50.00
151961	2/1/21	*****1606	Tamika Brown	52.00
151962	2/1/21	*****8511	Tantasha Y Dutye	207.00
151963	2/1/21	*****5083	Crystal j Houston	212.00
151964	2/1/21	*****1696	Angela M Varela	82.00
151965	2/1/21	*****8338	Tenisha m Ford	52.00

151966	2/1/21	*****3183	Sonja I Campos	14.00
151967	2/1/21	*****8992	Carrie L Saravia	275.00
151968	2/1/21	*****6573	Hermajo L Hoskins	84.00
151969	2/1/21	*****8533	Ebony N Washington	166.00
151970	2/1/21	*****0256	Debra Gregory	33.00
151971	2/1/21	*****8765	Antoinette D Durrett	169.00
151972	2/1/21	*****2542	Sau C Ly	22.00
151973	2/1/21	*****0840	Dalisha L Bernstine	157.00
151974	2/1/21	*****5909	Kim L Johnson	133.00
151975	2/1/21	*****6953	Nathan Banks JR	23.00
151976	2/1/21	*****3841	Hangama Karimi	157.00
151977	2/1/21	*****0410	Ashley S Andrews	26.00
151978	2/1/21	*****6598	Ardean M Goulart	39.00
151979	2/1/21	*****6995	Graciela Arroyo	62.00
151980	2/1/21	*****0195	Shanoria s Sasser	73.00
151981	2/1/21	*****1951	Vinisha D Thornton	85.00
151982	2/1/21	*****0248	Lakisha L Burton	105.00
151983	2/1/21	*****7186	Najia Nooristani	60.00
151984	2/1/21	*****7822	Daudi K Edmond	55.00
151985	2/1/21	*****5758	Monique c Chaves	43.00
151986	2/1/21	*****3226	Riquel A Neal	31.00
151987	2/1/21	*****6095	Leilani S Gomez	37.00
151988	2/1/21	*****9325	JOW & AAW, LLC	1,546.00
151989	2/1/21	*****6825	A Classey Corp. DBA: ACL Property Management	2,105.00
151991	2/1/21	*****1636	Jimmy Bhatia	1,486.00
151992	2/1/21	*****1542	Housing Authority of the City of Clackamas	2,673.86
151993	2/1/21	*****2361	George Edward Cole	1,583.00
151994	2/1/21	*****2979	Mr. Donald Rhodes C/O Paul Shatswell Estate	1,483.00
151995	2/1/21	*****7079	Federal D Glover	2,704.00
151996	2/1/21	*****6352	Harris County Housing Authority	1,123.38
151997	2/1/21	*****0348	Hartz Property Management	1,594.00
151998	2/1/21	*****1057	Diamond Hillside Apartments	3,808.00
151999	2/1/21	*****2959	San Francisco Housing Authority	2,183.43
152000	2/1/21	*****0978	King County Housing Authority	1,790.28
152001	2/1/21	*****4593	Miaogen Lu	2,657.00
152002	2/1/21	*****3124	Dante McDonald	1,046.00
152003	2/1/21	*****4305	Darryl H. Milburn	1,804.00
152004	2/1/21	*****2593	Ba Nguyen Thu Thi Ngo	2,851.00
152005	2/1/21	*****9182	Lorene Paysinger	1,811.00

152006	2/1/21	*****7243	Linda Phon		1,483.00
152007	2/1/21	*****8651	Zaoxin Rong		2,316.00
152008	2/1/21	*****7396	Sierra Pacific Properties		1,772.00
152009	2/1/21	*****8705	Khalid Sultan		1,446.00
152010	2/1/21	*****8191	Albert S Tam		1,294.00
152011	2/1/21	*****5770	Ventana Rental Homes		3,146.00
152012	2/1/21	*****3239	Veritel Homes LLC		1,206.00
152013	2/1/21	*****1355	San Marcos Villas		2,058.00
152014	2/1/21	*****9322	Western Upper Haight Street Apartments, LLC		5,336.00
* 20121001	2/1/21	*****3065	Tasharie C. Ameral	DD - ES	1,622.00
20121002	2/1/21	*****2626	9th Street Associates, LP	DD - ES	5,806.00
20121003	2/1/21	*****0229	Meerwais Abdiani	DD - ES	926.00
20121004	2/1/21	*****8167	ABJ Enterprises, Inc. dba Blue Line Property Management	DD - ES	17,269.00
20121005	2/1/21	*****9050	Leonda R Addison	DD - ES	2,103.00
20121006	2/1/21	*****7139	Amitabh Agrawal	DD - ES	1,201.00
20121007	2/1/21	*****6232	Rosario Aguilar	DD - ES	784.00
20121008	2/1/21	*****5759	Rosa Aguirre	DD - ES	2,071.00
20121009	2/1/21	*****9530	Demetrius Alexander	DD - ES	1,758.00
20121010	2/1/21	*****5726	Jane Alexander	DD - ES	821.00
20121011	2/1/21	*****9681	Dale Alvarez	DD - ES	1,128.00
20121013	2/1/21	*****0104	Cecilia Anderson	DD - ES	2,643.00
20121014	2/1/21	*****9111	Shawn Anderson	DD - ES	2,480.00
20121015	2/1/21	*****5423	Anisa Ebadi	DD - ES	4,015.00
20121016	2/1/21	*****5951	Stoneman Apartments	DD - ES	31,283.00
20121017	2/1/21	*****5951	Stoneman Apartments	DD - ES	11,846.00
20121018	2/1/21	*****8701	Mariteresa Arenson c/o Select 1 Realty	DD - ES	1,982.00
20121019	2/1/21	*****0707	Sergeant or Sima Austin	DD - ES	1,375.00
20121020	2/1/21	*****4941	Shruti Motilal Ba-Harani	DD - ES	2,187.00
20121021	2/1/21	*****2764	Mel L. Banagan	DD - ES	1,714.00
20121022	2/1/21	*****4138	Carlos G. Barraza	DD - ES	808.00
20121023	2/1/21	*****3909	Ken Bartlett	DD - ES	1,861.00
20121024	2/1/21	*****7563	John Charles Bautista	DD - ES	1,942.00
20121025	2/1/21	*****3637	Christine Becerra	DD - ES	1,175.00
20121026	2/1/21	*****5979	John Bedford	DD - ES	896.00
20121027	2/1/21	*****9093	Holly A Hawkins	DD - ES	7,034.00
20121029	2/1/21	*****8614	Charles Bell and Camino Johnson-Bell	DD - ES	1,815.00
20121030	2/1/21	*****2521	Belmont Apartments	DD - ES	28,698.00
20121031	2/1/21	*****2521	Belmont Apartments	DD - ES	31,000.00

20121032	2/1/21	*****2521	Belmont Apartments	DD - ES	30,101.00
20121033	2/1/21	*****2521	Belmont Apartments	DD - ES	4,588.00
20121034	2/1/21	*****5996	Alex Benjamin	DD - ES	998.00
20121035	2/1/21	*****6465	Tennyson Berry	DD - ES	1,669.00
20121036	2/1/21	*****8634	Bethel Global Development LLC	DD - ES	1,936.00
20121037	2/1/21	*****2209	Gina Bhatia	DD - ES	2,409.00
20121038	2/1/21	*****7075	Som N Bhatia	DD - ES	3,815.00
20121039	2/1/21	*****0602	Pinakin Bhatt	DD - ES	2,443.00
20121040	2/1/21	*****8470	Joseph B. Bachir	DD - ES	1,605.00
20121041	2/1/21	*****5924	Steven Booras	DD - ES	2,265.00
20121042	2/1/21	*****1438	2018-2 IH Borrower LP	DD - ES	2,114.00
20121043	2/1/21	*****2439	Rosie M Boyd	DD - ES	2,580.00
20121044	2/1/21	*****8847	Victoria Boyko	DD - ES	1,696.00
20121045	2/1/21	*****3037	Kelly Ann Bradford	DD - ES	1,464.00
20121046	2/1/21	*****7855	Mariya Briggs	DD - ES	3,081.00
20121047	2/1/21	*****6215	Janet Brown	DD - ES	2,020.64
20121048	2/1/21	*****7469	Jessica G. Platt	DD - ES	1,480.00
20121049	2/1/21	*****9783	Lauren H Brown	DD - ES	1,768.00
20121050	2/1/21	*****9954	Blue Sapphire Homes, Inc.	DD - ES	2,594.00
20121051	2/1/21	*****2142	Huong T. Bui	DD - ES	4,200.00
20121055	2/1/21	*****4042	Donnell I. Carson	DD - ES	1,863.00
20121056	2/1/21	*****5079	Castle Creek Company, Inc.	DD - ES	1,521.00
			Trust Account		
20121057	2/1/21	*****6006	Christopher Todd Chambers	DD - ES	2,150.00
20121058	2/1/21	*****6869	Cora Ann Chambers	DD - ES	791.00
20121059	2/1/21	*****0398	Kan Chuen Chan	DD - ES	1,829.00
20121060	2/1/21	*****5571	P. M. Chaobal	DD - ES	2,600.00
20121061	2/1/21	*****9661	Chao Chen	DD - ES	1,306.00
20121062	2/1/21	*****1853	Hong Chen	DD - ES	4,528.00
20121063	2/1/21	*****8946	Jienlin Chen	DD - ES	3,310.00
20121064	2/1/21	*****4714	Wenhua Chen	DD - ES	2,361.00
20121065	2/1/21	*****5473	Hwa-Yoong Chiu	DD - ES	2,400.00
20121066	2/1/21	*****3211	Ada Choi	DD - ES	2,347.00
20121067	2/1/21	*****2454	Chun Ok Choi	DD - ES	6,101.00
20121068	2/1/21	*****0310	City of Pittsburg Housing Authority	DD - ES	4,563.00
20121069	2/1/21	*****3591	Juan F. Clara	DD - ES	1,373.00
20121070	2/1/21	*****1362	College Park Housing Authority	DD - ES	1,090.43
20121071	2/1/21	*****9873	Angel Contreras	DD - ES	2,555.00
20121072	2/1/21	*****1814	Tonette Sharice Cooper	DD - ES	2,631.00
20121073	2/1/21	*****0855	Adolph Rudolph Cortesi III	DD - ES	1,927.00

20121074	2/1/21	*****5708	David Elmer Cortesi	DD - ES	1,314.00
20121075	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	7,112.56
20121077	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	4,955.72
20121078	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	5,393.58
20121079	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	3,002.86
20121080	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	5,664.21
20121081	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	3,423.43
20121082	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	3,993.86
20121083	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	6,605.64
20121084	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	5,713.13
20121085	2/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	23,816.00
20121086	2/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	18,522.00
20121087	2/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	23,290.00
20121088	2/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	1,565.00
20121089	2/1/21	*****6569	Jeannette D. Crespo	DD - ES	2,806.00
20121090	2/1/21	*****7900	Patricia Crosby	DD - ES	1,664.00
20121091	2/1/21	*****3327	Jorge Robert Dagys Delevan Catty Leticia Pajoluk	DD - ES	2,030.00
20121092	2/1/21	*****6248	Justin Dailey	DD - ES	1,509.00
20121093	2/1/21	*****1622	Dam Quang To	DD - ES	2,721.00
20121094	2/1/21	*****0793	Danica J. French Evans	DD - ES	1,706.00
20121095	2/1/21	*****2963	Audrey Davis	DD - ES	1,464.00
20121096	2/1/21	*****0396	Kesha E. Davis	DD - ES	1,099.00
20121097	2/1/21	*****8929	Kevin Davidson	DD - ES	1,424.00
20121098	2/1/21	*****4961	Paulette Davis	DD - ES	1,642.00
20121099	2/1/21	*****6115	Roshan M. Davis	DD - ES	1,433.00
20121100	2/1/21	*****9068	Jagdeep or Shashi Dayal	DD - ES	3,464.00
20121101	2/1/21	*****2031	Wayman Dea	DD - ES	1,533.00
20121102	2/1/21	*****8370	Charles Dellamore	DD - ES	1,850.00
20121103	2/1/21	*****5882	David De La Torre	DD - ES	1,763.00
20121105	2/1/21	*****1004	Brigitte P. Doan	DD - ES	5,641.00
20121106	2/1/21	*****3531	Anna Phuongnam Thi Do	DD - ES	2,030.00
20121107	2/1/21	*****9716	JoAnn or Larry Domina	DD - ES	1,427.00
20121108	2/1/21	*****6538	Linda Duong	DD - ES	1,046.00
20121109	2/1/21	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	2,327.00
20121110	2/1/21	*****0372	Doris Engle Family Ltd Partnership c/o Select 1 Realty	DD - ES	1,313.00
20121111	2/1/21	*****3757	Alma B Espiritu	DD - ES	1,730.00

20121112	2/1/21	*****4023	Johnathan Espinoza	DD - ES	1,486.00
20121113	2/1/21	*****8122	Gerardo M. Esquivel	DD - ES	1,257.00
20121114	2/1/21	*****6027	Jianxin Fang Jia Liu	DD - ES	5,229.00
20121115	2/1/21	*****1830	Xiangfang Li	DD - ES	2,547.00
20121116	2/1/21	*****3602	Favian M. Wong	DD - ES	707.00
20121117	2/1/21	*****3835	Michael Mao C/O Jing Feng	DD - ES	2,669.00
20121118	2/1/21	*****2790	Barbara J. Fierner	DD - ES	1,725.00
20121119	2/1/21	*****9447	Joseph Field	DD - ES	1,143.00
20121120	2/1/21	*****7691	Hernan Roberto Figueroa	DD - ES	1,468.00
20121121	2/1/21	*****0962	Tochia D. Brewster Fleeton	DD - ES	1,452.00
20121122	2/1/21	*****5773	Alexander Flowers	DD - ES	1,333.00
20121123	2/1/21	*****4032	Fox Creek Apartments	DD - ES	18,349.00
20121124	2/1/21	*****4032	Fox Creek Apartments	DD - ES	6,649.00
20121125	2/1/21	*****0284	Monica Fraga	DD - ES	1,775.00
20121126	2/1/21	*****6894	Rejois O. Frazier or Leroy Myers	DD - ES	1,761.00
20121128	2/1/21	*****6265	Mr. Darren Fuller	DD - ES	1,491.00
20121129	2/1/21	*****8997	Fan Fuller	DD - ES	74.00
20121130	2/1/21	*****9634	Gialene Gaines	DD - ES	1,750.00
20121131	2/1/21	*****9590	Aminifu Gamba	DD - ES	2,677.00
20121132	2/1/21	*****8306	Bao Wen Gao	DD - ES	2,837.00
20121133	2/1/21	*****2189	Kelly Yu Min Gao	DD - ES	2,800.00
20121134	2/1/21	*****6981	Adraine Gardner	DD - ES	1,449.00
20121135	2/1/21	*****4278	Antoinette L Garcia	DD - ES	1,282.00
20121136	2/1/21	*****7036	David Gardner	DD - ES	3,407.00
20121137	2/1/21	*****0785	Rupesh Garg	DD - ES	2,297.00
20121138	2/1/21	*****2931	William H. Gardiner	DD - ES	2,204.00
20121139	2/1/21	*****5111	Gateway Apartments	DD - ES	5,458.00
20121140	2/1/21	*****5298	Parvindokht Ghaboulidashti	DD - ES	1,083.00
20121141	2/1/21	*****1145	Vernon or Eva Gholson	DD - ES	2,625.00
20121142	2/1/21	*****5958	Jacqueline Gill	DD - ES	1,489.00
20121143	2/1/21	*****3566	Mahavir Gill Mahavir S Gill Sr	DD - ES	5,140.00
20121144	2/1/21	*****8187	Sukpran Gill	DD - ES	1,483.00
20121145	2/1/21	*****6084	Gold A and S LLC	DD - ES	2,456.00
20121146	2/1/21	*****6208	Hadiya A Gomez	DD - ES	1,148.00
20121147	2/1/21	*****3032	Jesse Gonzaga	DD - ES	1,820.00
20121148	2/1/21	*****2367	Ting Gong	DD - ES	2,135.00
20121149	2/1/21	*****6940	Frances Greene	DD - ES	2,800.00
20121150	2/1/21	*****4872	Rodney Green	DD - ES	935.00
20121151	2/1/21	*****3361	Rupinder Grewal	DD - ES	2,972.00

20121152	2/1/21	*****7325	Patricia Gridley	DD - ES	1,014.00
20121153	2/1/21	*****6305	Italo Grossi	DD - ES	1,590.00
20121154	2/1/21	*****6721	Amparo Guardado Cesar Q. Guardado	DD - ES	1,406.00
20121155	2/1/21	*****0940	Krystle Guan	DD - ES	4,190.00
20121156	2/1/21	*****5987	Bob Gunson Real Estate C/O Julie Hang	DD - ES	1,292.00
20121157	2/1/21	*****5267	Abhilash Gupta	DD - ES	3,116.00
20121158	2/1/21	*****7930	Donald R. Watson, Sr.	DD - ES	494.00
20121159	2/1/21	*****2314	Nicole Hackett	DD - ES	1,711.00
20121160	2/1/21	*****6176	Asharfun Nisha Hafiz	DD - ES	1,575.00
20121161	2/1/21	*****0457	Jeffrey Paul Hagler	DD - ES	5,858.00
20121162	2/1/21	*****9827	Delores Jane Hall	DD - ES	1,950.00
20121163	2/1/21	*****4299	Clarence Jerome Hardison	DD - ES	1,172.00
20121164	2/1/21	*****6228	David L Hart	DD - ES	1,779.00
20121165	2/1/21	*****1769	Lawrence Harrold	DD - ES	7,022.00
20121166	2/1/21	*****7423	Delta Hawaii Garden Apartments LLC	DD - ES	5,143.00
20121167	2/1/21	*****5859	Chuanhu He	DD - ES	1,915.00
20121168	2/1/21	*****6728	David T. Hennigan	DD - ES	17,192.00
20121169	2/1/21	*****3097	Silvester C. Henderson	DD - ES	1,914.00
20121170	2/1/21	*****5221	Anna Hernandez	DD - ES	2,016.00
20121171	2/1/21	*****3423	Sally Lea Hickman	DD - ES	1,488.00
20121172	2/1/21	*****1603	Marva Hill	DD - ES	357.00
20121173	2/1/21	*****6255	Carl E. Hoard II	DD - ES	544.00
20121174	2/1/21	*****7386	Hanh Huu Hoang	DD - ES	2,803.00
20121175	2/1/21	*****5654	Havy S Hoag	DD - ES	2,983.00
20121176	2/1/21	*****4106	Albert Ho	DD - ES	1,746.00
20121177	2/1/21	*****8576	Joyce Ann Hoffman	DD - ES	1,418.00
20121178	2/1/21	*****4543	Ronald G. Holmes	DD - ES	1,635.00
20121179	2/1/21	*****7987	SRH Holdings LLC	DD - ES	3,059.00
20121180	2/1/21	*****2768	Invitation Homes	DD - ES	2,221.00
20121181	2/1/21	*****5700	Tony Ho	DD - ES	1,542.00
20121182	2/1/21	*****9956	Cheng Huang	DD - ES	2,903.00
20121183	2/1/21	*****1535	Fanny Kao Huang	DD - ES	1,800.00
20121184	2/1/21	*****8816	Ming Zin Huang	DD - ES	2,918.00
20121185	2/1/21	*****7984	Tao Huang	DD - ES	7,352.00
20121186	2/1/21	*****7838	Xia Jing Huang	DD - ES	2,617.00
20121187	2/1/21	*****9084	Nancy Xiu Zhen Hu	DD - ES	1,796.00
20121188	2/1/21	*****6229	Thinh Trieu Huynh	DD - ES	2,400.00
20121189	2/1/21	*****0778	IGreen House Inc.	DD - ES	1,018.00
20121190	2/1/21	*****7951	IH5 Property West LP	DD - ES	2,597.00

20121191	2/1/21	*****8323	Keyee Investment LLC	DD - ES	1,451.00
20121192	2/1/21	*****1017	LaShon D Irving	DD - ES	1,991.00
20121193	2/1/21	*****0911	Mario Isidro	DD - ES	1,936.00
20121194	2/1/21	*****6821	Michael or Kay Isola	DD - ES	434.00
20121195	2/1/21	*****4913	Jabbarr Love	DD - ES	1,845.00
20121196	2/1/21	*****2036	Brandi Jackson c/o Perry Realty Team	DD - ES	2,165.00
20121197	2/1/21	*****1075	Consuelo Marie Jackson	DD - ES	2,829.00
20121198	2/1/21	*****5120	Deepika Sameer Jain	DD - ES	6,960.00
20121199	2/1/21	*****4910	Sameer Jain	DD - ES	5,738.00
20121200	2/1/21	*****3307	Vishal S. Jain	DD - ES	1,403.00
20121201	2/1/21	*****1349	Jason Le	DD - ES	2,526.00
20121202	2/1/21	*****6917	Jian Xing Zhang	DD - ES	1,489.00
20121203	2/1/21	*****3090	Krystal Johnson	DD - ES	1,942.00
20121204	2/1/21	*****8569	Ronita Johnson	DD - ES	1,483.00
20121205	2/1/21	*****8867	James Jones	DD - ES	1,503.00
20121206	2/1/21	*****2434	Sharon Jones	DD - ES	1,927.00
20121207	2/1/21	*****4905	Mostaeen B Jouya	DD - ES	2,856.00
20121208	2/1/21	*****3526	JPH Investment Trust	DD - ES	2,800.00
20121209	2/1/21	*****5647	Om Parkash Kalra	DD - ES	3,677.00
20121210	2/1/21	*****8425	Wei Kang	DD - ES	5,195.00
20121211	2/1/21	*****7429	Navkirandeep Kaur	DD - ES	2,397.00
20121212	2/1/21	*****6180	K. E. M. Group LLC	DD - ES	1,848.00
20121213	2/1/21	*****9411	Anthony Keslinke	DD - ES	1,485.00
20121214	2/1/21	*****2578	Faraz Ali Khan	DD - ES	1,436.00
20121215	2/1/21	*****0839	Alan T. Kilpatrick	DD - ES	328.00
20121216	2/1/21	*****0888	KW Kirker Creek, LLC	DD - ES	3,017.00
20121217	2/1/21	*****9221	John N Kitta	DD - ES	2,787.00
20121218	2/1/21	*****7475	Qi Yun Kuang	DD - ES	6,339.00
20121219	2/1/21	*****8506	Simon Kailiang Kuang	DD - ES	1,692.00
20121220	2/1/21	*****9316	Zdzislaw Kujawa	DD - ES	1,335.00
20121221	2/1/21	*****2585	Daniel Kwan	DD - ES	3,473.00
20121222	2/1/21	*****8326	Thomas LaFleur	DD - ES	1,483.00
20121223	2/1/21	*****7845	Chow Kang Lam	DD - ES	1,474.00
20121224	2/1/21	*****6520	Shirley Manly-Lampkin	DD - ES	1,051.00
20121225	2/1/21	*****6102	Maria Lara	DD - ES	1,608.00
20121226	2/1/21	*****7975	Peter C. Larsen	DD - ES	1,457.00
20121227	2/1/21	*****2401	Kevin Lassair Terrilyn Lassair	DD - ES	1,807.00
20121228	2/1/21	*****4732	Latif, LLC	DD - ES	2,850.00
20121229	2/1/21	*****2293	LCSTAR, LLC	DD - ES	4,449.00

20121230	2/1/21	*****0984	Dao Tran Le	DD - ES	900.00
20121231	2/1/21	*****8548	Jack Wai Lee	DD - ES	2,370.00
20121232	2/1/21	*****1755	Siu Wan Windytiti Lee	DD - ES	2,232.00
20121233	2/1/21	*****2527	Steven Lee	DD - ES	1,671.00
20121234	2/1/21	*****5289	Yuhjen Juang Lee	DD - ES	1,842.00
20121235	2/1/21	*****7087	Huy Nguyen Le	DD - ES	2,496.00
20121236	2/1/21	*****1860	Lena Le	DD - ES	806.00
20121237	2/1/21	*****3782	Joseph C. Lerma	DD - ES	1,431.00
20121238	2/1/21	*****3555	Yiping I. and Frederic Leroudier	DD - ES	1,995.00
20121239	2/1/21	*****3410	John M. Leung	DD - ES	7,144.00
20121240	2/1/21	*****3743	May Leung or Rodney Chen	DD - ES	4,022.00
20121241	2/1/21	*****2110	Peter Leung	DD - ES	2,551.00
20121242	2/1/21	*****5185	Fortunee Lichaa	DD - ES	820.00
20121243	2/1/21	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	8,904.00
20121244	2/1/21	*****0416	Faqiang Li	DD - ES	2,577.00
20121245	2/1/21	*****8871	Jie Li	DD - ES	1,885.00
20121246	2/1/21	*****7827	Jinhuan Li	DD - ES	1,412.00
20121247	2/1/21	*****9346	Joshua Li	DD - ES	1,246.00
20121248	2/1/21	*****2649	Tim Lindstrom c/o AAA Property Management	DD - ES	1,119.00
20121249	2/1/21	*****3881	Vivian Y Li	DD - ES	1,288.00
20121251	2/1/21	*****0050	Wei Min Li	DD - ES	1,632.00
20121252	2/1/21	*****9003	Ying Hong Li	DD - ES	712.00
20121253	2/1/21	*****0198	Belkis Zhong Li	DD - ES	2,596.00
20121254	2/1/21	*****1646	Paul Long	DD - ES	2,470.00
20121255	2/1/21	*****1474	Los Medanos Village Apartments	DD - ES	16,748.00
20121256	2/1/21	*****7531	Tony or Yvonne Louie	DD - ES	1,425.00
20121257	2/1/21	*****3708	Anthony Charles Loyola	DD - ES	757.00
20121258	2/1/21	*****7720	Jose Loza	DD - ES	844.00
20121259	2/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	16,917.00
20121260	2/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	17,344.00
20121261	2/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	12,369.00
20121262	2/1/21	*****2354	Andrew Kin Lui	DD - ES	2,909.00
20121263	2/1/21	*****4658	Wei Liu Guangxin Frank Liu	DD - ES	1,901.00
20121264	2/1/21	*****7843	The Entrust Group, Inc. FBO Theodore Lum IRA (acct #34892)	DD - ES	1,313.00
20121265	2/1/21	*****1821	Curtis H. Lundberg	DD - ES	555.00
20121266	2/1/21	*****1494	Xiangwen Lu	DD - ES	3,068.00
20121267	2/1/21	*****2147	Chi Vien Ly	DD - ES	1,614.00

20121268	2/1/21	*****6525	Madelyn Ann Massey Trustee of the 2017 Massey Family Trust	DD - ES	1,636.00
20121269	2/1/21	*****5865	Rakesh Madra	DD - ES	3,152.00
20121270	2/1/21	*****2191	Radha Mahesram	DD - ES	2,173.00
20121271	2/1/21	*****7358	Mahnoor Tariq	DD - ES	2,462.00
20121272	2/1/21	*****4372	Jennifer Leung Ma	DD - ES	3,661.00
20121273	2/1/21	*****1989	Jeff Mann	DD - ES	6,763.00
20121274	2/1/21	*****5378	Glenn Marshall	DD - ES	2,231.00
20121275	2/1/21	*****2875	Marla Y Harrison	DD - ES	404.00
20121276	2/1/21	*****4697	Elisa Aurora Martinez	DD - ES	2,680.00
20121277	2/1/21	*****9206	Demetria d Mason	DD - ES	3,008.00
20121278	2/1/21	*****9994	Matthew Lui	DD - ES	1,654.00
20121279	2/1/21	*****6768	Matrixone Realty	DD - ES	1,036.00
20121280	2/1/21	*****5255	Helen McCarthy	DD - ES	1,933.00
20121281	2/1/21	*****6494	Dorothy McDonald	DD - ES	1,973.00
20121283	2/1/21	*****1152	Janice K McLean	DD - ES	489.00
20121284	2/1/21	*****4675	Meadow Glen Apartments	DD - ES	1,918.00
20121285	2/1/21	*****9866	Tatung Mei	DD - ES	3,564.00
20121286	2/1/21	*****5245	Jinyu Meng	DD - ES	1,632.00
20121287	2/1/21	*****4885	Sabine Menzel	DD - ES	3,792.00
20121288	2/1/21	*****0133	Mercedes P. Johnson	DD - ES	617.00
20121289	2/1/21	*****8272	Hector Meza	DD - ES	1,622.00
20121290	2/1/21	*****9885	Andrew S Miloslavich	DD - ES	1,612.00
20121291	2/1/21	*****7437	Perchak Properties for Carol Miller	DD - ES	1,936.00
20121292	2/1/21	*****4000	Millennium Homes	DD - ES	2,012.00
20121293	2/1/21	*****2618	Carlos J Miranda	DD - ES	660.00
20121294	2/1/21	*****0772	Hassan Mirabedi	DD - ES	6,020.00
20121295	2/1/21	*****6741	Gwendolyn Mitchell	DD - ES	3,648.00
20121296	2/1/21	*****0985	Rodney Montgomery or Sharon Montgomery	DD - ES	1,655.00
20121297	2/1/21	*****4676	Erik L Morris	DD - ES	1,937.00
20121298	2/1/21	*****3624	Diane Morin	DD - ES	1,990.00
20121299	2/1/21	*****3642	Eva Munn	DD - ES	1,160.00
20121300	2/1/21	*****8820	Brien Brothers, LLC C/O Mynd Management, IC.	DD - ES	1,147.00
20121301	2/1/21	*****1388	Mynd Management Inc,	DD - ES	4,899.00
20121302	2/1/21	*****0105	Ehsan Nabkel	DD - ES	3,537.00
20121303	2/1/21	*****9276	Fariba Naji	DD - ES	889.00
20121304	2/1/21	*****6234	Shinder Paul Narabut	DD - ES	7,197.00
20121305	2/1/21	*****0054	NC Associates, Inc.	DD - ES	16,195.00
20121306	2/1/21	*****9180	Michael Nelson	DD - ES	2,938.00
20121307	2/1/21	*****5257	Guy Nesbeth	DD - ES	1,741.00

20121308	2/1/21	*****1072	Dominic Y Ng	DD - ES	2,980.00
20121309	2/1/21	*****3604	Knowland Ging Ng	DD - ES	4,784.00
20121310	2/1/21	*****8594	Patrick Ng Mike Perry, Property Manager	DD - ES	1,206.00
20121311	2/1/21	*****0738	Hieu Nguyen	DD - ES	1,642.00
20121312	2/1/21	*****7154	Huy Quang Nguyen	DD - ES	2,419.00
20121313	2/1/21	*****8307	Mai Thi Thanh Nguyen	DD - ES	1,925.00
20121314	2/1/21	*****4366	Quyen Nguyen	DD - ES	1,857.00
20121315	2/1/21	*****8241	Tieu Nguyen	DD - ES	800.00
20121316	2/1/21	*****2660	Nichole Nicholson	DD - ES	2,500.00
20121317	2/1/21	*****7265	Ernest Nichols III	DD - ES	3,323.00
20121318	2/1/21	*****6497	Peter Niloufari	DD - ES	5,190.00
20121320	2/1/21	*****8129	Kevin Nord	DD - ES	1,690.00
20121321	2/1/21	*****0056	Richard A Norte	DD - ES	1,895.00
20121322	2/1/21	*****2286	North State Financial, Inc.	DD - ES	1,094.00
20121323	2/1/21	*****7171	New Way Management Services, Inc.	DD - ES	21,041.00
20121324	2/1/21	*****0056	Sheryl O'Brien	DD - ES	876.00
20121325	2/1/21	*****1194	Jennifer Odei	DD - ES	1,434.00
20121326	2/1/21	*****5572	Dwight J Owens	DD - ES	592.00
20121327	2/1/21	*****1780	Diane Oles	DD - ES	2,055.00
20121328	2/1/21	*****4543	Esosa A. Omokaro	DD - ES	2,026.00
20121329	2/1/21	*****0588	Orange County Housing Authority Orange County Housing Authority	DD - ES	3,893.86
20121330	2/1/21	*****3741	Sandra L Ortiz	DD - ES	1,766.00
20121331	2/1/21	*****1081	Chinenye Osuagwu	DD - ES	2,582.00
20121332	2/1/21	*****9139	Olubukola Amoke Oyebade	DD - ES	2,427.00
20121333	2/1/21	*****3324	Mutlu Ozer	DD - ES	1,944.00
20121334	2/1/21	*****6009	Diablo Pacific, Inc.	DD - ES	3,297.00
20121335	2/1/21	*****4083	Pacific Living, LLC	DD - ES	2,622.00
20121336	2/1/21	*****7811	Hemangini & Vijendra Patel	DD - ES	2,522.00
20121337	2/1/21	*****0885	Kokila Patel	DD - ES	842.00
20121338	2/1/21	*****0346	Patiala, LLC Deepinder Kaur or Ajay Singh	DD - ES	2,049.00
20121339	2/1/21	*****8684	Virendra M. Patel	DD - ES	80.00
20121340	2/1/21	*****8047	Jason Pauline	DD - ES	1,760.00
20121341	2/1/21	*****3189	Loycell Peacock	DD - ES	906.00
20121342	2/1/21	*****5165	Scott Pease	DD - ES	1,735.00
20121343	2/1/21	*****8805	Alonso R. Perez	DD - ES	1,489.00
20121344	2/1/21	*****3278	Maria Del Carmen Perez	DD - ES	603.00
20121345	2/1/21	*****6784	Lowde Y. Perkins	DD - ES	916.00
20121346	2/1/21	*****4893	Cong Thi Pham	DD - ES	2,397.00
20121347	2/1/21	*****5884	May K. Pho	DD - ES	3,008.00

20121348	2/1/21	*****0958	Pittsburg Park Apartments	DD - ES	2,954.00
20121349	2/1/21	*****2744	SK Pittsburg Bay Point SK Pittsburg Bay Point	DD - ES	1,458.00
20121350	2/1/21	*****1097	Bay Point Orphans Fund, LLC	DD - ES	1,712.00
20121351	2/1/21	*****7605	Portofino Apartments	DD - ES	10,884.00
20121352	2/1/21	*****8826	Prime Metropolis Properties, Inc.	DD - ES	5,160.00
20121353	2/1/21	*****2849	IH5 Property West LP	DD - ES	2,477.00
20121354	2/1/21	*****3398	Marples Property Management	DD - ES	1,700.00
20121355	2/1/21	*****4650	A. Meadows Property Management	DD - ES	3,293.00
20121356	2/1/21	*****6551	Parks Properties	DD - ES	1,726.00
20121357	2/1/21	*****7789	Stokley Properties LLC Harbor	DD - ES	2,848.00
20121358	2/1/21	*****8055	Property Upsurge, Inc.	DD - ES	4,075.00
20121359	2/1/21	*****5762	Husam Mousa Qana	DD - ES	2,434.00
20121360	2/1/21	*****0782	Amjad Qaqish	DD - ES	738.00
20121361	2/1/21	*****9542	Sam or Sonia Quinones	DD - ES	1,800.00
20121362	2/1/21	*****4029	Amos Radford	DD - ES	1,463.00
20121363	2/1/21	*****1034	Kuljit P Raju	DD - ES	2,167.00
20121364	2/1/21	*****2261	Paramjit K. Raju	DD - ES	3,039.00
20121365	2/1/21	*****3452	Christopher Ramirez	DD - ES	3,426.00
20121366	2/1/21	*****8489	Enrique or Stacy Ramirez	DD - ES	977.00
20121367	2/1/21	*****2162	Erika Ramirez	DD - ES	1,797.00
20121369	2/1/21	*****2283	Rohini Ram-Cline	DD - ES	1,957.00
20121370	2/1/21	*****6068	David Raughton	DD - ES	1,831.00
20121371	2/1/21	*****2414	Tanya Nicole Ray	DD - ES	2,652.00
20121372	2/1/21	*****8337	RayCaro Inc.	DD - ES	2,594.00
20121373	2/1/21	*****8227	Croskey Real Estate, Inc.	DD - ES	1,605.00
20121374	2/1/21	*****6703	Amerasia Real Estate Fund LLC	DD - ES	3,888.00
20121375	2/1/21	*****7083	Reliant - Woods Grove, LP	DD - ES	17,028.00
20121376	2/1/21	*****7349	Eric Franklin Remson	DD - ES	869.00
20121377	2/1/21	*****9321	Roger Riley	DD - ES	1,901.00
20121378	2/1/21	*****4562	Rising Investments LLC	DD - ES	6,268.00
20121379	2/1/21	*****4809	Robert W. Daniels	DD - ES	2,548.00
20121380	2/1/21	*****0694	Jason Ruffin	DD - ES	2,854.00
20121381	2/1/21	*****4579	Elvira Ruiz	DD - ES	1,737.00
20121382	2/1/21	*****5248	Constance Russell	DD - ES	2,082.00
20121383	2/1/21	*****8536	Ms. Meuy Saelee	DD - ES	2,891.00
20121384	2/1/21	*****3871	Maridel P Santos	DD - ES	1,438.00
20121385	2/1/21	*****3011	Alicia Saucedo	DD - ES	1,240.00
20121386	2/1/21	*****7615	Gregory Paul Schulz	DD - ES	1,448.00
20121387	2/1/21	*****9954	Richard M. Sciortino	DD - ES	2,341.00
20121388	2/1/21	*****7031	Jacqueline Selinger	DD - ES	1,438.00

20121389	2/1/21	*****5346	Young Sook Seroy	DD - ES	1,411.00
20121390	2/1/21	*****1446	Mohinder Sharma	DD - ES	1,007.00
20121391	2/1/21	*****7239	Shailesh & Bela Patel	DD - ES	871.00
20121392	2/1/21	*****1357	Mohammad Shekib	DD - ES	1,942.00
20121393	2/1/21	*****5981	Yihui Shi	DD - ES	1,685.00
20121394	2/1/21	*****5994	Shorten Investments LLC	DD - ES	2,925.00
20121395	2/1/21	*****7396	Sierra Pacific Properties Inc Sierra Pacific Properties Inc	DD - ES	9,117.00
20121396	2/1/21	*****7789	Siena Court Apartments	DD - ES	13,501.00
20121397	2/1/21	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	4,505.00
20121398	2/1/21	*****7396	Sierra Pacific Properties Woodland Hills Apartments	DD - ES	17,201.00
20121399	2/1/21	*****6650	Frank M. Siino	DD - ES	671.00
20121400	2/1/21	*****8035	Joseph Michael Siino	DD - ES	1,527.00
20121401	2/1/21	*****5399	Gloria Silva	DD - ES	739.00
20121402	2/1/21	*****8407	Marc J. Simpson	DD - ES	1,437.00
20121403	2/1/21	*****3639	Raman Singh	DD - ES	2,618.00
20121404	2/1/21	*****6058	Son Singh	DD - ES	1,498.00
20121405	2/1/21	*****0700	Crystal Situ	DD - ES	1,439.00
20121406	2/1/21	*****3853	Lakesha Michelle Smith Lionel R Smith	DD - ES	1,975.00
20121407	2/1/21	*****4970	Molly Smith	DD - ES	2,000.00
20121408	2/1/21	*****9092	Sherritta M Smith	DD - ES	1,034.00
20121409	2/1/21	*****2032	Cinthia Sosa	DD - ES	1,630.00
20121410	2/1/21	*****6977	Angela E. Robinson-Spencer	DD - ES	2,000.00
20121412	2/1/21	*****5343	Deborah Steppe	DD - ES	1,930.00
20121413	2/1/21	*****5308	R R Rentals	DD - ES	1,800.00
20121414	2/1/21	*****8216	Abby Sukarto	DD - ES	4,127.00
20121415	2/1/21	*****1808	Jezzy Sukaemi	DD - ES	2,564.00
20121416	2/1/21	*****8534	Suma Aryaei	DD - ES	2,642.00
20121417	2/1/21	*****1235	Summit Venture Group, LLC	DD - ES	2,701.00
20121418	2/1/21	*****6168	Kamaljeet Surila	DD - ES	1,649.00
20121419	2/1/21	*****0399	Joyce Hui Sy	DD - ES	6,605.00
20121420	2/1/21	*****1242	Hamed Tafaghodi Alexis Tafaghodi	DD - ES	1,066.00
20121421	2/1/21	*****6283	Yun Teng Weijie Zhang	DD - ES	1,753.00
20121422	2/1/21	*****9166	Ms. Natasha Terry	DD - ES	2,675.00
20121423	2/1/21	*****9314	Silvia Thein and Ada Choi	DD - ES	1,903.00
20121424	2/1/21	*****7191	Tequila Nashannon Thornton	DD - ES	2,358.00
20121425	2/1/21	*****4049	ChingJen Tong	DD - ES	1,836.00

20121426	2/1/21	*****1714	Yoway Wilson Tong	DD - ES	1,486.00
20121427	2/1/21	*****1405	Lourdes or Raymond Tovar	DD - ES	1,639.00
20121428	2/1/21	*****2094	Raphael Minhtuyen Tran	DD - ES	3,025.00
20121429	2/1/21	*****8623	Richard Tran	DD - ES	2,783.00
20121430	2/1/21	*****1327	Thuy Tran	DD - ES	1,145.00
20121431	2/1/21	*****6165	Thanh Van Trinh	DD - ES	1,422.00
20121432	2/1/21	*****5313	Sean Thuyet Truong	DD - ES	1,194.00
20121433	2/1/21	*****9321	Van Truong	DD - ES	1,762.00
20121434	2/1/21	*****6917	Erica Uschold	DD - ES	2,583.00
20121435	2/1/21	*****2907	Frank Lokeni Uu Martha Jauregui Morales	DD - ES	1,275.00
20121436	2/1/21	*****4582	Lidia Valladares	DD - ES	1,169.00
20121437	2/1/21	*****0250	Victor D Valenzuela	DD - ES	2,361.00
20121438	2/1/21	*****3371	Gary D. Vasconcellos	DD - ES	1,550.00
20121439	2/1/21	*****8457	Sareena Lata Velu	DD - ES	1,597.00
20121440	2/1/21	*****5310	Azell Vickers	DD - ES	1,368.00
20121441	2/1/21	*****9682	Nuno G Vieira	DD - ES	4,328.00
20121442	2/1/21	*****7391	Kim Uyen Minh Vu	DD - ES	1,026.00
20121443	2/1/21	*****2720	Stephen Cordell Wafer	DD - ES	1,205.00
20121444	2/1/21	*****6924	Lining Wan	DD - ES	1,490.00
20121445	2/1/21	*****6945	Wei Wang	DD - ES	2,013.00
20121446	2/1/21	*****1634	Yu Ruo Wang	DD - ES	1,781.00
20121447	2/1/21	*****7593	Ms. Brigitte Warren C/O Perry Realty Team	DD - ES	2,001.00
20121448	2/1/21	*****5502	Mildred Lucille Washington	DD - ES	1,996.00
20121450	2/1/21	*****4384	Wenying Chang	DD - ES	3,422.00
20121451	2/1/21	*****5295	Holly Wen	DD - ES	1,123.00
20121452	2/1/21	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	4,902.00
20121454	2/1/21	*****7867	Ms Adrienne Wilson C/O Gabe Essoe	DD - ES	1,954.00
20121455	2/1/21	*****5057	Kathleen and John Wilson	DD - ES	936.00
20121456	2/1/21	*****8702	Kathy D. Williams	DD - ES	2,500.00
20121457	2/1/21	*****5480	Tasia La Vonda Williams	DD - ES	2,440.00
20121458	2/1/21	*****5026	Windeler Development Group, Inc.	DD - ES	1,166.00
20121459	2/1/21	*****1862	Danny Ching-Yam Wong	DD - ES	1,791.00
20121460	2/1/21	*****1157	Har Pan Wong	DD - ES	4,989.00
20121461	2/1/21	*****6356	Joanne Wong	DD - ES	1,522.00
20121462	2/1/21	*****1060	Kinney Ming Wong	DD - ES	508.00
20121463	2/1/21	*****2784	Vincent Wong	DD - ES	1,818.00
20121464	2/1/21	*****3962	Hong Wu	DD - ES	3,697.00

20121465	2/1/21	*****3698	Zhang Jin Wu	DD - ES	2,607.00
20121466	2/1/21	*****2556	Drewcillia Wyatt	DD - ES	2,315.00
20121467	2/1/21	*****2651	Sheree Wynn	DD - ES	2,195.00
20121468	2/1/21	*****5388	Jian Ai Xuan	DD - ES	1,784.00
20121469	2/1/21	*****4644	Chao Xu	DD - ES	2,656.00
20121470	2/1/21	*****3880	Ping Ping Xu Keming Wang	DD - ES	2,803.00
20121471	2/1/21	*****5087	Zhou Xu	DD - ES	2,853.00
20121472	2/1/21	*****4383	Yifan Ye Mike Perry, Property Manager	DD - ES	2,563.00
20121473	2/1/21	*****6779	Sally Yip	DD - ES	753.00
20121474	2/1/21	*****6210	Yong Qiang Lu	DD - ES	1,778.00
20121475	2/1/21	*****6178	Chris Kui You	DD - ES	2,378.00
20121476	2/1/21	*****7622	Yee Yue Cheung	DD - ES	1,319.00
20121477	2/1/21	*****8664	Mohammad Zalmaiyyar	DD - ES	2,532.00
20121478	2/1/21	*****8685	Feng Zhang	DD - ES	2,726.00
20121479	2/1/21	*****7638	Jielu Zhao	DD - ES	1,574.00
20121480	2/1/21	*****2940	Wei Bin Zhang or Gao Wei	DD - ES	1,749.00
20121481	2/1/21	*****3259	Xirong Zhao	DD - ES	1,795.00
20121482	2/1/21	*****4367	Xiang Yang Zheng	DD - ES	1,848.00
20121483	2/1/21	*****9263	Zhixing Li	DD - ES	2,429.00
20121484	2/1/21	*****3830	Joy Yi Zhou	DD - ES	2,368.00
20121485	2/1/21	*****7805	Shengguo Zhu	DD - ES	2,816.00
20121486	2/1/21	*****6132	Ying Zhu	DD - ES	5,081.00
20121487	2/1/21	*****4651	Weijie Zhang	DD - ES	1,115.00

Housing Choice Voucher	HAP	1,499,994.53
	UR	9,394.97
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	3,214.73
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	\$1,512,604.23

Check Summary

February 1, 2021

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				

151902	2/1/21	*****2062	John M Ferguson		64.00
151912	2/1/21	*****5735	Michael Wimmer		116.00
151988	2/1/21	*****9325	JOW & AAW, LLC		2,252.00
151990	2/1/21	*****9326	Western Addition Apartments, LLC		1,483.00
151991	2/1/21	*****1636	Jimmy Bhatia		1,180.00
151993	2/1/21	*****2361	George Edward Cole		1,272.00
20121012	2/1/21	*****4636	Felipe Amarante	DD - ES	1,487.00
20121023	2/1/21	*****3909	Ken Bartlett	DD - ES	1,747.00
20121028	2/1/21	*****7492	Adrienne Kelly Belton	DD - ES	955.00
20121038	2/1/21	*****7075	Som N Bhatia	DD - ES	751.00
20121052	2/1/21	*****8860	Joe Burns	DD - ES	1,073.00
20121053	2/1/21	*****8764	William Joseph Burgoyne	DD - ES	149.00
20121054	2/1/21	*****2513	Clara Beatriz Cardenas	DD - ES	1,500.00
20121075	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	4,390.13
20121076	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	2,641.93
20121077	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	5,801.30
20121078	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	5,410.72
20121079	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	9,598.36
20121080	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	7,100.50
20121081	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	10,170.95
20121082	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	10,848.43
20121083	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	8,959.26
20121084	2/1/21	*****0746	Contra Costa County Housing Authority	DD - ES	9,576.26
20121085	2/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	3,746.00
20121086	2/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	5,640.00
20121087	2/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	7,068.00
20121088	2/1/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	1,196.00
20121104	2/1/21	*****9507	Olga M. Disney	DD - ES	1,181.00
20121109	2/1/21	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	600.00
20121124	2/1/21	*****4032	Fox Creek Apartments	DD - ES	590.00
20121127	2/1/21	*****4432	FFR Investments LLC	DD - ES	1,826.00
20121139	2/1/21	*****5111	Gateway Apartments	DD - ES	2,278.00
20121157	2/1/21	*****5267	Abhilash Gupta	DD - ES	1,729.00
20121168	2/1/21	*****6728	David T. Hennigan	DD - ES	2,149.00
20121238	2/1/21	*****3555	Yiping I. and Frederic Leroudier	DD - ES	2,472.00
20121243	2/1/21	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	1,142.00
20121250	2/1/21	*****1547	Paul Livson	DD - ES	1,680.00

20121259	2/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	4,324.00
20121260	2/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	2,801.00
20121261	2/1/21	*****7378	Marina Heights Apartments, LP	DD - ES	1,103.00
20121266	2/1/21	*****1494	Xiangwen Lu	DD - ES	1,303.00
20121282	2/1/21	*****6342	James & Diana Gail McDonald c/o Yolanda McDonald	DD - ES	1,500.00
20121319	2/1/21	*****9886	Northstar Financial Group, LLC	DD - ES	3,320.00
20121368	2/1/21	*****7228	Ramsey Horton	DD - ES	1,974.00
20121374	2/1/21	*****6703	Amerasia Real Estate Fund LLC	DD - ES	2,843.00
20121375	2/1/21	*****7083	Reliant - Woods Grove, LP	DD - ES	3,607.00
20121395	2/1/21	*****7396	Sierra Pacific Properties Inc Sierra Pacific Properties Inc	DD - ES	4,614.00
20121396	2/1/21	*****7789	Siena Court Apartments	DD - ES	1,011.00
20121397	2/1/21	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	2,435.00
20121411	2/1/21	*****3465	Ramzi D Srouji	DD - ES	1,958.00
20121428	2/1/21	*****2094	Raphael Minhtuyen Tran	DD - ES	1,713.00
20121449	2/1/21	*****4563	Isidoro Weitzman	DD - ES	1,914.00
20121452	2/1/21	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	1,571.00
20121453	2/1/21	*****9380	Tracy J. Whitehead	DD - ES	135.00

VASH

HAP	154,281.00
UR	200.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	5,468.84
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$159,949.84

Grand Total

HAP	1,654,275.53
UR	9,594.97
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	8,683.57
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$1,672,554.07

Check Summary

February 15, 2021

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
152016	2/15/21	*****9326	Western Addition Apartments, LLC	2,387.00
* 21521001	2/15/21	*****0746	Contra Costa County Housing Authority	1,656.43
21521002	2/15/21	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	1,831.00
21521003	2/15/21	*****3531	Anna Phuongnam Thi Do	0.00
21521004	2/15/21	*****5111	Gateway Apartments	484.00
21521005	2/15/21	*****3097	Silvester C. Henderson	1,760.00
21521006	2/15/21	*****7378	Marina Heights Apartments, LP	1,040.00
21521007	2/15/21	*****7171	New Way Management Services, Inc.	3,201.00
21521008	2/15/21	*****1939	Paula D. Williams	2,013.00
21521009	2/15/21	*****7605	Portofino Apartments	1,034.00
21521010	2/15/21	*****9215	Kameryn Victoria Ray	2,652.00
21521011	2/15/21	*****5994	Shorten Investments LLC	2,669.00
21521012	2/15/21	*****7396	Sierra Pacific Properties Woodland Hills Apartments	1,733.00
21521013	2/15/21	*****8407	Marc J. Simpson	101.00
21521014	2/15/21	*****7479	Ms. Li Su	2,049.00
21521015	2/15/21	*****1157	Har Pan Wong	2,776.00
21521016	2/15/21	*****9263	Zhixing Li	24.00
21521017	2/15/21	*****7805	Shengguo Zhu	2,737.00

Housing Choice Voucher	HAP	30,070.00
	UR	0.00
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	77.43
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	\$30,147.43

Check Summary

February 15, 2021

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
* 152015	2/15/21	*****7845	Troy Mills	29.00
152017	2/15/21	*****2116	MSR Rental Properties, LLC C/O EEN Property Management	1,700.00
* 21521001	2/15/21	*****0746	Contra Costa County Housing Authority	DD - ES 5,747.56
21521012	2/15/21	*****7396	Sierra Pacific Properties Woodland Hills Apartments	DD - ES 4,336.00

VASH		HAP	11,482.00
		UR	29.00
		Damage Claim	0.00
		Vacancy Claim	0.00
		Administrative Fee	301.56
		FSS Escrow Account	0.00
		Shelter Plus Security Deposit	0.00
		Other	0.00
		All Payments	\$11,812.56

Grand Total

HAP	41,552.00
UR	29.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	378.99
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$41,959.99



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

TO: Chair and Governing Board Members

FROM: Garrett Evans, Executive Director

SUBJECT: Adoption of a Housing Authority Resolution Approving the Housing Authority of the City of Pittsburg Finance Policies and Procedures

MEETING DATE: April 19, 2021

EXECUTIVE SUMMARY

As required by the U.S. Department of Housing and Urban Development (“HUD”) the Housing Authority of the City of Pittsburg (the “Housing Authority”) has developed Finance Policies and Procedures which summarizes the financial activities and responsibilities of the Housing Authority.

FISCAL IMPACT

There is no fiscal impact to adopting this Resolution.

RECOMMENDATION

The Governing Board of the Housing Authority adopt the Resolution for approval of the Finance Policies and Procedures.

BACKGROUND

The Housing Authority has not had a formal document delineating its Finance Policies and Procedures. Such a document is the first step in implementing public financial management best practices.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Financial policies are central to effective financial management. Arguments in favor of adopting a formal written policy include:

1. Promoting stability by preventing the need to re-invent processes and procedures for recurring issues.
2. Defining a shared understanding of how the organization will develop its financial practices and manage its resources.
3. Defining staff responsibilities.
4. Defining limits on actions staff may take.
5. Managing risks to financial condition by implementing appropriate internal controls.

ATTACHMENTS: Exhibit A – Housing Authority of the City of Pittsburgh Finance Policies and Procedures

Report Prepared By: Emily A. Plummer-Boyd,
Interim Director of Finance



Housing Authority of the City of Pittsburgh

Finance Policies and Procedures

Adopted by Governing Board of the Housing Authority of the
City of Pittsburgh

_____, 2021

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General Purpose

This document has been prepared for the Housing Authority of the City of Pittsburgh (HACP) to ensure that assets are safeguarded, financial statements are in conformity with generally accepted accounting principles, and finances are managed with responsible stewardship.

It is the intention that HACP objectives are achieved, and resources are used efficiently and effectively. This document contains guidance for handling financial transactions including accounts payable, accounts receivable, fraud collections, portability, as well as financial reporting including monthly Voucher Management System (VMS) and annual Real Estate Assessment Center (REAC) reports.

Definitions

Below are some definitions used by HACP. A complete list of HUD definitions may be found at: [43503GHS GH.PDF \(hud.gov\)](#)

Annual Comprehensive Financial Report (ACFR) – A set of financial statements for a government entity that comply with the accounting requirements established by the Governmental Accounting Standards Board (GASB).

Actual Termination Date (ATD) – Termination of assistance occurs when a tenant is no longer eligible for subsidy.

End of Participation (EOP) – When a tenant withdraws from the program or is otherwise removed from the program.

Financial Data Schedule (FDS) – Financial schedule created to standardize financial information reported by the PHA to HUD.

Hard to House (H-H) – Families or individuals with multiple, complex problems that make them ineligible for mixed-income housing or unable to cope with the challenges of negotiating the private market with a Housing Choice Voucher.

Housing Authority (HA) – A government entity authorized to administer federal Housing and Urban Development (HUD) programs.

Housing Choice Voucher (HCV) – The federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.

Housing Quality Standards (HQS) – The HUD minimum quality standards for tenant-based program that apply to the building and premises, as well as the unit.

Housing and Urban Development (HUD) – The Department of Housing and Urban Development is a federal agency that addresses housing needs and provide programs for low-income person(s) and families.

Landlord (LL) – Property owner to whom tenant's rent is paid.

Overpay (O/P) – The amount that is overpaid.

Portability – The process through which a family can transfer or “port” their rental subsidy when they move to a location outside the jurisdiction of the PHA that first gave them the voucher when they were selected for the program.

Port In – A tenant that was originally selected into the program in a different PHA and has located to Pittsburgh.

Port Out – A HACP tenant now living in a different PHA.

Public Housing Authority (PHA) – Local housing authorities managing Section 8 lower-income housing programs.

Real Estate Assessment Center (REAC) – HUD’s financial reporting system for annual reports.

Schedule of Expenditures of Federal Awards (SEFA) – A supplemental schedule to the financial statements that provides details of federal monies expended.

Should Pay (S/P) – The amount that should be paid.

Single Audit – An annual financial statement and federal awards’ audit of an entity that expends \$750,000 or more in federal fund in one year.

TAR’s – Tenants Accounts Receivables

Tenant (TNT) – An individual or a family renting or occupying an assisted dwelling unit.

Utility Reimbursement (UR) – Payment for utility costs.

Veterans Affairs Supportive Housing (VASH) – Housing Choice Voucher rental assistance for homeless veterans.

Voucher Management System (VMS) – Monthly reporting system whose purpose is to monitor and manage the PHA’s use of vouchers. The VMS collects PHA data that enables HUD to fund, obligate, and disburse funding in a timely manner, based on actual PHA use.

Responsibilities

This policy and any subsequent amendments shall be submitted to the Governing Board of the HACP for approval. The Board is responsible for ensuring that any policy to be adopted is appropriate for the HACP. The Board delegates financial and budget authority to the Executive Director and the Finance Director. The Finance Director oversees the day-to-day financial management activities of the funds, ensuring the accuracy of the accounting records, internal controls are in place and adhered to, financial reports are prepared and submitted appropriately.

The Finance Director is responsible for the preparation and maintenance of the accounting software’s chart of accounts, maintenance of the general ledger, reconciliation of subsidiary systems accounts such as accounts payable and receivable, payroll, journal entries, and preparing required reports for compliance with State and Federal reporting requirements.

Day-to-day financial tasks are conducted at the department staff level. Step-by-step information on how to perform each task is available in the desktop procedure manual.

The **Finance Department** is responsible for the following basic finance related tasks:

1. Housing Authority HCV Check Run – Checks are issued twice a month, on the 1st and 15th.
2. Bank Deposits –
 - a. Cash/Checks – Deposit to bank; enter to Finance’s accounting system through cash receipting; enter to Housing software system.
 - b. ACH Deposits – Forward information to HACP; enter to Housing software system; record in Finance’s accounting system as part of the monthly journal entry.
3. Bank Reconciliation – Prepare monthly.
4. Accounts Receivable –
 - a. Issue invoices and statements to other Housing Authorities for Port-In tenants.
 - b. Record Port-In cash receipts and ACH receipts in Housing software system.
 - c. Handle collection of past due Port-In receivables from other PHA’s
 - d. Prepare month end Port-In receivable aging report.
 - e. Handle collection of overpayments via letters and/or phone calls.
5. Monthly Journal Entry – Record Housing Transactions from Housing software system to Finance’s accounting system.
6. Monthly VMS Reporting – Prepare and file the monthly report as required by HUD.
7. Prepare monthly HACP Disbursement Summary for the Governing Board of the HACP meeting on the third Monday of the month.
8. Annual REAC Reporting –
 - a. Prepare and file the unaudited REAC report.
 - b. Prepare and file the audited REAC report.
9. Annual ACFR and Single Audit
 - a. Work with independent audit or during audit field work.
 - b. Review financial statements and single audit report.

The **Housing Authority of the City of Pittsburgh** is responsible for the following basic finance related tasks:

1. Accounts Payable –
 - a. Code operating expense invoices and submit to Finance Department for payment.
 - b. Review and approve pending payments report prior to Finance Department issuing checks.
2. Accounts Receivable – Forward copies of HACP Request for Payment agreements to Finance.

Accounting Standards

HACP annual financial reports are completed and audited by an independent audit firm and become a part of the City of Pittsburgh CAFR. Following acceptance by the City Council, the financial information is then submitted to HUD via the REAC FDS system.

HACP accounting policies and procedures are compliant with Generally Accepted Accounting Principles (GAAP) as established by the Financial Accounting Standards Board (FASB) and the GASB to maintain HUD regulations. The policies are provided through:

- **Office of Management and Budget (OMB) Directives** – The audit of an entity’s basic financial statements, grant compliance and internal controls.
- **Uniform Financial Reporting Standards (UFRS)** – Rule implementing requirements of 24 CFR, Part 5, Subpart H, for the electronic filing of financial information to REAC by entities receiving HUD financial assistance.
- **GASB Statements** – New accounting rules as implemented by the City of Pittsburgh.
- **Statement on Auditing Standards** – (SAS) No. 29, Reporting on Information Accompanying the Basic Financial Statement in Auditor Submitted Documents.
- **American Institute of Certified Public Accounts (AICPA) Statement on Standards for Attestation Engagements** – (SSAE) No. 10, Attestation Standards: Revision and Recodification, where the auditor compares the electronically submitted data in REAC and is prepared by the auditor.

Internal Controls

Prevention and detection of fraud and mismanagement is another factor in considering process and procedures. HUD’s Office of the Inspector General (OIG) recommends the implementation of strong internal controls, through accounting policies and procedures, to help mitigate the potential for fraud and mismanagement. The most effective internal control concept is separation of duties.

HACP has separated key duties as follows:

- Individuals authorizing payment transactions are not the same as the individuals issuing checks.
- Individuals handling general ledger entries and bank reconciliations are not the same as the individuals handling cash receipts.
- Individuals making bank deposits are not the same as the individuals recording account receivable payments.

When two or more of these functions are in the control of one person, the potential for fraud is greatly increased.

Oversight of internal controls includes reducing opportunity for fraud or mismanagement through the following:

- Periodic review of the desktop procedure manuals for any updates or necessary changes.
- Employee performance reviews and periodic coaching of staff to suggest improvement in daily process.
- Vacation and leave time for regular staff. This can provide the back-up staff the ability to check the validity of a process for accuracy.
- Review of processes when either new staff is hired, or new industry regulations are implemented.
- Annual training and skill enhancement opportunities to review roles and responsibilities.

The Accounting Function

To ensure daily compliance with regards to all accounting functions, this policy is a regulatory guide to the various functions including, but not limited to cash receipts, cash disbursements, maintenance of financial information in both Housing and Finance Department's software systems, and financial reporting. The Finance Department has evaluated the process and procedures that staff follow to ensure all industry regulations are being observed. Desktop procedures exist and are reviewed annually to ensure consistent and compliant practice.

Accounting Methods

Revenue shall be recognized in the accounting period in which it is earned and measurable. The major categories of revenue are:

- Governmental Grants: These revenues are recognized in accordance with the legal and contractual requirements of the specific programs.
- Rental Income: Revenues are recognized when earned.
- Other Income: Revenues are recognized when earned.
- Interest Earnings: Revenues are recognized when earned.

Expenses are generally recognized in the accounting period in which they are incurred, when measurable. Exceptions to this general rule include:

- Prepaid Expenses: Recognized as they are used or consumed.

- Capital Assets: Recorded as historical costs and expensed through depreciation over the useful life of the assets.

Account Records and Source Documents must be maintained to provide adequate documentation of the accounting records. Examples include checks, invoices, copies of checks and receipts, timesheets, etc.

Purchase of Goods and Services

HACP purchases shall be governed by the City of Pittsburgh Purchasing Policy which establishes guidelines to ensure reasonable buying practices and competition, quality, and integrity.

Cash Management & Investment Policy

HUD requires HACP to deposit and invest all program funds in accordance with the terms of a General Depository Agreement as outlined in 24 CFR 982.156. The General Depository Agreement must be in a form approved by HUD and is executed between the HACP and the depository.

Cash management is the process of managing the cash flow of a PHA to optimize its use of funds. This process involves the timing of receipts and disbursements to assure the availability of funds to meet expenditures and to maximize the yield from the investment of temporarily surplus funds. Effective cash management calls for organized planning. Good relations between HACP and the financial institution can improve the effectiveness of a cash management program.

Elements of a cash management program include:

- Banking services should be obtained in a competitive solicitation.
- A General Depository Agreement is signed (HUD Form 51999).
- Collateralization of deposits shall be fully secured (100%) that are more than the insured amount (FDIC).

HACP follows the investment guidelines set forth in the City of Pittsburgh Investment Policy.

Interim Financial Reports

The Finance Department provides financials to the Board and to the public throughout the fiscal year. Generally, interim financial reports are unaudited and do not consist of a complete set of financial statements like those issued at the completion of the year-end audit.

At the HACP Governing Board meeting on the third Monday of each month, Finance Staff provides the Board with a Disbursement List Summary for the preceding month. This report includes detail of housing vouchers issued by type, i.e., HAP, VASH, UR, Portability, AF and totaled for the month. It also includes a list, by category, of administrative expenses such as personnel costs, maintenance, and other operational expenditures.

A VMS report is filed by the 22nd of each month to report HCV activity for the preceding month.

Year-End Financial Reports

HACP undergoes an annual financial audit by an independent auditor. The audit is an examination of the organizations financial statements to ensure they are presented fairly in all material respects according to GAAP. An audit involves detailed levels of testing.

The following reports are typically produced during the annual audit.

- Balance Sheet – Statement of Financial Position
- Income Statement – Statement of Activities and Changes in Net Assets
- Notes to the Financial Statements

The information in these statements can be a useful tool for:

- Monitoring revenue, support, expenses and comparing them to prior periods and budgeted amounts.
- Planning additional programs and services for current or future years.
- Determining if additional cost containment, need for additional funding or budget adjustments are warranted.

HACP is an agency that expends more than \$750,000 in federal awards each year and is required to have a single audit conducted. Single audits are conducted in accordance with 2 CFR 200 Subpart F, and audits are performed in accordance with Uniform Guidance standards issued by the Government Accountability Office.

Financial audits focus on the financial statement balances and disclosures.

Single audits focus on uniform administrative requirements, cost principles, and audit requirements for federal awards.

Year-End Plan

The Finance Department works on a year-end plan that allows staff to be prepared for the Fiscal Year end on June 30th. Year-end procedures include, but are limited to, the following:

- Reconciliation of all balance sheet accounts, including both assets and liabilities.
- Revenues schedules for the year are reconciled to the General Ledger.
- SEFA reporting is prepared by reconciling all federal disbursements.
- Year-end adjusting journal entries are recorded.
- Year-end accruals are recorded.
- Accounts Payable – verify any open purchase orders and invoices; reconcile sub-ledger to the general ledger.
- Accounts Receivable – review year-end aging reports; record applicable allowance for doubtful receivables.

The Budget

Budget development is a collaborative process among key staff members, management, the Executive Team, and the Governing Board of the Housing Authority. Upon completion and adoption of the budget, all information is presented and made available to the public.

The implementation of the annual financial budget is an integral part to the daily operating success of the agency because it serves as a roadmap for utilizing resources and meeting the agency goals. Every effort is made to incorporate agency goals in the budget. Limited resources will be utilized to maximize benefits for program recipients.

Budget development takes into consideration the following ideology:

- Budget assumptions are realistic and objective with respect to market conditions (e.g., personnel costs are in line with similar positions in the community or field of expertise).
- Indirect costs associated with management and general activities can be justified.
- Budget is prepared in sufficient detail, including a narrative that clearly explains the magnitude of the projected dollars for both revenue and expense categories.

- Projected individual expenses as a percentage of total projected revenues, gains and other resources are reasonable in relation to other non-profit organizations of a similar size and nature of operation.

Desk Top Procedures

All financial staff have developed “desktop” procedures. In the case of an employee’s absence the desktop procedures can be utilized to ensure consistent operational practices are being followed. Desktop procedures are placed on the City drive located at: City Drive/Departments/Finance/Divisions/Housing/Housing/HA Desk Procedures.

BEFORE THE GOVERNING BOARD OF THE HOUSING AUTHORITY
OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a Housing Authority Resolution Approving)
The Housing Authority of the City of Pittsburgh Finance) RESOLUTION NO. 21-
Policies and Procedures)

The Governing Board of the Housing Authority of the City of Pittsburgh FINDS AND DETERMINES as follows:

WHEREAS, in compliance with U.S. Department of Housing and Urban Development (“HUD”) requirements, the Housing Authority of the City of Pittsburgh (the “Housing Authority”) has prepared the Housing Authority of the City of Pittsburgh Finance Policies and Procedures; and

WHEREAS, adoption of Finance Policies and Procedures complies with public financial management best practices; and

WHEREAS, the adoption of Finance Policies and Procedures is in the best interest of the citizens of Pittsburgh.

NOW, THEREFORE, the Housing Authority DOES RESOLVE as follows:

- Section 1. All the recitals above are true and correct and incorporated herein.
- Section 2. The Finance Policies and Procedures is a thorough and complete document.
- Section 3. The Governing Board of the Housing Authority hereby adopts this Resolution, approves the Housing Authority of the City of Pittsburgh Finance Policies and Procedures.
- Section 4. The Agency Secretary shall certify to the adoption of this Resolution.
- Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Governing Board of the Housing Authority of the City of Pittsburgh at a regular meeting on the 19th day of April 2021, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Merl Craft, Chair

ATTEST:

Alice E. Evenson, Agency Secretary



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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving a Smart City Agreement between the City of Pittsburg and SiFi Networks Pittsburg LLC

MEETING DATE: April 19, 2021

EXECUTIVE SUMMARY

The proposed Smart City Agreement between the City and SiFi Networks Pittsburg LLC ("SiFi") will potentially result in fiberoptic communication connections to City facilities currently utilizing internet service, as well as up to 300 future demand points, upon activation of the SiFi fiberoptic network. The Agreement also sets forth Key Performance Indicators (KPIs) and Service Level Agreements (SLAs) for the fiberoptic system throughout the City.

FISCAL IMPACT

Pursuant to section 5.2 of the proposed agreement, the City would be required to pay a fixed monthly rate of \$3,600 (\$43,200 annually) for service via an internet service provider (ISP) utilizing the SiFi network to City-owned and operated facilities currently receiving internet service, once an ISP becomes available ("Initial Demand Points"). This amount is consistent with the annual cost paid by the City to its current ISP. However, it should be noted that the City does not currently have any redundancy of ISPs, and the City may choose to maintain its existing service at critical locations in addition to ISP services provided via the SiFi network.

Additionally, the Smart City Agreement sets forth a fixed price of \$35 per month for fiberoptic service to up to 300 future demand points identified within the agreement, should they be connected within the first 10 years of the Agreement Term. The City is not obligated to connect any of these future demand points and will be responsible for costs related to completing the connection from SiFi's termination point within the City right-of-way and the service location.

All costs incurred by SiFi to adapt the City's properties and facilities or any future or initial demand points for the provision of a service shall be the responsibility of the City.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution approving a Smart City Agreement with SiFi Networks Pittsburgh LLC.

BACKGROUND

In mid-2019, staff began conducting “business walks” with dozens of local companies to discuss issues affecting their operations. One item that was noted by multiple companies was slow internet connection speeds, which have or could potentially impact the ability for businesses to conduct online sales, or utilize more cloud-based business software, payment options, etc. Per feedback gathered from the City Council workshops held in January and November 2019, as well as established goals adopted by the City Council, staff has also been looking for ways to attract new, innovative businesses to Pittsburgh. It has been discussed that a crucial step in attracting businesses is high-speed internet connectivity. In January 2020, staff began communicating with SiFi Networks regarding a potential project that would bring potential fiber optic connectivity to the entire City.

On March 2, 2020, the City Council adopted Resolution No. 20-13752, approving execution of a Project Development Agreement with SiFi to construct a Citywide Fiberoptic system to potentially service all residences and businesses within the City.

SUBCOMMITTEE FINDINGS

On October 7, 2020, staff presented to the Economic Development/Waterfront Development Subcommittee on the use of smart city infrastructure. During this meeting, the members of the Subcommittee conveyed general support for staff continuing to work on bringing forward “smart city” projects to Pittsburgh.

STAFF ANALYSIS

The concept proposed is for SiFi to privately fund the design and construction of a Citywide fiber optic network. The network would be built to serve all residences, businesses, and institutions – including City facilities – within Pittsburgh with gigabit-level internet and data transfer speeds, something that is not currently available to all users.

SiFi is not an internet service provider (ISP); however, once constructed, SiFi would lease the fiber lines to one or more ISPs to whom customers may subscribe. SiFi would continue to own the backbone infrastructure and would retain responsibility for maintenance and repair of the physical fiber network.

As part of the proposed agreement, symmetrical fiberoptic service will be provided to City facilities currently receiving internet service, as well as up to 300 designated future demand points of the City, such as traffic signals, park gates, manhole covers, and other City furniture. When connections are required to be made at any future demand points, SiFi will undertake the construction and shall invoice the City for all such connections. For each new connection to a future demand point, the City shall pay a smart city demand point charge of \$35 per month, per location if ordered within ten (10) years from the Commencement date. Maintenance, repair and operation of the fiberoptic drop point at any location shall be performed by SiFi and/or contractors approved by SiFi.

Compliance with the performance of the services will be measured by Key Performance Indicators (KPIs) which include agreed Service Level Agreements (SLAs) as further described within the Smart City Agreement. Each KPI is defined by a Target Level, a High Target Level, Low Target Level, Critical Target Level and a Target Zone as further defined in Annex I – KPIs, SLAs and Service Credits. SiFi will provide the City with a monthly report on the performance of the services.

Additional pertinent deal points in the Smart City Agreement include:

- The initial term of the agreement is for 20 years, with an automatic renewal for an additional 10 years.
- SiFi shall be required to use commercially reasonable efforts to remedy any delays, interruptions, omissions, mistakes, accidents or errors, and restore services as soon as possible after any defect is reported.
- SiFi shall be required to collect, measure, and report data to for services, network and operational performance metrics.
- SiFi will establish, maintain, and use quality improvement teams (QITs) that meet at least quarterly, and which consist of SiFi Networks process representatives, subject matter experts, and the City.
- SiFi will provide a sufficient number of qualified staff to answer and respond to all technical support calls and direct trouble ticket system inputs from customers. The Performance Metrics specify objectives that include: (1) the target time for answering/responding to calls, and (2) the percentage of calls that shall meet the target.
- SiFi shall provide telephone support and a trouble ticket system that shall be available 24/7.

The proposed Smart City Agreement is a critical step in furthering the Pittsburgh's burgeoning smart city initiatives, which may include, but are not limited to infrastructure improvements such as interconnected traffic signals, automated locking and service mechanisms, enhance automatic meter reader efficiency, and expanded messaging and camera systems. By promoting these types of infrastructure improvements, the City is likely to further increase efficiency in operations and responsiveness, while achieving goals such as reduction in carbon emissions and water leakage.

ATTACHMENTS:

1. Resolution
2. Smart City Agreement

Report Prepared By: Jordan Davis, Interim Director of Economic Development

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving a Smart City) RESOLUTION NO. 21-_____
Agreement between the City of Pittsburg)
SiFi Networks Pittsburg LLC)

The Pittsburgh City Council FINDS AND DETERMINES as follows:

WHEREAS, the City of Pittsburg wishes to facilitate economic development, as well as expand its tax base and the employment opportunities for residents, while retaining its discretion to review and consider potential approval of development projects; and

WHEREAS, the City of Pittsburg wishes to further the development of quality infrastructure and amenities throughout the City in order to increase efficiency and sustain a high level of government performance; and

WHEREAS, the City desires to implement a smart city technologies and become increasingly internet-based; and

WHEREAS, the City increasingly requires faster and more reliable internet service to meet the demands of its operations; and

WHEREAS, SiFi Networks Pittsburgh LLC (“SiFi”) desires to install a fiber optic network throughout the City, with installation and maintenance at the sole cost of SiFi; and

WHEREAS, SiFi owns the rights to proprietary fiber optic cable system technology; and

WHEREAS, the parties intend in a Smart City Agreement to set forth terms and conditions concerning the delivery of fiberoptic service to City facilities, both existing and future.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg does hereby resolve as follows:

- Section 1. The above recitals are true and correct.
- Section 2. The City Council of the City of Pittsburg hereby approve the Smart City Agreement between the City of Pittsburg and SiFi Networks Pittsburg LLC.
- Section 3. The City Manager is hereby authorized to execute the Smart City Agreement and take any and all other actions necessary to carry out this Resolution.

Section 4. The City Manager is hereby authorized to make any non-substantive amendments deemed necessary.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 19th day of April 2021, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Merl Craft, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Smart City Managed Services Agreement

Between

City of Pittsburg, California
And
SiFi Networks Pittsburg LLC

Dated April 5, 2021

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SMART CITY MANAGED SERVICES AGREEMENT

This Agreement is made this 5th day of April 2021, between the City of Pittsburg, California (the “City” or “Customer”) and SiFi Networks Pittsburg LLC, a Delaware limited liability company (together with its successors and assigns, “SiFi” or “SiFi Networks”) (each sometimes referred to as “Party” and collectively referred to as “Parties”).

RECITALS

WHEREAS, the City, as a Municipal Corporation, wishes to receive Services to City locations over SiFi’s fiber optics infrastructure for municipal use.

WHEREAS, the City desires to contract with SiFi to provide data services over fiber optic cable connections to City designated locations.

NOW, THEREFORE, in consideration of the mutual obligations of the Parties, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties covenant and agree as follows:

SECTION 1. DEFINITION OF TERMS.

Section 1.1. For the purpose of this Agreement, the following terms, phrases, words, and abbreviations shall have the meanings ascribed to them below. Capitalized terms used in this Agreement that are not defined in this Agreement shall have the meaning ascribed to them in the Project Development Agreement dated March 2, 2020 (“Development Agreement”) by and between the Parties.

“*Agreement*” means this written contract between the City and SiFi, including without limitation all exhibits, schedules, appendices, and/or documents referenced herein, and any renewals, extensions or amendments the Parties make to it in accordance with the terms hereof.

“*Boundary*” means the area as defined within Exhibit B attached hereto and made a part hereof.

“*Change*” means any change to a Service or a New Service, any variation, alteration, modification or enhancement, including but not limited to any increase or decrease of the Scope or the volumes, devices, elements, mix, technologies or vendors included in the Services as set out in Annex II of this Agreement.

“*City*” or “*Customer*” means Pittsburg, California, a Municipal Corporation including its officers, employees, agents and volunteers or its lawful successor, transferee, designee, or assignees.

“*City Council*” means the City Council of the City, or any equivalent body.

“*Core*” means the section of the SiFi Networks’ fiber optic network constructed in the Public Way from the interconnect point with the backhaul circuit to a duct or ducts at the boundary of the Drop Location at the edge of the public right of way.

“*Commencement Date*” means the date of the first Drop connection to the Initial Demand Points.

“*Demand Point*” means a singular location or object within the City which the City has designated to receive a fiber connection (Drop) under this Agreement.

“*Drop*” means the drop duct and fiber optic cable run from SiFi Networks’ Core network within the public right of way to the Demand Point.

“*Drop Location*” is the location that a distribution duct crosses from the public right of way to the private right of way where the distribution duct is capped for future use. When a service is required a drop duct is connected to the distribution duct.

“*Drop Location Wall*” means the exterior or interior of a Drop Location at which the fiber optic cable can be terminated.

“*Future Demand Point*” means a singular location or object within the City which the City has designated that they may wish to receive a fiber connection (Drop) under this Agreement in the future; provided that for purposes of this Agreement, the City may not designate more than three hundred (300) some of which are initially identified on Exhibit A, attached hereto and made a part hereof, and the rest identified in writing by City to SiFi.

“*Initial Demand Point*” means the Demand Points designated by the City and identified in the table in Section 5.2 below.

“*Initial Term*” shall have the meaning as set forth in Section 2.5.1.

“*Monthly Cost*” means the annual fee paid by the City for Services.

“*Network*” means the SiFi Networks fiber optic network that is designed to support the delivery of Service to City Demand Point City locations

“*NTE*” means *Network Terminal Equipment*

“*New Services*” means any Service not defined in Annex II and/or as further described in Annex III of this Agreement.

“*ONT*” means Optical Network Terminal.

“*OLT*” means Optical Light Terminal.

“Pass” or “Passes” means constructing to the curbside of a Demand Point premise, or the engineered point at or near a Demand Point from which a Drop is to be connected (at the City’s cost).

“PSD” means Photonic Service Demarcation (PSD). A low-latency, compact and versatile Network Interface Device (NID) providing network demarcation at customer premise sites. It extends the reach of the optical network in support of MEF compliant 10G Ethernet and wavelength services.

“PSS” means Photonic Switch Service for layer 1 OTN services

“Public Way” shall mean the surface of, and the space above and below, any now existing or future: public street, road, highway, parkway, driveway, freeway, lane, path, court, sidewalk, bridge, alley, boulevard, traffic signals, lamp post, wastewater assets including sanitary and storm systems and the Sewer System, public way, or other public right-of-way or easement including, public utility easements, dedicated utility strips, or rights-of-way dedicated for compatible uses and any temporary or permanent fixtures or improvements located thereon now or hereafter held by, granted or dedicated to or under the jurisdiction of the City within the Boundary. For the avoidance of doubt, the term *“Public Way”* shall also mean any easement now or hereafter held by the City within the Boundary for the purpose of public travel, or for utility or public service use dedicated for compatible uses and shall include all other easements or rights of way held by the City within the Boundary.

“Related Documents” means this Agreement and any exhibits, schedules, instruments or agreements relating thereto, as the same may be amended, modified or supplemented in accordance with the terms thereof and hereof.

“Renewal Term” shall have the meaning as set forth in Section 2.5.1.

“Services” means the Basic Services set out in Annex II of this Agreement as amended from time to time by the Change Management Procedure and Project Services as defined Annex III.

“Scope” means the scope of Services under this Agreement as further defined in Annex II of this Agreement.

“SiFi” and “SiFi Networks” shall have the meaning set forth in the preamble above.

“Smart City Demand Point Charge” Shall mean the additional monthly charge for each new Future Demand Point that the City requests.

“Term” shall have the meaning as set forth in Section 2.5.1.

SECTION 2. USE AND MAINTENANCE OF THE SERVICE

Section 2.1. Service. Service will be provided to up to 300 maximum designated Future Demand Points of the City, some of which are initially identified on Exhibit A, attached hereto and made a part hereof, within the anticipated development area in Exhibit B and including the Initial Demand Points listed in the table in Section 5.2 below.

Section 2.2. Title; Use and Access of the Service. Title to the System shall be held by and remain in SiFi at all times during and after the Term of this Agreement, unless abandoned as provided in the Project Development Agreement. The City is granted the exclusive right to use and access the Services at the Initial Demand Points for all municipal communications purposes within the City, including, but not limited to, voice, data and internet service for any City governmental functions; provided that, any ISP providing services to the City via the System will have a then existing valid contract with SiFi for the use of the System. Unless there is a separate agreement negotiated and executed in good faith between the City and SiFi to allow the City to be a municipal Internet Service Provider, the City is not permitted to use the Service directly or indirectly, for any commercial or retail purposes that may compete with the services provided by SiFi. The City's use and access of the Services, under this Agreement, is limited to not more than 300 Future Demand Points designated by the City. The City is responsible for 100% of all costs of connecting the Drop to each Future Demand Point not listed in Exhibit A in accordance with the terms of Section 2.4 of this Agreement.

Section 2.2.1. The City may subcontract the use and access of the capacity granted to the City described in this Section 2.2 with the prior written consent of SiFi, which may not be unreasonably withheld, delayed, or conditioned, so long as it does not alter any of the obligations of the City herein. Unless there is a separate agreement negotiated and executed in good faith between the City and SiFi to allow the City to be a municipal Internet Service Provider, the City is not permitted to use or to allow use of the System, directly or indirectly, for any commercial or retail purposes that may compete with the services provided by SiFi. For the avoidance of doubt, nothing in this Agreement shall preclude the City from using the System for its own internal purposes subject to the terms of this Agreement.

Section 2.3. NTE Power. Where power is required for NTE to provide service to City facilities or property, the City will be responsible for providing the electrical connection to the NTE and the City will be responsible for the electric power needed with respect thereto. Subject to the foregoing, SiFi will be responsible for providing the City, at the City's cost, NTE's only at the Future or Initial Demand Points that are compatible with SiFi's fiber to the premise network throughout the City. If required, SiFi shall be responsible for installing and procuring NTE's but applicable charges will be invoiced to and paid by the City for the connection of each Future Demand Point and the City shall be responsible for paying the same in full within thirty days of the City's receipt of the invoice.

Section 2.4. Connection Costs.

Section 2.4.1. Initial Demand Points. SiFi will undertake to terminate into the NTE/fiber patch panel from the Core up to the Drop Location Wall. This shall be the full extent of SiFi's duty to Drop up to the Initial Demand Point Location Wall. For those locations with no physical buildings or objects to drop the service to a wall, SiFi shall bring fiber into the property and place a duct on the property for future connection.

Section 2.4.2. Future Demand Points. When connections are required to be made at any Future Demand Points, SiFi will undertake the construction to connect one of the Future Demand Points to the distribution point and shall invoice the City for all such connections. SiFi shall provide an estimate of the cost of connecting the Service to any Future Demand Points that are requested by the City prior to commencing the connection work to that Future Demand Point, and said estimates must be approved by City prior to commencement of work. For each new connection to a Future Demand Point the City must pay SiFi a Smart City Demand Point Charge of \$35 per month, per location ("Future Demand Point Monthly Fee"), if ordered within ten (10) years from the Commencement date, otherwise, related costs will be different as determined by SiFi.

Section 2.5. Term.

Section 2.5.1. This Agreement shall become effective on April 5, 2021 ("*Effective Date*"). The term of the City's payment obligations described in Section 5 of this Agreement shall commence on Commencement Date, and expire at midnight on the date that is twenty (20) years from the Commencement Date ("*Initial Term*"), subject to earlier termination set forth in Section 7. Following the Initial Term, the Term shall automatically renew for one additional term of ten (10) years commencing on the twentieth (20th) anniversary of the Commencement Date ("*Renewal Term*," and, collectively with the Initial Term, the "*Term*") subject to earlier termination set forth in Section 7. Nothing in this section shall impair or diminish the City's non-appropriation rights as set forth in this Agreement.

Section 2.6. Fees and Expenses.

Section 2.6.1. Except as expressly set forth herein, each Party shall bear and be responsible for all of its own costs, fees and expenses incurred in executing and performing this Agreement and the other Related Documents. Payments, and the Not-To-Exceed Amount, are set forth in Section 5 of this Agreement.

Section 2.7. Maintenance of City Property and Demand Points

Section 2.7.1. Maintenance, repair and operation of the Drop shall be performed by SiFi and/or contractors approved by SiFi.

Section 2.7.2 SiFi does not have any duty or obligation to upgrade or improve the Services or any of its component parts, however in the event of equipment failure covered by guarantee or warranty, SiFi will use commercially reasonable efforts to collect on such guarantees or warranties. The City, at its sole cost, may make upgrades and

improvements to any of its component parts with the prior written consent of SiFi, which shall not be unreasonably withheld. Prior to seeking SiFi's consent, the City shall provide SiFi with details of the upgrades including, without limitation, the identity and specifications for all parts to be installed required for the provision of the service.

Section 2.8. Key Performance Indicators and Service Level Agreements:

Section 2.8.1. Compliance with the performance of the Services will be measured by Key Performance Indicators ("KPIs") which may include agreed Service Level Agreements ("SLAs") as further described in Annex I attached hereto. Each KPI is defined by a Target Level, a High Target Level, Low Target Level, Critical Target Level and a Target Zone as further defined in Annex I – KPIs, SLAs and Service Credits.

Section 2.8.2. The Parties have agreed upon initial KPIs to measure SiFi Networks' compliance with the agreed Service levels as from the date the Services have initially been provided. Such KPIs and the related SLAs are set out in Annex I – KPIs, SLAs.

Section 2.8.3. Initial KPIs shall be measured as from the date the Services have initially been provided; *provided that*, for the nine (9) months following Service delivery SiFi Networks shall not be in breach of contract for failure to achieve any applicable KPI during such period; *provided further* that with respect to each remaining Future or Initial Demand Point completed after Service has initially been provided, during the nine (9) months following completion of such Future or Initial Demand Point SiFi Networks shall not be in a breach of contract for failure to achieving any applicable KPI with respect to the just completed Future or Initial Demand Point during such period. Such KPI's shall be mutually adjusted by the Parties prior to the end of the latest such nine (9) month period if any KPI's are determined to be not achievable; however until such adjustment and finalization of the KPIs has been agreed between the Parties, SiFi Networks shall remain not liable for achieving any applicable KPIs.

Section 2.8.4. In addition to the agreed initial KPIs and related SLAs the Parties may agree upon new KPIs at any time during the Term, including but not limited to any Change or introduction of New Services.

Section 2.8.5. For new KPIs or for any modification of a KPI after the adjustment and finalization of the KPIs (as described in Section 2.8.3), Annex III hereto and Section 2.8.6 of this Agreement shall apply.

Section 2.8.6. For each new KPI, a grace period of 12 (twelve) months or any other period as agreed between the Parties and set out in Annex I – KPIs, SLAs shall apply during which such new KPIs shall be measured and SiFi Networks shall not be in a breach of contract if not achieving these respective new KPIs. After the grace period, the Parties shall mutually agree upon the final definition of the new KPIs in writing as an addendum to this Agreement. No new KPI shall be binding unless a mutual agreement has been executed by the Parties.

The Parties may agree upon new KPIs and related SLAs for any Change or New Service in accordance with Annex III to this Agreement. Sections 2.8.5 and 2.8.6 shall apply for such new KPIs.

Section 2.8.7. SiFi Networks shall provide the City with a monthly report on the performance of the Services as agreed in Annex I – KPIs, SLAs. The Parties may agree on other reporting intervals for KPIs not being measured on a monthly basis, but in no event shall the reporting interval be shorter than monthly intervals.

Section 2.8.8. Any exclusions and/or exceptions affecting the KPI results as defined in Annex I – KPIs, SLAs shall be excluded from these KPI results. SiFi Networks shall provide a written report to the City referring to the applied exclusions and/or exceptions as defined in Annex I – KPIs, SLAs in order to enable a verification of the applied exclusions and/or exceptions by the City.

Section 2.9. Quality of Services.

Section 2.9.1. SiFi Networks shall perform the Services at all times exercising that degree of skill, diligence, prudence and foresight which could reasonably be expected from a skilled, reasonable and experienced provider of such Services under similar or same circumstances.

Section 2.9.2. SiFi Networks shall support the further development of the quality of the Network as agreed in writing between the Parties from time to time.

Section 2.9.3. Notwithstanding SiFi Networks' obligations as set out in Section 2.9.1, the City shall make reasonable efforts not to adversely impact the performance of the Service to be rendered by SiFi Networks and to ensure SiFi Networks may perform its Service as agreed in this Agreement.

Section 2.10 Grant of Rights. With respect to any Drop to any Demand Point to be installed, connected, and serviced by SiFi, the City hereby grants SiFi the rights, including license and encroachment rights, to access, use, and occupy, any such City owned properties and facilities, any State road, State highway, or other property for which, and only to the extent, City has the authority to grant such rights.

Section 2.11. Costs Incurred. All costs incurred by SiFi to adapt the City's properties and facilities or any Future or Initial Demand Points for the provision of a service or SiFi's Service delivery environment shall be borne by the City in accordance with Section 2.4.2.

SECTION 3. INDEMNIFICATION.

Section 3.1. SiFi Indemnification. SiFi shall indemnify, defend, and hold harmless the City, its officers, officials, employees, agents, and other representatives from and against any and all claims, damages, liabilities, costs and expenses, including attorney

fees, incurred in any action or proceeding arising from or in connection with (a) the breach or alleged breach by SiFi of any of its representations or warranties or any material provisions of this Agreement; (b) the violation or alleged violation by SiFi of any applicable federal, state or local laws, ordinances, rules or regulations; provided, however, that the City shall promptly notify SiFi of any such claim or litigation; or (c) any action or inaction taken by SiFi in the performance of this Agreement. Such indemnification shall include indemnification for alleged intellectual property infringement by SiFi or by City relating to this Agreement. Notwithstanding the foregoing, the failure to provide such prompt notice shall diminish SiFi's indemnification obligations only to the extent SiFi is actually prejudiced by such failure.

Section 3.2. City Indemnification. The City shall indemnify, defend, and hold harmless SiFi and its officers, directors, equity owners, employees and other representatives (collectively, the "Representatives") from and against any and all claims, damages, liabilities, costs and expenses, including attorney fees, incurred in any action or proceeding arising from or in connection with (a) the breach or alleged breach by the City of any of its representations or warranties or any material provisions of this Agreement; or (b) the violation or alleged violation by the City of any applicable federal, state or local laws, ordinances, rules or regulations; provided, however, that SiFi shall promptly notify the City of any such claim or litigation. Notwithstanding the foregoing, the failure to provide such prompt notice shall diminish the City's indemnification obligations only to the extent the City is actually prejudiced by such failure.

Section 3.3. Indemnification Sought. In any case in which indemnification is sought hereunder:

(a) At the indemnifying party's option, the indemnifying party may assume the handling, settlement or defense of any such claim or litigation. If the indemnifying party assumes the handling, settlement or defense of any such claim or litigation, the party to be indemnified shall cooperate in the defense of such claim or litigation, and the indemnifying party's obligation with respect to such claim or litigation shall be limited to holding the indemnified party harmless from any final judgment rendered on account of such claim or settlement made or approved by the indemnifying party in connection therewith, and expenses and reasonable attorneys' fees of the indemnified party incurred in connection with the defense of such claim or litigation prior to the assumption thereof by the indemnifying party or after the assumption thereof by the indemnifying party but only when such expense and fees are necessary to protect the indemnified parties interest, and any reasonable out-of-pocket expenses for performing such acts as the indemnifying party shall request. If the indemnifying party does not assume the handling, settlement or defense of any such claim or litigation, the indemnifying party shall, in addition to holding the indemnified party harmless from the amount of any damages awarded in any final judgment entered on account of such claim, reimburse the indemnified party for reasonable costs and expenses and reasonable attorneys' fees of the indemnified party incurred in connection with the defense of any such claim or litigation; and

(b) The party seeking indemnification shall fully cooperate with the reasonable requests of the other party in its participation in, and control of, any compromise, settlement, litigation or other resolution or disposition of any such claim.

SECTION 4. CONFIDENTIALITY AND ASSIGNMENT.

Section 4.1. Proprietary Information and Assignment.

Section 4.1.1. Treatment of Confidential and Proprietary Information.
Subject to local, state and federal law, the City agrees that, without the prior written consent of SiFi, technical specifications, system design, pricing, as-builts, project schedules and project reports ("SiFi Confidential Information" or "SCI"), shall be kept confidential and shall not be disclosed to any individuals or entities other than the City's authorized representatives, staff and consultants (collectively, "**Representatives**") with a need to know such information and in each case who have agreed to abide by the terms of this Section 4.1.1 with regard to such SiFi Confidential Information and such SiFi Confidential Information shall not be used to the detriment of SiFi. The City shall cause its Representatives to observe the confidentiality obligations described herein and shall be responsible for any breach of these obligations by any of its Representatives.

The City agrees to assert applicable exemptions to any California Public Records request for SiFi Confidential Information and to request promptly notify SiFi if the City receives a California Public Records Act request relating to SiFi Networks or the System. Promptly upon the written request of SiFi Networks or the termination of this Agreement, the City will return to SiFi or destroy (any such destruction shall be certified in writing by an officer of the City) all copies of the SiFi Confidential Information and all other documents prepared by the City that contain or reflect the Confidential Information, unless, in the sole reasonable discretion of the City, the document is a public record and may not be destroyed or returned pursuant to state law. Notwithstanding anything to the contrary contained in this Agreement, the City's obligations set forth in this Section 4.1.1 will survive expiration or termination of this Agreement.

SiFi will minimize any SiFi Confidential Information provided to City. All such SCI will be explicitly labeled as such in writing. Whenever possible, SiFi will retain and not leave with City such SCI where it is not absolutely necessary to do so in order to carry out the terms of this Agreement. City will not be liable to SiFi for any release of SCI which City is required to make, under the reasonable sole opinion of City's legal counsel, pursuant to the Ralph M. Brown Act (Gov't Code 54950 *et seq.*), the California Public Records Act (Cal. Gov't Code 6250 *et seq.*) or other California or federal law, or pursuant to a valid subpoena or other legal process.

Section 4.2. Assignment of Agreement. SiFi shall have the right to assign, novate, sell, encumber, or transfer this Agreement, or any part thereof, subject to approval

by the City. Such approval by the City shall not be unreasonably withheld, conditioned or delayed, and in any event shall be granted or denied in writing within thirty (30) calendar days after request therefor, or if the City fails to respond within thirty (30) calendar days after request, shall be deemed to be approved by the City. Upon any such assignment or novation, SiFi shall be released from all obligations and liabilities under this Agreement from and after the date of such assignment but not until City is in receipt of a fully executed copy of the document evidencing such assignment, sale or transfer and indicating the assignee's/purchaser's/transferee's assumption of SiFi's performance duties, liabilities, and obligations under this Agreement. To illustrate the foregoing Assignment provision, in order to finance construction, installation, operations and other related matters, SiFi and/or its project partners reserves the right to grant security interests in the Network to one or more third parties. Notwithstanding anything to the contrary in this Agreement, SiFi, and/or its project partners, may assign, mortgage, pledge, hypothecate, or otherwise transfer without consent of any kind its interest in this Agreement to any financing entity, or agent on behalf of any financing entity to whom SiFi and/or its project partners (1) has obligations for borrowed money or in respect of guarantees thereof, (2) has obligations evidenced by bonds, debentures, notes or similar instruments, or (3) has obligations under or with respect to letters of credit, bankers' acceptances or similar facilities or in respect of guarantees thereof. There shall be no restrictions on the ability of SiFi and/or its project partners to assign this Agreement or any other Related Document freely without the consent of any party. The City, at the request of SiFi, shall execute such further instruments, acknowledgments, subordinations and estoppel agreements as may be required in connection with SiFi Network's financings or that of its project partners and in any event granted within fourteen (14) calendar days after request therefor.

Section 4.3. Assignment by the City. The City shall not have the right to assign, transfer, pledge or delegate its interest in this Agreement without SiFi Network's express prior written consent which shall not be unreasonably withheld, conditioned, or delayed and in any event shall be granted or denied in writing within thirty (30) calendar days after request therefor, or if the SiFi Networks fails to respond within thirty (30) calendar days after request, shall be deemed to be approved by SiFi Networks. In the event SiFi Network provides written consent to an assignment or transfer by the City, such assignment shall expressly require that any assignee or transferee hereunder: (1) assumes all of the City's obligations under this Agreement; and (2) in the reasonable judgment of SiFi, possesses sufficient financial, managerial and technical capacity to perform under the terms and conditions of this Agreement and the other Related Documents. An assignment, transfer, pledge or delegation of the City's interest in this Agreement in violation of this Section 4.4, at SiFi's option, shall be void, or give SiFi, in its sole discretion, the right to terminate this Agreement.

SECTION 5. PAYMENTS.

Section 5.1. Completion of Monthly Payment. Following any termination of this Agreement, including pursuant to Section 7, the City shall pay for any continued usage on a month-to-month basis at the price detailed in Section 5.2 for each month or part thereof that the City fails to terminate usage of, the Service following such a non-

appropriation or termination of the Agreement. This provision shall survive termination of this Agreement.

The City shall pay SiFi the amounts identified in Section 5.2 of this Agreement.

Section 5.2. Payment Amount. Commencing on the Commencement Date and provided the Services are fully functional, the City shall pay SiFi on a monthly basis the following fee structure for each Drop Location upon each Drop Location being made available to the City as identified in the table below. If the City fails to make any payments due under this Agreement, SiFi reserves the right to suspend Services for as long as any payments due remain unpaid.

The fees associated with Future Demand Points are not included and are in addition to the Monthly Fixed Fee for the Initial Demand Points below. Pursuant to Section 9.7. Modification, the parties may amend Exhibit A from time to time to add additional future demand points.

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Initial Demand Points:

Address	Common Name	Service Description	Speed	Monthly/Annual Spend
65 Civic Avenue	City Hall	Internet gateway	50 MBPS	\$1,000/\$12,000
300 Presidio Ln.	Senior Center	City Hall Link	10 MBPS	\$416.67/\$5,000
357 E. 12 th St.	Corporation Yard	City Hall Link	20 MBPS	\$516.67/\$6,200
916 Cumberland	Housing Authority	City Hall Link	10 MBPS	\$5,000
2551 Harbor St.	Environmental Center	City Hall Link	10 MBPS	\$416.67/\$5,000
51 E. Marina Blvd.	Marian	City Hall Link	10 MBPS	\$416.67/\$5,000
300 Olympia Dr.	Water Treatment Plant	City Hall Link	10 MBPS	\$416.67/\$5,000
351 Railroad Av	California Theater	City Hall Link	10 MBPS	NA
60 Civic Ave	60 Civic Avenue	City Hall Link	100 MBPS	\$0
2095 Railroad Avenue	Multimodal Readerboard	Point-Point Bridge	5 MBPS	\$0
998 Railroad Avenue	Downtown Readerboard	Point-Point Bridge	5 MBPS	\$0
Buchanan Road	Buchanan Readerboard	Point-Point Bridge	5 MBPS	NA
Various	City-wide camera system	Point-Point Bridge	100 MBPS	\$0
TOTAL				<u>\$3,600/43,200</u>

*Note: City will begin making payments of the applicable Monthly Cost specified in the table above for each connected Initial Demand Point. After all the above Initial Demand Points are connected, City and SiFi hereby agree that \$3,600 will be the fixed monthly fees ("Initial Demand Points Monthly Fees") payable by City to SiFi for the remainder of the Term regardless of the number of actual Initial Demand Points connected once the above Initial Demand Points have been connected. Any additional Demand Points to the ones listed above will be treated as Future Demand Points and shall be charged fees ("Future Demand Point Monthly Fees") as specified in Section 2.4.2 of the Agreement.

SECTION 6. CITY'S OBLIGATIONS.

Section 6.1. Obligations of the City. In addition to all other duties and obligations contained elsewhere in this Agreement, the City has the following duties and obligations:

(a) Provide a single point of contact ("SPOC") for SiFi pursuant to the approved Project Development Agreement, which SPOC will be responsible to address all issues related to this Agreement, providing coordination across, and liaison with, the City departments, and serving as a communication and troubleshooting resource for SiFi.

(b) Offer the full cooperation of all the City departments with respect to relevant issues with respect to this Agreement, subject to available resources with respect to relevant issues. Such cooperation will be supervised by the SPOC.

(c) Participate in regular status meetings for the coordination of all matters related to this Agreement and the other Related Documents.

(d) From time to time hereafter, the City will execute and deliver such additional instruments, certificates or documents, and will take all such actions as the SiFi may reasonably request for the purposes of implementing or effectuating the provisions of the Related Documents to which the City is a party or for the purpose of more fully perfecting or renewing the rights of the SiFi with respect to the rights, properties or assets subject to such documents (or with respect to any additions thereto or replacements or proceeds thereof or with respect to any other property or assets hereafter acquired by the City which may be deemed to be a part thereof). Upon the exercise by the SiFi of any power, right, privilege or remedy pursuant to the Related Documents to which the City is a party which requires any consent, approval, registration, qualification or authorization of any governmental authority or instrumentality, the City will, to the fullest extent permitted by law, execute and deliver all necessary applications, certifications, instruments and other documents and papers that the SiFi may be required to obtain for such governmental consent, approval, registration, qualification or authorization, at SiFi's sole expense.

SECTION 7. ENFORCEMENT OF AGREEMENT.

Section 7.1. SiFi Breach or Default. In the event the City believes that SiFi has not complied with the material terms of this Agreement, the City shall promptly notify SiFi in writing with specific details regarding the exact nature, if known, and if the exact nature is not known, the general nature of the alleged non-compliance or default.

Section 7.1.1. SiFi's Right to Cure or Respond. Subject to Section 8 and Section 9.2, SiFi shall have forty-five (45) days (or such longer period described in Section 7.1.2.(iii)

below or Section 9.2 below) from the sent date of the City's notice described in Section 7.1 above:

(a) to respond to the City, contesting the assertion of non-compliance or default;

(b) to cure such non-compliance or default; or

(c) In the event that, by nature of the default or non-compliance, such default or non-compliance cannot be cured within the forty-five (45) day period, to initiate reasonable steps to remedy such default and notify the City of the steps being taken and the projected date that they will be completed.

Section 7.1.2. Enforcement by the City for SiFi Breach. After the City complies with its obligations in Section 7.1 above and if SiFi fails to cure any non-compliance or default within the forty-five (45) day notice period, or if such a cure is not possible within forty-five (45) days pursuant to Section 7.1.1(c) above and SiFi has failed to take reasonable steps to remedy the non-compliance or default as required by Section 7.1.1(c) above, the City may:

(i) Seek specific performance or seek other equitable relief;

(ii) Seek contractual damages from SiFi; or

(iii) In the event no cure of any kind is provided within a period of sixty (60) days following expiration of the cure period set forth in Section 7.1.1, provide written notice to SiFi and its lender(s) of the City's intent to terminate this Agreement. SiFi shall have an additional forty-five (45) day period to arrange for cure. If no cure of any kind is provided within this forty-five (45) day cure period, SiFi's lender shall have forty-five (45) days from the end of the SiFi forty-five (45) day cure period to cure. If SiFi's lender(s) fails to do so within this time period, the City may terminate this Agreement by written notice to SiFi.

Section 7.1.3. Reservation of Rights. Except for any rights it explicitly waives in this Agreement, the City reserves all legal and equitable rights it may have to enforce this Agreement.

Section 7.2. City Breach or Default. In the event SiFi believes that the City has not complied with the material terms of this Agreement, it shall promptly notify the City in writing with specific details regarding the exact nature of the alleged non-compliance or default.

Section 7.2.1. City's Right to Cure or Respond. Subject to 8 below, the City shall have forty-five (45) days from its receipt of SiFi's notice described in Section 7.2 above:

- (a) to respond to SiFi, contesting the assertion of non-compliance or default;
- (b) to cure such default; or
- (c) in the event that, by nature of the non-compliance or default, such non-compliance or default cannot be cured within the forty-five (45) day period, to initiate reasonable steps to remedy such default and notify the City of the steps being taken and the projected date that they will be completed.

Section 7.2.2. Enforcement by SiFi for City Breach. After SiFi complies with its obligations pursuant to Section 7.2 above and if the City fails to cure any non-compliance or default within the forty-five (45) notice period, or if such a cure is not possible within ninety (90) days pursuant to Section 7.2.1(c) above and the City has failed to take reasonable steps to remedy the non-compliance or default as required by Section 7.2.1(c) above, SiFi may:

- (i) Seek specific performance or other equitable relief;
- (ii) Seek damages from the City (which are limited in all events to the amounts actually paid in the prior calendar year to SiFi); or
- (iii) Terminate this Agreement by sending written notice to the City if the City has failed to:
 - (a) pay amounts due pursuant to this Agreement;
 - (b) maintain, repair, operate and insure any City property, Public Ways, City furniture, City Premises, Ultimate Demand Points or Initial Demand Points as required by this Agreement, or keep such City property, Public Ways, City furniture, City Premises Ultimate Demand Points or Initial Demand Points in good working order and capable of supporting the Services or any combination thereof consistent with current fiber optic industry standards and specifications as required by this Agreement; or
 - (c) Comply with or perform any other material term of this Agreement.

Section 7.2.2.4. Termination. Either party may terminate this Agreement without cause upon no less than 330 days written notice of intent to terminate. In the event either SiFi or the City terminates this Agreement, for any reason, the City shall promptly provide to SiFi all maintenance and repair records for the Services in the City's possession or control.

Section 7.3. Reservation of Rights. Except for any rights it explicitly waives in this Agreement, SiFi reserves all legal and equitable rights it may have to enforce this Agreement.

Section 7.4. Limitation of Liability. In no event will either party be liable to the other party for any indirect, consequential, special, incidental, reliance, or punitive damages of any kind or nature whatsoever. Each Party hereby releases the other party, its subsidiaries and affiliates, and their respective trustees, officers, directors, managers, employees, and agents, from any such claims.

SECTION 8. DISPUTE RESOLUTION.

Section 8.1. Dispute Escalation. As to any dispute which is not resolved in the ordinary course of business, SiFi and the City may first attempt in good faith to promptly resolve such dispute by negotiations between their respective representatives. Either SiFi or the City may initiate the escalation procedure by delivery of written notice of the dispute ("*Dispute Notice*") to the other. Not later than thirty (30) days after delivery of the Dispute Notice, a representative with authority to settle the dispute shall meet with the other party's designated representative with authority to settle the dispute at a reasonably acceptable time and place, and thereafter as such representatives deem reasonably necessary. The representatives shall exchange relevant information and endeavor to resolve the dispute. Prior to any such meeting, each party's representatives shall advise the other as to any individuals who will attend such meeting with the representative. In the event that the parties are unable to resolve the dispute in the above-described manner within thirty (30) days after the initial meeting between representatives, then the parties may resolve any dispute arising out of or relating to this Agreement, or the parties' respective rights and duties hereunder, by and through the institution of legal proceedings in the United States District Court for the Northern District of California, or if there is no federal court jurisdiction, the state courts of Contra Costa County, California. All negotiations pursuant to this Section shall be confidential and treated as compromise negotiations for purposes of Rule 408 of the Federal Rules of Evidence and any other similar law or rule of evidence that is applicable.

Section 8.2. Non-Binding Mediation. Notwithstanding Section 8.1, prior to resorting to litigation but after the meeting between the representatives described in Section 8.1, both parties may, at the sole option of each, jointly submit any dispute arising under this Agreement to non-binding mediation. Both parties shall agree on the mediator and in the absence of any such agreement, both parties shall nominate one (1) mediator, and the final mediator shall be selected from the nominated mediators by virtue of a game of chance. All negotiations pursuant to this Section shall be confidential and treated as compromise negotiations for purposes of Rule 408 of the Federal Rules of Evidence and any other similar law or rule of evidence that is applicable.

SECTION 9. MISCELLANEOUS PROVISIONS.

Section 9.1. Authority to Enter Agreement. Each party hereby represents and warrants to the other that (i) it has full power and authority to enter into and perform this Agreement, (ii) it has taken all necessary action to execute, deliver and perform this Agreement and (iii) this Agreement constitutes a valid and binding obligation of such party, enforceable against it in accordance with its terms, except as such enforceability may be limited by applicable bankruptcy, insolvency, fraudulent transfer, moratorium, reorganization or similar laws of general applicability relating to or affecting the rights of creditors and to the availability of equitable remedies, regardless of whether such enforceability is considered in a proceeding in equity or at law.

Section 9.2. Force Majeure. SiFi shall not be responsible or liable for any failure or delay in the performance of its obligations under this Agreement arising out of or caused, directly or indirectly, by circumstances beyond its reasonable control, including without limitation, acts of God; earthquakes; fires; floods; wars; civil or military disturbances; sabotage; epidemics; riots; interruptions; major and extended loss or malfunctions of utilities; computers (hardware or software) or communications service; strikes or labor disputes; acts of military authority;. If SiFi shall be unable to carry out the whole or any part of its obligations under this Agreement by reason by a force majeure event, then the performance of the obligations under this Agreement of such party as they are affected by such cause shall be excused for a reasonable time during which such condition exists.

Section 9.3. Notice. All notices shall be in writing and shall be served upon the other party by hand delivery, overnight mail, electronic mail, or by facsimile with confirmed transmission and addressed as follows:

City:

City of Pittsburg
Attn: City Manager
65 Civic Avenue
Pittsburg, CA 94565

City copies to:

City of Pittsburg
Attn: City Attorney
65 Civic Avenue
Pittsburg, CA 94565

SiFi Networks:

SiFi Networks Pittsburg LLC
Attn: Legal
103 Foulk Road, Suite 500
Wilmington, DE 19803

Notices shall be deemed received the same day with delivery upon hand delivery, and the next business day with delivery upon overnight mail, electronic mail, or by facsimile.

Section 9.4. Entire Agreement. This Agreement, including all exhibits, embodies the entire understanding and agreement of the City and SiFi with respect to the subject matter hereof.

Section 9.5. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Agreement is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body, or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section 9.6. Governing Law. This Agreement shall be governed in all respects, including validity, interpretation and effect, and construed in accordance with, the laws of the State of California, irrespective of conflict of laws principles.

Section 9.7. Modification. No provision of this Agreement shall be amended or otherwise modified, in whole or in part, except by an instrument, in writing, duly executed by the City and SiFi, which amendment shall be authorized on behalf of the City through the adoption of an appropriate resolution or order by the City, as required by applicable law.

Section 9.8. No Third-Party Beneficiaries. Nothing in this Agreement or in any prior agreement is or was intended to confer third-party beneficiary status on any person or entity not a party to this Agreement including a member of the public.

Section 9.9. No Waiver of Rights. Nothing in this Agreement shall be construed as a waiver of any rights, substantive or procedural that SiFi or the City may have under federal or state law unless such waiver is expressly stated herein.

Section 9.10. No Rights to the Drop. The City expressly agrees that it does not and shall not claim at any time any interest or estate of any kind or extent whatsoever in the SiFi network by virtue of the relationship and rights created by this Agreement.

Section 9.11. No Joint Venture, Partnership or Alter Ego; Independent Contractor. Nothing contained in this Agreement, any document executed in connection herewith or any other Related Document or other instrument with any other party shall be construed as making the parties hereto joint partners, joint venturers or alter egos of each other or any other entity. SiFi shall at all times remain an independent contractor. Neither Party shall control or direct the day-to-day affairs of the other Party, or their mode or

method of performing their respective obligations hereunder. Neither Party in any manner shall act or indicate to any third party that it is the agent of the other Party.

Section 9.12. Headings. The headings and captions of this Agreement are solely for the convenience of the Parties and shall not be deemed to modify or vary any of the substantive terms thereof.

Section 9.13. Counterparts. This Agreement may be executed in one or more counterpart copies, all of which counterparts when executed and delivered, each of which shall be an original, and shall have the same force and effect as if all Parties had executed a single copy of this Agreement. Any signature page of this Agreement may be detached from any counterpart and reattached to any other counterpart hereof. The facsimile or email transmission of any signed facsimile or email transmission hereof shall be the same as delivery of an original.

Section 9.14. No Waiver. Failure by either Party to assert or declare any one breach or failure to perform shall not be construed as a waiver of any other or subsequent breach or failure to perform.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS WHEREOF, the parties hereto have caused this instrument to be executed the day and year first above written.

City of Pittsburgh, a Municipal Corporation

SiFi Networks Pittsburgh LLC

By: Garrett Evans
Title: City Manager

By:
Title:

Attest:

By: Alice Evenson
Title: City Clerk

Approved as to Form:

By: Donna Mooney
Title: City Attorney

Exhibit A: Future Demand Points

PARKS	ADDRESS	GPS COORDINATES
8th St. Greenbelt	8th St	38.0285946, -121.8809047
Americana Park	Parkview Dr/Salinas Ct	38.0254877, -121.909025
Buchanan Park	4150 Harbor St	37.999090, -121.887154
Central Harbor Park	Marina Blvd (End of St)	38.0390509, -121.884876
Riverview Park	Bayside Dr (End of St)	38.0408689, -121.889359
Central Park	2987 Pittsburg-Antioch HWY	38.0214307, -121.87224309
City Park	17th & Railroad Ave	38.02254633, -121.8897954
Columbia Linear Park	Columbia Ave	38.0248367, -121.8694267
De Anza Park	E Trident Dr	38.0251748, -121.92032436
Heritage Park Plaza	124 4th E St	38.032394, -121.883286
John Buckley Square	500 Railroad Ave	38.0316032, -121.883892
Highlands Park	Golden Hill Dr. & St. Paul Cir.	37.9962408, -121.8817309
Highlands Ranch Park	Buchanan Rd & Meadows Ave	37.99639299, -121.8662706
Hillsdale Park	2240 Daffodil Dr.	38.01331000, -121.9274027
John Henry Johnson Park	790 W. Leland Rd.	38.01371574, -121.9176824
Larry Lasater Park	Santa Teresa Dr/Rancho Bemado Dr	38.0129718, -121.969095
Marina Walk Park	W 6th St & Cutter St.	38.0319243, -121.8874065
Mariner Park	8th St W & Herb White Way	38.0311299, -121.8910489
Oak Hills Park	2280 Southwood Dr	38.0122449, -121.950019
Small World Park	2151 Harbor St	38.0090773, -121.8841797
Santa Fe Linear Park	Santa Fe Ave	38.025329, -121.87775
Woodland Hills Park	Crestview Dr/Alta Vista Cir	37.9996269, -121.9046906
Village Park at New York Landing	Cambria Dr	38.031211, -121.8815047
Ambrose Park	125 Memorial Way	38.01735037, -121.939569
Oak Hills Park (West)	2356 Woodhill Dr.	38.009337, -121.9546539
California Seasons Park	1951 Seasons Way	38.02941946, -121.929720
Ray Giacomelli Park	W. Leland Rd.	38.01875347, -121.963537
Unnamed San Marco Park	Santa Teresa Drive	38.0134114, -121.96682
CIVIC FACILITIES	ADDRESS	GPS COORDINATES
City Hall	65 Civic Avenue	38.019886,-121.891594
Senior Center	300 Presidio Lane	38.009630,-121.888180
Corporation Yard	357 E. 12 th Street	38.025600,-121.882970
Housing Authority	916 Cumberland Street	38.028020,-121.884560
Downtown (General)	Railroad Avenue	38.030735,-121.884060
Environmental Center	2551 Harbor Street	38.00975, -121.88633
Fire Station 84	1903 Railroad Avenue	38.020208, -121.8875458

Fire Station 85	2331 Loveridge Road	38.0055539, -121.8714322
Fire Station 87	800 W. Leland Road	38.0143905, -121.9199209
California Theater	351 Railroad Avenue	38.032816, -121.88316
60 Civic Avenue	60 Civic Avenue	38.021458, -121.890112
Multimodal Readerboard	2095 Railroad Avenue	38.017502535, -121.889066
Downtown Readerboard	998 Railroad Avenue	38.02813068, -121.8852737
Buchanan Readerboard	Buchanan Road	37.9979156, -121.866095
Stoneman Reuse Area	2232 Golf Club Road	38.013482, -121.9109324
Marina Green	47 Marina Blvd.	38.03594662, -121.8833539
Marina Blvd. Parking Lot 1	Marina Blvd.	38.0382746, -121.88494179
Marina Blvd Parking Lot 2	Marina Blvd.	38.0363099, -121.8838313
Marina Blvd. Parking Lot 3	Marina Blvd.	38.0350086, -121.883579
Downtown Parking Lot 1	3 rd St./Marina Blvd.	38.0332467, -121.884169
Downtown Parking Lot 2	5 th St./Cumberland St.	38.031924, -121.882956
Downtown Parking Lot 3	525 Railroad Avenue	38.031231, 121.8834236
Railroad Parking Lot	3754 Railroad Avenue	38.0052108, -121.89385986
PUMP STATIONS	ADDRESS	GPS COORDINATES
WPU-1	DAWNVIEW CT	38.007155, -121.952864
WPU-2	FRONTAGE RD	38.019338, -121.906277
WPU-3	300 OLYMPIA DR	38.00663, -121.904342
WPU-4	None	37.997973, -121.891208
WPU-5	BUCHANAN RD	37.989946, -121.865427
WPU-6	1703 BRIDGEVIEW ST	38.014709, -121.948859
WPU-7	ALVES RANCH RD	38.014412, -121.958519
WPU-8	None	38.019598, -121.909695
WPU-9	300 OLYMPIA DR	38.006735, -121.904803
WPU-10	790 W LELAND RD 800	38.013178, -121.914791
ssPU-4445	--	
ssPU-4446	--	
ssPU-4663	--	
ssPU-6286	--	
swPU-3738	1404 Harbor St, 94565	
swPU-1712	1051 Solari St, 94565	
swPU-3739	1343 Harbor St, 94565	
swPU-3901	--	
swPU-3902	698 W 10th St, 94565	
swPU-3961	1221 Willow Pass Rd	
swPU-3903	200 N Parkside Dr	
swPU-1711	1369 Harbor St	
TANK SITES	ADDRESS	GPS COORDINATES
Golf Course	2222 GOLF CLUB RD	38.009163, -121.909942

Oak Hills	DAWNVIEW CT	38.006386, -121.952995
WTP	300 OLYMPIA DR	38.005758, -121.904374
WTP	300 OLYMPIA DR	38.006313, -121.904274
Stoneman	NO ADDRESS	38.000187, -121.912672
Highlands	BUCHANAN RD	37.990015, -121.86507
Shady Brook	SHADYBROOK CT	38.003978, -121.949898
New West Leland	DAFFODIL DR	38.009414, -121.926894
Hillview	BUCHANAN RD	37.988957, -121.892158
WELLS	ADDRESS	GPS COORDINATES
Dover Well	Dover / Frontage Road	38.019497, -121.9063527
CAMERAS	ADDRESS	GPS COORDINATES
10th & Beacon Fixed	477 W 10TH ST	38.029356, -121.893568
10th & Beacon PTZ	477 W 10TH ST	38.029356, -121.893568
10th & Enterprise PTZ	208 LOWRY CT	38.029369, -121.897691
10th & Herb E Fixed	1145 MONTEZUMA ST	38.029349, -121.891425
10th & Herb PTZ	1145 MONTEZUMA ST	38.029349, -121.891425
10th & Herb W Fixed	1145 MONTEZUMA ST	38.029349, -121.891425
Ambrose Park Fnt Pkg Fixed	WOLLAM AVE	38.018248, -121.939485
Ambrose Park Fnt Pkg PTZ	WOLLAM AVE	38.018248, -121.939485
Ambrose Park Rear Pkg Fixed	125 MEMORIAL WAY	38.017607, -121.937776
Ambrose Park Rear Pkg PTZ	125 MEMORIAL WAY	38.017607, -121.937776
Americana Park PTZ	109 SALINAS CT	38.02519, -121.909205
Auto Center & Sycamore NB	1915 AUTO CENTER DR	38.006426, -121.834431
Auto Center & Sycamore SB	1915 AUTO CENTER DR	38.006426, -121.834431
Auto Center & Sycamore-PTZ	1915 AUTO CENTER DR	38.006426, -121.834431
Buchanan Park PTZ	4040 HARBOR ST	38.000172, -121.888179
Century Theater Front Parking PTZ	4105 CENTURY BLVD 4301	38.008363, -121.84339
Century & Automall Fixed	4600 CENTURY BLVD	38.005599, -121.835661
Century & Automall PTZ	4600 CENTURY BLVD	38.005599, -121.835661
Century Blvd & Century Way EB	3800 CENTURY CT	38.009745, -121.849212
Century Blvd & Century Way WB	3800 CENTURY CT	38.009745, -121.849212
Century Sprint Bldg PTZ	4285 CENTURY BLVD 4297	38.006937, -121.841574
CityPark 1 PTZ	60 CIVIC AVE	38.022171, -121.8887
CityPark 2 PTZ	60 CIVIC AVE	38.022171, -121.8887
CityPark Bleachers Fixed	60 CIVIC AVE	38.022171, -121.8887
CityPark Circle PTZ1	60 CIVIC AVE	38.022492, -121.888968
CityPark Circle PTZ2	60 CIVIC AVE	38.022492, -121.888968
City Park S Parking PTZ	60 CIVIC AVE	38.02126, -121.88914
Civic Plaza Front Exchange Fixed	65 CIVIC AVE	38.019752, -121.891631
Civic Plaza Front Fixed	65 CIVIC AVE	38.019751, -121.891534
Civic Plaza NW PTZ	65 CIVIC AVE	38.019886, -121.891986

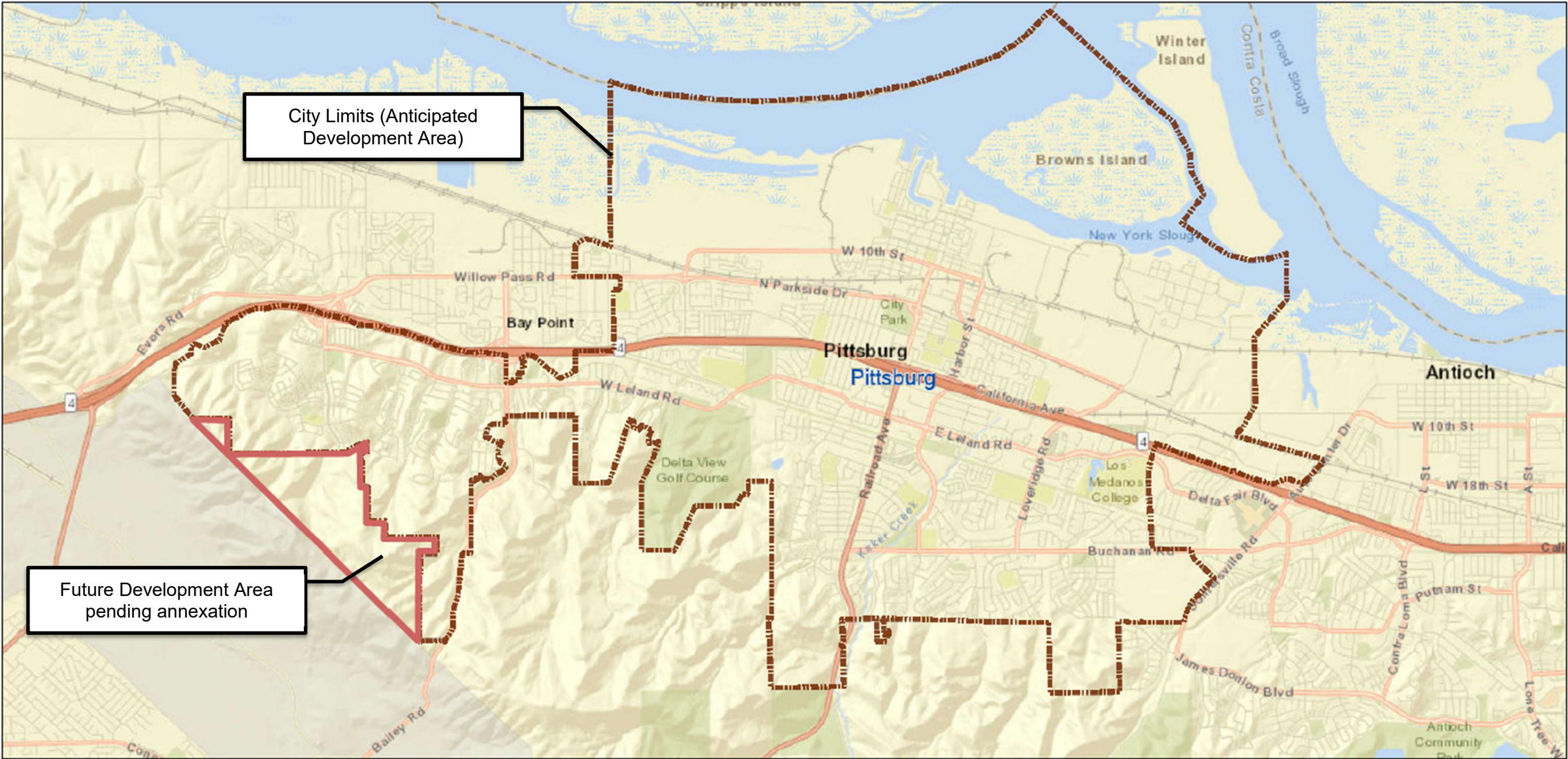
Civic Plaza Parking Fixed	2020 RAILROAD AVE	38.019151, -121.890804
Civic Plaza SE PTZ	65 CIVIC AVE	38.019928, -121.89094
Civic Plaza SW Fixed	65 CIVIC AVE	38.019834, -121.892245
Civic Plaza SW Sally Port Fixed	65 CIVIC AVE	38.01994, -121.89226
Civic Plaza Pole PTZ	2020 RAILROAD AVE	38.019151, -121.890804
Clinic Front NW PTZ	2311 LOVERIDGE RD	38.00681, -121.870249
Clinic NE PTZ	2311 LOVERIDGE RD	38.006778, -121.869131
Clinic SE PTZ	2351 LOVERIDGE RD	38.006025, -121.869385
Clinic SW PTZ	2311 LOVERIDGE RD	38.006387, -121.870094
Corp Yard PTZ	369 E 12TH ST	38.025758, -121.882913
Entrata NW PTZ	985 RAILROAD AVE	38.028221, -121.884854
Entrata SE PTZ	134 E 10TH ST	38.027867, -121.884399
Harbor & 9th Fixed	HARBOR ST	38.02706, -121.878659
Harbor & 9th PTZ	HARBOR ST	38.02706, -121.878659
Harbor & School PTZ	1750 HARBOR ST	38.020011, -121.881318
Harbor & Army PTZ	2026 HARBOR ST	38.017618, -121.882149
Harbor & Buchanan PTZ	21 BARRIE DR	37.997895, -121.886875
Harbor & East 12th PTZ	526 E 12TH ST	38.024319, -121.879103
Highlands Ranch Park Buchanan & Meadows PTZ	20 SADDLEHORN CT	37.997907, -121.863629
I-4 EB Fixed 1	2501 W LELAND RD	38.023473, -121.970766
I-4 EB Fixed 2	2501 W LELAND RD	38.023473, -121.970766
I-4 EB Fixed 3	2501 W LELAND RD	38.023473, -121.970766
John S. Bryant Park	40 SEENO ST	38.008352, -121.899183
Larry Lasater Park PTZ	2916 RIO VERDE DR	38.012031, -121.967515
Leland & Loveridge NW Fixed	2253 LOVERIDGE RD	38.008373, -121.87064
Leland & Loveridge W Fixed	2253 LOVERIDGE RD	38.008373, -121.87064
Leland Loveridge PTZ	2253 LOVERIDGE RD	38.008373, -121.87064
Leland & Loveridge S Fixed	2253 LOVERIDGE RD	38.008373, -121.87064
Marina Basin3 GateFixed	303 HERON DR	38.038681, -121.888052
Marina Basin3 PTZ	323 HERON DR	38.039396, -121.887569
Marina Basin3 PTZ1	323 HERON DR	38.039396, -121.887569
Marina Basin3 PTZ2	323 HERON DR	38.039396, -121.887569
Marina Basin3 Restroom	MONTEZUMA ST	38.03985, -121.887303
Marina Boat Ramp PTZ	MARINA BLVD	38.037647, -121.885066
Marina Boat Ramp Fixed	MARINA BLVD	38.037647, -121.885066
Marina Crows Nest PTZ	2 PELICAN CT	38.039019, -121.885914
Marina Dock A PTZ	MARINA BLVD	38.036944, -121.884199
Marina Dock D Guest Docks - River PTZ	LOS MEDANOS ST	38.036673, -121.882676
Marina Dock D Guests PTZ	LOS MEDANOS ST	38.036673, -121.882676
Marina Dock G Fuel Pumps Fixed	51 MARINA BLVD	38.035744, -121.883139
Marina Dock G Fuel Pumps PTZ	51 MARINA BLVD	38.035744, -121.883139
Marina Dock G SE Ped Fixed	51 MARINA BLVD	38.035744, -121.883139

Marina Dock I NE PTZ	65 E 2ND ST	38.03451, -121.8835
Marina Dock K SE PTZ	145 SHORELINE DR	38.034287, -121.882556
Marina Dock N Riverview Park PTZ 2	MONTEZUMA ST	38.040398, -121.888607
Marina Dock Q Riverview Park PTZ	2 RIVER PARK DR	38.041203, -121.888418
Marina Parking N Fuel Tank PTZ	MARINA BLVD	38.036579, -121.884174
Marina Parking N G PTZ	47 MARINA BLVD	38.036156, -121.883702
Marina Parking S Entrance PTZ	BLACK DIAMOND ST	38.034118, -121.884059
Marina Parking S Exit PTZ	51 MARINA BLVD	38.035116, -121.883642
Marina Parking S Trans Pumps PTZ	BLACK DIAMOND ST	38.034688, -121.883858
Marina Plaza E PTZ	51 MARINA BLVD	38.035548, -121.883312
Marina Plaza Entrance Fixed	51 MARINA BLVD	38.035548, -121.883312
Marina Plaza NE PTZ	51 MARINA BLVD	38.035695, -121.883378
Marina Plaza NW PTZ	51 MARINA BLVD	38.035239, -121.883443
Marina Plaza SE PTZ	51 MARINA BLVD	38.035636, -121.883575
Marina Plaza SW PTZ	51 MARINA BLVD	38.035281, -121.883591
Marina Walk Park PTZ	BLACK DIAMOND ST	38.033984, -121.884113
Mechanics Bank Front PTZ	711 RAILROAD AVE 755	38.03046, -121.884053
Mechanics Bank Rear PTZ	711 RAILROAD AVE 755	38.030362, -121.883718
PittAntioch Hwy & Loveridge S Fixed	PittAntioch Hwy & Loveridge	38.015078, -121.860115
PittAntioch Hwy & Loveridge W Fixed	PittAntioch Hwy & Loveridge	38.015078, -121.860115
Pmt Cntr Left Fixed	65 CIVIC AVE	38.01979, -121.891404
Pmt Cntr Right Fixed	65 CIVIC AVE	38.01979, -121.891404
Pmt Ctr Far Left Fixed	65 CIVIC AVE	38.01979, -121.891404
Railroad & 3rd St PTZ	112 SHORELINE DR	38.033614, -121.883274
Railroad & 17th CityPark 3 PTZ	RAILROAD AVE	38.02211, -121.887881
Railroad & Alturas PTZ	3715 RAILROAD AVE	38.00681, -121.893034
Railroad & 10th PTZ	134 E 10TH ST	38.02777, -121.885023
Railroad & Atlantic PTZ	2971 RAILROAD AVE	38.008338, -121.892454
Railroad & Leland PTZ	2501 RAILROAD AVE	38.012042, -121.891126
San Marco & Leland E Fixed	SAN MARCO BLVD	38.019271, -121.966268
San Marco & Leland N Fixed	SAN MARCO BLVD	38.019271, -121.966268
Vidrio N Fixed	68 E 6TH ST	38.031185, -121.884259
Vidrio N PTZ	68 E 6TH ST	38.031185, -121.884259
Vidrio NW PTZ Black Diamond	633 BLACK DIAMOND ST	38.031256, -121.885066
Vidrio Parking Fixed	623 BLACK DIAMOND ST	38.031216, -121.884863
Vidrio Railroad PTZ	635 RAILROAD AVE 655	38.030994, -121.884109
Vidrio S Fixed	760 RAILROAD AVE	38.030585, -121.884509
Vidrio S PTZ	760 RAILROAD AVE	38.030585, -121.884509
WB I4 Loveridge Fixed 1	4401 CENTURY BLVD	38.009122, -121.855382
WB I4 Loveridge Fixed 2	4401 CENTURY BLVD	38.009122, -121.855382
WB I4 Loveridge Fixed 3	4401 CENTURY BLVD	38.009122, -121.855382

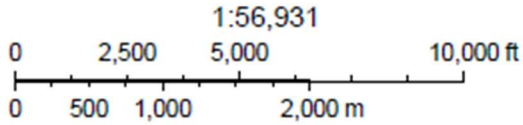
TRAFFIC SIGNAL LOCATION / INTERSECTION	GPS COORDINATES
Railroad @ Linscheid	38.0037, -121.8946
Railroad @ Yosemite	38.0052, -121.8935
Railroad @ West-Mariposa	38.0068, -121.893
Railroad @ Atlantic	38.008, -121.8926
Railroad @ Alvarado	38.01, -121.8923
Railroad @ W. Leland Road	38.0121, -121.8915
Leland @ Crestview	38.0139, -121.8964
E. Leland @ Harbor	38.0112, -121.8863
Atlantic @ Harbor	38.0085, -121.8869
Harbor @ Bliss	38.0144, -121.8839
W. Leland @ Burton	38.015, -121.9003
W. Leland @ Montevideo	38.0141, -121.9207
W. Leland @ Woodhill	38.0163, -121.9519
W. Leland @ Alves Ranch	38.018, -121.9554
Railroad @ Civic	38.021, -121.888
Railroad @ Central	38.0254, -121.8862
Railroad @ Tenth	38.0276, -121.8851
Harbor @ Truck Route	38.0252, -121.8785
Harbor St @ School St	38.0201, -121.8809
Fourteenth @ Truck Route	38.0194, -121.8725
Posco @ Pittsburg-Antioch Hwy	38.0187, -121.8708
Loveridge @ Pittsburg-Anitoch Hwy	38.0151, -121.8603
Loveridge @ California	38.0128, -121.8633
Century @ Century Way	38.0097, -121.8491
Century @ Commercial	38.0059, -121.8393
Century @ North Park	38.0101, -121.8542
E. Leland @ Loveridge	38.0084, -121.8711
E. Leland @ Shopping Center	38.008, -121.8694
E. Leland @ Gladstone	38.0086, -121.866
E. Leland @ Los Medanos College	38.0078, -121.8623
E. Leland @ Lakeview Circle	38.0083, -121.8593
E. Leland Rd @ Piedmont	38.009, -121.8748
Loveridge @ Shopping Center	38.0104, -121.8696
Loveridge @ Central Jr High/TRAIL	38.0057, -121.872
Loveridge @ Stoneman	38.0029, -121.8727
Loveridge @ Ventura	37.9995, -121.8742
Buchanan @ Meadows	37.9981, -121.8636
Buchanan @ Ventura	37.9979, -121.8686
Buchanan @ Loveridge	37.9981, -121.8737
Buchanan @ Suzanne	37.9981, -121.88
Buchanan @ Harbor	37.9982, -121.8872

W. Leland @ Dover	38.0165, -121.9058
W. Leland @ Range	38.0145, -121.9121
W. Leland @ Jacqueline	38.0153, -121.9281
W. Leland @ Chestnut	38.0156, -121.936
W. Leland @ Bailey	38.0152, -121.9421
Bailey @ Maryland	38.0165, -121.9422
W. Leland @ BART Entance	38.0155, -121.9461
W. Leland @ BART Exit/Southwood	38.0159, -121.9483
San Marco Blvd @ W. Leland	38.0197, -121.9662
Willow Pass @ Balclutha	38.0266, -121.924
Willow Pass @ Loftus	38.0266, -121.9283
Willow Pass @ Nantucket	38.0294, -121.9108
Harbor @ Yosemite	38.0012, -121.8871
Tenth @ Herb White - Montezuma	38.0295, -121.8912
Loveridge @ California [East]	38.0128, -121.8633
Loveridge @ P-A Hwy [Modified]	38.0151, -121.8603
California @ Diane	38.0137, -121.8727
San Marco @ Santa Teresa	38.0135, -121.9658
West Leland @ Oak Hills	38.0154, -121.9442

Exhibit B: Anticipated Development Area within City



4/7/2021, 8:49:17 AM



City of Pittsburg, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Disclaimer: All reasonable effort has been made to assure the accuracy of the maps for its intended purpose.

Annex I: KPIs, SLAs and Service Credits

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1. OVERVIEW

1.1 This Annex 1 provides detailed descriptions of the Performance Metrics for the operation and management of the Service by SiFi Networks and is the basis for certain service level agreements between Customer and SiFi Networks. All Performance Metrics will apply to the Network. For the purpose of these Performance Metrics, the Service can be viewed as a point to point service between two city demand points.

1.1.2 Service Credits are only applicable to diverse Services. Customer must request a Service Credit within forty-five (45) days of the Outage or Customer waives the right to the Service Credit. Service Credits, if approved by SiFi Networks, will be applied and credited to the next invoice to Customer.

1.2 SiFi Networks will:

1.2.1 Use commercially reasonable efforts to remedy any delays, interruptions, omissions, mistakes, accidents or errors (“Defect” or “Defects”) and restore the Services as soon as possible after any Defect is reported to SiFi Networks using receipted electronic mail, fax or other documentation including, without limitation, an initial phone call made to the SiFi Networks Network Operation Center, which results in the issuance of a trouble ticket. The foregoing process shall be in accordance with the policies of SiFi Networks.

1.2.2 Collect, measure, and report data to Customer for Services, Network and operational Performance Metrics described in Article 3. SiFi Networks will provide Metrics upon written request, using a Microsoft Excel spreadsheet or other format mutually agreed to by SiFi Networks and Customer. SiFi Networks is responsible (at its expense) for providing any equipment, systems, and software necessary to collect and report such Metrics, with it being understood by the parties that such reports will primarily measure uptime availability of the Core Network Elements.

1.2.3 Analyze and improve processes, as necessary, to achieve Performance Metric Objectives set forth in Article 3.

1.2.4 Establish, maintain, and use quality improvement teams (“QITs”) that meet at least quarterly, and which consist of SiFi Networks process representatives, subject matter experts, and Customer, as well as potentially other of SiFi Networks service providers, suppliers and subcontractors, to conduct root cause analysis on data indicating inferior performance, act on results and implement improvement plans for those Metrics that fail to meet or exceed the Objectives set forth in Section 3.

2. DEFINITIONS AND GENERAL PROVISIONS

2.1 “*Metric*” or “*Service Metric*” means the performance measures for Network functions and includes the Description, Measurement Method, Objective and Service Credit, if any, that define the capitalized term that is used throughout this Annex 1.

2.2 “*Description*” means the specific Networks function to be measured.

2.3 “*Measurement Method*” means the tools, process and algorithms for determining Networks performance and the frequency of the measurement.

2.4 “*Objective*” means the level of performance that Customer expects SiFi Networks to achieve.

2.5 “*Service Credit*” means the amount SiFi Networks owes to Customer, where applicable, if the Objective is not met for that month. The amount of any Service Credit shall be calculated as set forth in Section 3.

2.5.1 Customer will not receive Service Credits for any Service interruption or other transmission problem (including, without limitation, any inability of SiFi Networks to maintain Performance Metrics commitments contained herein) that is in whole or in part caused by or attributed to Customer. SiFi Networks will nevertheless use its reasonable efforts to seek a prompt resumption of Service and/or resolution of transmission problems in those circumstances where such efforts have a reasonable likelihood of promptly achieving the cited results.

2.5.2 In the event that Service Credits are issued for missing Network Core Average Availability Objectives, Service Credits shall not be issued for missing Network Drop Average Availability Objectives for the same reporting month.

2.5.3 No Service Credits will be issued for missing Network Drop Average Availability Objectives unless the location served at the Network Drop has dual diverse connections to the Network.

2.5.4 Service Credits expressed as a percent of “Services affected”, “recurring charges”, etc. refer to amounts charged to Customer by SiFi Networks unless otherwise explicitly stated.

2.6 “Business hours” means 8:00 AM to 5:00 PM local time in the state the Network is primarily located on a Business Day. “Business Day”, “Working Day” means Monday through Friday, excluding public holidays recognized in the state the Network is primarily located within.

2.7 “Outage” means Service(s) is/are interrupted such that there is a loss of continuity (unable to transmit or receive traffic to the city facility), or when SiFi Networks agrees that Service is unfit or unavailable for use.

2.7.1 The following are excluded from Outages:

- Failure of components for which City is responsible and are therefore not part of the Network.
- Time that corrections cannot be made because the City, or access to the facilities necessary for making the repair, are inaccessible.
- Problems caused by City negligence or misconduct, or by the negligence or misconduct of others authorized by the City.
- problems resolved as “No Trouble Found”.
- Scheduled network upgrades and maintenance periods. The upgrades and maintenance will be scheduled when customer services are impacted minimally, typically between 12 AM to 6 AM local time. Furthermore, SiFi Networks will notify the Customer of such scheduled upgrades or maintenance periods as per 3.4.7.
- Circumstances defined in Clause 2.5 or in Section 9.2 of the Main Contract Body.

2.8 “Outage Duration” is the time in minutes that an Outage has occurred. An Outage begins when City notifies SiFi Networks NOC and SiFi Networks NOC opens a trouble ticket and ends when service has been restored.

2.9 “Availability” means percentage of time the Network is available for service. Network Average Availability is measured performance of the Network. Even though the Network Core delivers 99.999% Network Average Availability, Customer is not assured 99.999% availability unless its equipment is appropriately configured and connected over redundant paths to the Network.

Network Average Availability is:

$$1 - \left[\frac{\sum \text{Network_outage_durations}}{\text{Total_Available_Time}} \right] \times 100$$

Sum of Network_outage_durations = the total of the outage time, in minutes, of all Customers’ Services in service affected by network outages during the reporting calendar month.

Total_Available_Time = (number of Services in service on the last day of the calendar month preceding the reporting month) * ((days in the reporting calendar month) * (minutes per day)).

2.10 “Installation” means SiFi Networks will provide Committed Due Dates for installation of Service in less than or equal to the intervals from order date as shown below.

For pre-configured Services to City Demand Points:

- A. Service has been previously installed, no truck roll required: Ten (10) business days
- B. Service has been previously installed, truck roll required: Ten (10) business days
- C. Full install fiber and NTE installation is required: Ten (10) business days

2.10.1 A delayed installation credit will not be applied under the following circumstances:

- Installation is delayed at City's request.
- Installation is delayed with the approval of Customer.
- SiFi Networks has not been given necessary access to facilities required for installation or Customer is not ready or not available to accept the Service until after the committed due date.
- Customer facilities are unsuitable or unfit for installation SiFi Networks has:
 - made reasonable efforts to consult with the appropriate Customer work center (or such other contact specified by Customer) by telephone; and
 - taken such further reasonable and prudent actions in an attempt to make installation as Customer may direct in the course of such consultation.
 - If SiFi Networks reasonable efforts to consult with Customer as required above are unsuccessful, SiFi Networks shall notify Customer of the reason for the delay as soon as reasonably possible.

2.11 For installations, SiFi Networks will:

- Attempt to contact Customer prior to the scheduled appointment
- twenty-four (24) hours prior (up to 2 attempts)
- 30 minutes prior to the schedule appointment
- Arrive on site at Customer premises within the appointment window
- Install Service(s) as ordered and update Customer status within one (1) business day after the installation.

2.12 *(Reserved)*

2.13 "Repair and/or Maintenance at the Customer Demand Points" means that a SiFi Networks technician or SiFi Networks sub-contractor visits the Customers Demand Point to perform needed, requested and scheduled work on Services and associated Network Elements, or in other words the ONT

For Repair and Maintenance visits, SiFi Networks will:

- Attempt to contact Customer prior to the scheduled appointment
- twenty-four (24) hours prior (up to 2 attempts)
- 30 minutes prior to the schedule appointment
- Arrive on site at Customer premises within the appointment window

- Repair Service(s) as ordered
- Update Customer's order status within 1 business day after the installation

Any Repair and/or Maintenance at the Customer Premises that do not take place in accordance with the foregoing requirements will be performed in a reasonable timeframe and in a reasonable manner, taking into consideration the relevant circumstances.

2.14 SiFi Networks will provide a sufficient number of qualified staff to answer and respond to all technical support calls and direct trouble ticket system inputs from Customer to meet the Objectives. The Performance Metrics specify Objectives that include: (1) the target time for answering/responding to calls, and (2) the percentage of calls that shall meet the target.

SiFi Networks telephone support and trouble ticket system shall be available twenty-four (24) hours a day, three hundred and sixty-five (365) days a year. During normal Business Hours, SiFi Networks shall accept calls from Customer on all valid topics. Outside of normal Business Hours, SiFi Networks shall respond to calls relating to Network and Service defects.

The target time or duration is measured from the time Customer's telephone call enters the SiFi Networks help desk routing queue until the time Customer speaks to a technician who is capable of resolving the trouble or answering the question.

2.15 "*Mean Time to Repair (MTTR)*" means the average time of the actual repair needed to restore Services. MTTR is measured in each reporting calendar month.

Number of Outages = Count of Outages less Outage Exclusions

Incident Priority Level = Measure of the severity of an incident as determined by SiFi in its sole but reasonable discretion based on the impact and urgency of the incident or by the Class of Service (Business data services only). The Incident Priority Level determines the Incident Response Window, the Communication and Escalation Intervals, and the Expected Time to Repair (ETTR) of an incident

Incident Response Window = time allowed under the specific SLA to begin repair service as dictated by the incident priority (e.g. Next Business Day, 4 Hour, etc).

Communication interval = the interval between incident status updates provided to Customer. The communication interval begins when the incident is first reported to SiFi Networks and ends when service is repaired or restored.

Escalation interval = the interval after which an incident can be escalated to the next level of visibility within SiFi Networks. The purpose of escalating an incident is to raise awareness of the incident to proper levels of management in order that the proper

resources may be appropriated where necessary in order to ensure the Expected Time to Resolution objectives are met.

Expected Time to Repair (ETTR) = the maximum expected duration of an outage, based on incident priority

The timing of activities associated with incident management are determined by the incident priority as follows:

		Timing of Actions			
		Response Window	Communication Interval	Escalation Interval	ETTR
Incident Priority	1. Severe	15 minutes	Continuous	2 hours	4 hours
	2. Critical	15 minutes	Continuous	6 hours	12 hours
	3. High	1 hour	4 hours	12 hours	24 hours
	4. Medium	4 hours	1 business day	1.5 business days	3 business days
	5. Low	1 business day	Upon request	1 week	2 weeks
	6. Very Low	As required	N/A	30 days	Up to 30 days

MTTR is calculated as follows:
$$\left(\frac{\sum \text{Outage Durations}}{\text{Number of Outages}} \right)$$

A separate MTTR is calculated for each Incident Priority Level. The MTTR is measured in hours, days.

2.16 SiFi Networks will strive to resolve trouble tickets as quickly as possible. The Direct Measures of Quality (DMOQs) addressing this are the percentage of service outage trouble tickets that are resolved within either one or two days – the concern being those that remain open for longer periods. This metric has two measures: (1) the total number of occurrences, and (2) the corresponding percentage that the total number reflects. SLA Response Window and Repair Time are defined in Section 2.15.

DMOQ Period = 24 hours or 48 hours, depending on the metric

The percentage is calculated as follows:

$$\left(\frac{\left(\sum \text{trouble tickets resolved in a calendar month within (1) 24 hrs, or (2) 48 hrs} \right)}{\text{Total number of trouble tickets in the calendar month}} \right) \times 100$$

3. SIFI NETWORKS PERFORMANCE METRICS

	Performance Metrics	Objective	Description	Measurement Method	Service Credit
3.1	Network				
3.1.1	Network Core - Average Availability	99.99% available	See Section 2.9	See Section 2.9	For each reporting month in which the Network fails to achieve the Network Average Availability Objective, SiFi Networks will issue a Service Credit to Customer for an amount equal to 5% of the Service Credit for Services impacted by outages.
3.3	Installation				
3.3.1	On-time installation	95% of all installations shall meet Committed Installation Due-dates	See Section 2.10	See Section 2.10	Each month that SiFi Networks fails to meet the Objective by the amount indicated below, SiFi Networks will issue the following Service Credit to the Customer: (1) Below 96% but not below 90% then one month of the Service Credit (defined below) for incidents that miss the Committed Due-date; (2) Below 90% then two months Service Credit (defined below) for incidents which miss the Committed Due-date.
3.4	Service Metric				
3.4.1	Technical Support Response Time	85% of City's telephone calls (for installation and/or maintenance) connected to SiFi Networks Network Operations Center within 5 minutes.	See Section 2.14	See Section 2.14	Not applicable

	Performance Metrics	Objective	Description	Measurement Method	Service Credit
3.4.2	Technical Support Resolution Notification to Customer	100% of City's trouble ticket resolution (i.e., ticket closed) will be notified to SP within 30 minutes of a ticket being closed via an agreed upon notification method.	See Section 2.14	See Section 2.14	Not applicable
3.4.3	Mean Time to Repair Service Outage	Mean Time to Repair shall not exceed the times specified in the SLAs.	See Section 2.15	See Section 2.15	Not applicable
3.4.4	% Trouble Tickets Resolved > 24 Hours	Less than five percent (< 5%)	See Section 2.16	See Section 2.16 DMOQ Period – 24 hours	Not applicable
3.4.5	% Trouble Tickets Resolved > 48 Hours	Less than three percent (< 3%)	See Section 2.16	See Section 2.16 DMOQ Period – 48 hours	Not applicable
3.4.6	Missed Appointments	Total number of times SiFi Networks technician failed to keep a scheduled appointment with any City within the appointment window to be 0.	See Section 2.10	Incidents of missed appointment windows counted each reporting calendar month.	In the event SiFi Networks fails to appear at a City's Premises for a scheduled installation or repair/maintenance appointment within the appointment window, SiFi Networks will issue the City a Service Credit for one month of the Service Credit for each connection with an incident which misses the appointment window
3.4.7	Notification of Scheduled Network Upgrade or Maintenance	100% Notification to City contacts via electronic mail or other agreed upon method five (5) days in advance the scheduled event	Notification of Scheduled Network Upgrade or Maintenance	Number of times scheduled network upgrades or maintenance impacting City' Services occur during a calendar month. Without notification.	Not applicable

	Performance Metrics	Objective	Description	Measurement Method	Service Credit
3.4.8	Notification of Unscheduled Upgrade, Maintenance event	100% Notification to City contacts via electronic mail or other agreed upon method within ten (10) minutes of the start of an unscheduled event	Notification of Unscheduled Upgrade, Maintenance event trouble ticket number	Number of times unscheduled network upgrades or maintenance impacting City Services occur during a calendar month. Without notification in ten (10) minutes of the start of the unscheduled event	Not applicable

4. SLAs ASSOCIATED WITH WHOLESALE SMART CITY SERVICES

Smart City GPON asymmetrical version 1

Un-diverse single circuit termination on an ONT SFP.

SLAs per Section 2.15 above.

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business GPON services.

Smart City GPON asymmetrical version 2

Un-diverse single circuit termination on an ONT linked to a city provided router.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business GPON services.

Smart City GPON asymmetrical version 3

Delivered as an additional Wi-Fi SSID to City employees who have a requirement to connect to the city network from their homes. Based on an Un-diverse single circuit terminates on internal ONT / Residential Gateway service.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business GPON services.

Smart City AE symmetrical service version 1

Un-diverse single circuit terminates on internal fiber wall box linked to a City supplied router/switch with a QinQ through the NTU. Variable committed data rate (CDR) from 10Mbps – 10Gbps.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business services.

Smart City AE symmetrical service version 2

Diverse dual circuit terminated on two internal fiber wall boxes or PSD's linked to a City supplied router/switch with a QinQ through the NTU. Variable committed data rate (CDR) from 10Mbps – 10Gbps.

5 working day install SLA

4-hour fault response

24x7 field service

99.999% connectivity SLA guarantee

SLA service reporting

Business traffic has higher priority over residential services and Business GPON services.

*** SLA's would not be applicable unless PSD devices are included to allow the services to be remotely monitored ***

Smart City Point to Point symmetrical service version 1

Un-diverse single circuit terminates on internal fiber wall box or PSD to a City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of the protocol / interface speed up to 1Gbps or STM4 / OC12

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business services.

Smart City Point to Point symmetrical service version 2

Diverse dual circuit terminated on two internal fiber wall boxes or PSD's linked to the City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of the protocol / interface speed up to 1Gbps or STM4 / OC12.

5 working day install SLA

4-hour fault response

24x7 field service

99.999% connectivity SLA guarantee

SLA service reporting

Business traffic has higher priority over residential services and Business services.

*** SLA's would not be applicable unless PSD devices are included to allow the services to be remotely monitored ***

Smart City Point to Point symmetrical service version 3

Un-diverse single circuit terminates on internal fiber wall box or PSD NTU linked to a City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of protocol / interface speed from 1Gbps or STM4 / OC12 up to 10Gbps, STM64 / OC192, 10G OTN.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business services.

Smart City Point to Point symmetrical service version 4

Diverse dual circuit terminated on two internal fiber wall boxes or PSD's linked to a City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of protocol / interface speed from 1Gbps or STM4 / OC12 up to 10Gbps, STM64 / OC192, 10G OTN.

5 working day install SLA

4-hour fault response

24x7 field service

99.999% connectivity SLA guarantee

SLA service reporting

*** SLA's would not be applicable unless PSD devices are included to allow the services to be remotely monitored ***

Business traffic has higher priority over residential services and Business services.

Summary Table

	Uptime SLA	Install SLA	Fault Response SLA	Service Reporting
Connectivity Solution				
Smart City GPON asymmetrical version 1	No SLA	5 working days	4 hours	No reporting
Smart City GPON asymmetrical version 2	No SLA	5 working days	4 hours	No reporting
Smart City GPON asymmetrical version 3	No SLA	5 working days	4 hours	No reporting
Smart City AE symmetrical service version 1	No SLA	5 working days	4 hours	No reporting

Smart City AE symmetrical service version 2	99.999%	5 working days	4 hours	Monthly
Smart City Point to Point symmetrical service version 1	No SLA	5 working days	4 hours	No reporting
Smart City Point to Point symmetrical service version 2	99.999%	5 working days	4 hours	Monthly
Smart City Point to Point symmetrical service version 3	No SLA	5 working days	4 hours	No reporting
Smart City Point to Point symmetrical service version 4	99.999%	5 working days	4 hours	Monthly

Annex II: Basic Services

SiFi Networks shall provide the following:

Smart City GPON asymmetrical version 1

Un-diverse single circuit termination on an ONT SPF.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business GPON services.

Smart City GPON asymmetrical version 2

Un-diverse single circuit termination on an ONT linked to a city provided router.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business GPON services.

Smart City GPON asymmetrical version 3

Delivered as an additional Wi-Fi SSID to City employees who have a requirement to connect to the city network from their homes. Based on an Un-diverse single circuit terminates on internal ONT / Residential Gateway service.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business GPON services.

Smart City AE symmetrical service version 1

Un-diverse single circuit terminates on internal fiber wall box linked to a City supplied router/switch with a QinQ through the NTU. Variable committed data rate (CDR) from 10Mbps – 10Gbps.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees
No service reporting
Smart city traffic has higher priority over residential and business services.

Smart City AE symmetrical service version 2

Diverse dual circuit terminated on two internal fiber wall boxes or PSD's linked to a City supplied router/switch with a QinQ through the NTU. Variable committed data rate (CDR) from 10Mbps – 10Gbps.

5 working day install SLA

4-hour fault response

24x7 field service

99.999% connectivity SLA guarantee

SLA service reporting

Business traffic has higher priority over residential services and Business GPON services.

*** SLAs would not be applicable unless PSD devices are included to allow the services to be remotely monitored ***

Smart City Point to Point symmetrical service version 1

Un-diverse single circuit terminates on internal fiber wall box or PSD to a City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of the protocol / interface speed up to 1Gbps or STM4 / OC12

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business services.

Smart City Point to Point symmetrical service version 2

Diverse dual circuit terminated on two internal fiber wall boxes or PSD's linked to the City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of the protocol / interface speed up to 1Gbps or STM4 / OC12.

5 working day install SLA

4-hour fault response

24x7 field service

99.999% connectivity SLA guarantee

SLA service reporting

Business traffic has higher priority over residential services and Business services.

*** SLAs would not be applicable unless PSD devices are included to allow the services to be remotely monitored ***

Smart City Point to Point symmetrical service version 3

Un-diverse single circuit terminates on internal fiber wall box or PSD NTU linked to a City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of protocol / interface speed from 1Gbps or STM4 / OC12 up to 10Gbps, STM64 / OC192, 10G OTN.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business services.

Smart City Point to Point symmetrical service version 4

Diverse dual circuit terminated on two internal fiber wall boxes or PSD's linked to a City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of protocol / interface speed from 1Gbps or STM4 / OC12 up to 10Gbps, STM64 / OC192, 10G OTN.

5 working day install SLA

4-hour fault response

24x7 field service

99.999% connectivity SLA guarantee

SLA service reporting

*** SLAs would not be applicable unless PSD devices are included to allow the services to be remotely monitored ***

Smart City GPON asymmetrical version 1

Un-diverse single circuit termination on an ONT SPF.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business GPON services.

Smart City GPON asymmetrical version 2

Un-diverse single circuit termination on an ONT linked to a city provided router.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business GPON services.

Smart City GPON asymmetrical version 3

Delivered as an additional Wi-Fi SSID to City employees who have a requirement to connect to the city network from their homes. Based on an Un-diverse single circuit terminates on internal ONT / Residential Gateway service.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business GPON services.

Smart City AE symmetrical service version 1

Un-diverse single circuit terminates on internal fiber wall box linked to a City supplied router/switch with a QinQ through the NTU. Variable committed data rate (CDR) from 10Mbps – 10Gbps.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business services.

Smart City AE symmetrical service version 2

Diverse dual circuit terminated on two internal fiber wall boxes or PSD's linked to a City supplied router/switch with a QinQ through the NTU. Variable committed data rate (CDR) from 10Mbps – 10Gbps.

5 working day install SLA

4-hour fault response

24x7 field service

99.999% connectivity SLA guarantee

SLA service reporting

Business traffic has higher priority over residential services and Business GPON services.

*** SLAs would not be applicable unless PSD devices are included to allow the services to be remotely monitored ***

Smart City Point to Point symmetrical service version 1

Un-diverse single circuit terminates on internal fiber wall box or PSD to a City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of the protocol / interface speed up to 1Gbps or STM4 / OC12

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business services.

Smart City Point to Point symmetrical service version 2

Diverse dual circuit terminated on two internal fiber wall boxes or PSD's linked to the City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of the protocol / interface speed up to 1Gbps or STM4 / OC12.

5 working day install SLA

4-hour fault response

24x7 field service

99.999% connectivity SLA guarantee

SLA service reporting

Business traffic has higher priority over residential services and Business services.

*** SLAs would not be applicable unless PSD devices are included to allow the services to be remotely monitored ***

Smart City Point to Point symmetrical service version 3

Un-diverse single circuit terminates on internal fiber wall box or PSD NTU linked to a City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of protocol / interface speed from 1Gbps or STM4 / OC12 up to 10Gbps, STM64 / OC192, 10G OTN.

5 working day install SLA

4 hour fault response

24x7 field service

No uptime guarantees

No service reporting

Smart city traffic has higher priority over residential and business services.

Smart City Point to Point symmetrical service version 4

Diverse dual circuit terminated on two internal fiber wall boxes or PSD's linked to a City supplied router with a layer 1 circuit through the NTU. Support for Ethernet and Packet of Sonnet protocols with CDR matched to 100% of protocol / interface speed from 1Gbps or STM4 / OC12 up to 10Gbps, STM64 / OC192, 10G OTN.

5 working day install SLA

4-hour fault response

24x7 field service

99.999% connectivity SLA guarantee

SLA service reporting

*** SLAs would not be applicable unless PSD devices are included to allow the services to be remotely monitored ***

Business traffic has higher priority over residential services and Business services.

Annex III: Change Management

Change Management Process	The procedure applying to Changes as set out in Annex III of this Agreement.
Change Request	Any written request for a Change raised by one of the Parties as set out in this Annex III.
End of Life	The date on which the manufacturer stops the further development of a Network Element and only provides limited support.
End of Support	The date on which a Network Element is no longer supported by the respective manufacturer.
Maintained Product	A product developed and supplied by SiFi Networks or a Third Party and being subject to maintenance by SiFi Networks.
Network	Customer's network infrastructure which the Customer has a right to use.
Network Element	Any individual unit of equipment or logically manageable units of equipment which is/are part of Customer's network infrastructure.
Project Services	Any Services not being Basic Services as set out in Annex II of this Agreement which shall be ordered by Customer on a case by case basis.
Third Party	Any supplier other than SiFi Networks having entered into a contractual agreement with Customer or with SiFi Networks.

1.1 Change of Services. Any Party may request Changes to the Services at any time and submit such request for decision according to the Change Management Process.

1.1.2 The Change Management Process is attached to this Agreement as Annex III – Change Management.

1.1.3 No Change Request shall be binding, unless finally agreed between the Parties in writing and duly signed by their authorized representatives, including but not limited to an agreement about the impact on the Fees related to such Change.

1.2 New Services.

1.2.1 The Parties acknowledge that the Network and the Services shall evolve and be modified, enhanced or supplemented as reasonably necessary over time in order to anticipate or respond to changes in the market and technology, improvement in the methods or processes for delivery of the Services and changes, improvements and innovations in the services and products Customer is providing to its end-customers.

1.3 *Process.*

1.3.1 Any Change to Services or any New Services shall be agreed upon through the Change Management Process as described in this Annex.

1.3.2 The following, not covered by the Annual Fee (Section 5, sub-section 5.1.2) or being a Project, shall, if they affect the Services, in particular be considered as a Change to the Services or as New Services:

- (a) any introduction of new technology or new devices in the Network; the introduction of Network Elements from vendors not yet in the scope of the Agreement, or Network Elements from an existing Third Party vendor but different from that Third Party vendor's Maintained Products;
- (b) any additional Services currently not in the Scope of this Agreement;
- (c) any extension or downsizing of the Network which is not covered by Annual Fee (Section 5, sub-section 5.1.2);
- (d) any new services offered;
- (e) any change to the operational or business related processes of Customer;
- (f) any change in the deployment or location of Network Elements resulting in a significant impact on SiFi Networks' ability to provide the Services;
- (g) any planned maintenance extensions for which the vendor has previously issued an End of Support/End of Life notification;
- (h) any modification of agreed or forecasted volumes of Services not covered by Annual Fee (Section 5, sub-section 5.1.2);
- (i) any extension of the Services outside the agreed territory.

1.3.3. The Parties shall meet and confer on the impact of any Change or New Services on the agreed Fees as set out in this Annex. If the Parties, after following the escalation process as set out in Section 8, cannot agree upon such potential adjustment of the Fees within a timeframe of 1 (one) month as from the initiation of these discussions, each Party may submit this topic to the dispute resolution process as set out in Section 8 of this Agreement. No New Services shall be part of the Scope of this Agreement, unless agreed between the Parties in a written amendment to this agreement.

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

DATE: April 5, 2021

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

CITY COUNCIL/AGENCY MEMBERS

Marilyn Craft, Mayor/Chair
Holland Barrett White, Vice-Mayor/Chair
Shanelle Scales-Preston, Council/Agency Member
Juan Antonio Banales, Council/Agency Member
Jelani Killings, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the City Council for April 5, 2021 was conducted electronically for Closed Session and through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated electronically or through Zoom and were not physically present in the Council Chamber.

Mayor Craft called the meeting of the City Council to order at 7:04 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, CA after convening at 6:00 P.M. for Closed Session for the following items:

1. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6:

City designated representatives: Garrett Evans, Stacy Shell

Employee organizations: American Federation of State, County, and Municipal Employees Local 512 Management/Professional/Confidential Unit and Miscellaneous A Unit; Pittsburg Police Officers' Association; Pittsburg Police Managers Group; Teamsters Local 856

Unrepresented employees: Management Group; Senior Executive

There was no reportable action taken in Closed Session.

ROLL CALL

All Members were present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PROCLAMATIONS

2. National Sexual Assault Awareness Month
3. National Library Week
4. National Fair Housing Month
5. Arbor Day
6. Earth Day and Civic Pride Day

PRESENTATIONS

7. Goals Update

City Manager Evans presented the goals update for Fiscal Year 2020/2021.

CITY MANAGER REPORTS/REMARKS

City Manager Evans gave an update on the COVID-19 health order for the City of Pittsburg.

PUBLIC COMMENTS

Comments were received from:

Bruce Ohlson

COMMITTEE REPORTS

Member Banales attended the infrastructure transportation meeting, the finance subcommittee, and the land use subcommittee.

Member Killings attended the CDBG subcommittee.

Member Scales-Preston attended the Tri Delta Transit Board meeting, and the League of California Cities meeting.

Mayor Craft attended the Mayors Conference.

CONSIDERATION

8. Adoption of a City Council Resolution Approving an Exclusive Negotiating Rights Agreement between the City of Pittsburg and San Francisco Bay Aggregates, LLC. for Three Waterfront Properties

On Motion by Mayor Craft, seconded by Vice-Mayor White to adopt and carried unanimously.

9. Adoption of a City Council Resolution Approving a Lease Agreement between the City of Pittsburg and People Who Care Children Association

On Motion by Vice-Mayor White, seconded by Member Scales-Preston to adopt and carried unanimously.

CONFLICT OF INTEREST STATEMENT

There were no conflicts of interest stated.

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

On Motion by Vice-Mayor White, seconded by Member Scales-Preston to adopt and carried unanimously.

10. Minutes of March 15, 2021

11. By Minute Order, Authorize Placement of Two Bench Plaques Honoring Anthony Salvatore Belleci and Thomas V. Russo in a Public Park

12. Adoption of a City Council Ordinance Levying Special Tax in Community Facilities District (CFD) No. 2021-1 Tuscany Meadows

13. Adoption of a City Council Resolution to Amend Staffing Allocation in the Recreation Department

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Vice-Mayor White requested that staff contact Contra Costa Wellness Center to schedule a presentation on updating our tobacco ordinance.

COUNCIL MEMBER REMARKS

Mayor Craft, along with City Manager Evans attended a meeting with Mt. Diablo Unified School District to discuss establishing a 2x2 quarterly meeting with them, similar to the City Council's subcommittee with Pittsburg Unified School District. They also discussed establishment of an annual meeting between Mt. Diablo and Pittsburg Unified to discuss mutual concerns within the City of Pittsburg.

ADJOURNMENT

The City Council adjourned at 8:30 P.M. to April 19, 2021.

Respectfully submitted,

Alice E. Evenson, City Clerk



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

TO: Chair and Governing Board Members

FROM: Garrett Evans, Executive Director

SUBJECT: Adoption of a Pittsburg Power Company Resolution Approving Fiscal Year 2020-2021 Budget Increases to Island Energy's Wholesale Electricity Procurement and Electricity Sales Revenue

MEETING DATE: April 19, 2021

EXECUTIVE SUMMARY

Pittsburg Power Company (PPC) provides electricity and natural gas retail services on Mare Island in the name of Island Energy (IE). Due to higher-than-expected electricity sales, Island Energy's wholesale electricity procurement budget is exhausted. Staff proposes to increase IE's Fiscal Year 2020-2021 electricity procurement budget by \$600,000 and electricity sales revenue by \$1,600,000 for the same time period.

FISCAL IMPACT

The increase of wholesale energy procurement budget has no negative financial impacts to Island Energy's fund balance. The increased electricity procurement cost will be offset by the increased electricity sales revenue and therefore, results in a net positive to IE's Enterprise Fund (Fund 580).

RECOMMENDATION

The Governing Board of the PPC adopts the Resolution approving the \$600,000 increase to IE's Fiscal Year 2020-2021 wholesale electricity procurement budget, and \$1,600,000 increase to IE's electricity sales revenue for the same period.

BACKGROUND

Island Energy's energy procurement budget forecast is usually based on last year's actual sales and projected load growth on Mare Island. Due to the negative economic impacts brought on by COVID-19, staff anticipated that electricity sales of Fiscal Year 2020-2021 would be 10-15% lower than sales of the previous fiscal year. The budget for energy procurement cost and sales revenue was set to be 15% lower than the budgets of the previous fiscal year.

The actual electricity sales of the last eight months have been 15% higher than the electricity sales of the previous fiscal year. As a result, the budget for the wholesale electricity procurement and the electricity sales revenue needs to be adjusted to reflect the higher-than-expected electricity purchase and sale.

SUBCOMMITTEE FINDINGS

This item was not presented before the PPC Subcommittee.

STAFF ANALYSIS

The Fiscal Year 2020-2021 wholesale electricity procurement cost was projected to be \$1,500,000, which is completely exhausted after the month of February. To avoid electricity supply interruption to Mare Island, staff proposes to increase the wholesale electricity procurement cost by \$600,000, bringing the total wholesale electricity procurement budget to \$2,100,000.

The Fiscal Year 2020-2021 electricity sales revenue was projected to be \$4,770,000. Staff proposes to increase the Fiscal Year 2020-2021 electricity sales revenue by \$ 1,600,000 to offset the increased wholesale electricity cost, bringing the total electricity sales revenue to \$6,370,000.

ATTACHMENTS: Resolution

Report Prepared By: Vanessa Xie, Administrative Officer

BEFORE THE GOVERNING BOARD OF THE PITTSBURG POWER COMPANY

In the Matter of:

Adoption of a Pittsburg Power Resolution)
Approving Budget Increases to Fiscal Year)
2020-2021 Island Energy's Electricity) RESOLUTION NO.
Procurement and Electricity Sales Revenue)

The Governing Board of the Pittsburg Power Company FINDS AND DETERMINES as follows:

WHEREAS, Pittsburg Power Company (PPC), a joint powers authority, provides retail electricity and natural gas services on Mare Island, Vallejo in the name of Island Energy; and

WHEREAS, due to the higher-than-expected electricity sales on Mare Island, Island Energy's budget for wholesale electricity procurement has been exhausted; and

WHEREAS, to avoid energy supply interruption to Mare Island, staff proposes to increase the wholesale electricity procurement budget by \$600,000, bringing the Fiscal Year 2020-2021 electricity procurement budget to \$2,100,000; and

WHEREAS, to reflect the increased electricity sales on Mare Island, staff proposes to increase the Fiscal Year 2020-2021 electricity sales revenue by \$1,600,000, bringing the Fiscal Year 2020-2021 electricity sales revenue to \$6,370,000; and

WHEREAS, the increased electricity procurement cost is offset by the increased electricity sales revenue, and therefore, results in a net positive contribution to Island Energy's Enterprise Fund (Fund 580).

NOW, THEREFORE, the Governing Board of the Pittsburg Power Company DOES RESOLVE as follows:

Section 1. Island Energy Fiscal Year 2020-2021 wholesale electricity procurement budget is increased by \$500,000.

Section 2. Island Energy Fiscal Year 2020-2021 electricity sales revenue is increased by \$1,600,000.

Section 3. The Executive Director is hereby authorized to execute any documents and take such further actions as may be necessary or appropriate to carry out the Governing Board of the Pittsburg Power Company's obligations pursuant to this Resolution.

Section 4. The Executive Secretary shall certify to the adoption of this Resolution.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by Governing Board of the Pittsburgh Power Company at a regular meeting on the 19th day of April 2021, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Merl Craft, Chair

ATTEST:

Garrett Evans, Executive Secretary



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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving the Designation of the City Manager as the Plan Administrator for the 401(a) Plans and Appoint Reliance Trust Company as Trustee and Empower as Recordkeeper of the City's 401(a) and 457(b) Deferred Compensation Plans

MEETING DATE: April 19, 2021

EXECUTIVE SUMMARY

The City of Pittsburg currently sponsors and maintains the City of Pittsburg Management 401(a) Plan and the City of Pittsburg City Manager 401(a) Plan (the "401(a) Plans") and Newport Group is the service provider and recordkeeper of these plans. The City would like to designate the City Manager as the Plan Administrator ("Administrator") of the 401a Plans in order to shift the responsibility for plan investments and plan administration to the City Manager and the City staff as delegated. The City also currently sponsors and maintains the City of Pittsburg Deferred Compensation Plan ("457(b) Plan"), and MassMutual is the primary service provider. The City Manager has previously been appointed as the Administrator of the 457(b) Plan. MassMutual has recently been acquired by Empower Retirement ("Empower") requiring the 457(b) Plan to migrate to Empower. With this migration, the City will also consolidate: (a) the two 401(a) Plans to one plan serviced by Empower and (b) the portions of the 457(b) Plan currently serviced by each of Newport and MassMutual into a single 457(b) plan serviced by Empower.

FISCAL IMPACT

There is no fiscal impact as a result of appointing the City Manager as the Administrator of the Plans or consolidating and migrating the Plans to Empower. The recordkeeper's fees are paid from the Plans' assets.

RECOMMENDATION

It is recommended that the City Council authorize by resolution the appointment of the City Manager, and his designees, as the new plan administrator of the City's 401(a) Plans.

It is recommended that the City Council authorize by resolution the removal of Verisight as the Trustee to the 401(a) Plans, the appointment of the Empower Reliance Trust Company as the Successor Trustee, appointment of Empower as the recordkeeper and with the authority to act as an agent to the Trustee of the 401(a) Plans.

It is recommended that the City Council authorize by resolution the removal of Newport Trust Company as the Directed Custodian of the 457(b) Plan serviced by Newport, the removal of Reliance Trust Company as the Trustee to the 457(b) Plan serviced by MassMutual, reappointment of Reliance Trust Company as the Successor Trustee to the consolidated 457(b) Plan, and appointment of Empower as the recordkeeper and with the authority to act as an agent to the Trustee of the consolidated 457(b) Plan.

BACKGROUND

The City currently sponsors and maintains the City of Pittsburgh 401(a) Plans and Newport Group is the service provider and recordkeeper of these plans. Because the City is currently named as the Plan Administrator of the Plans, the City Council bears the fiduciary liability and responsibility for the administration, assets and investments of the Plans. The City would like to designate the City Manager as the Plan Administrator of the Plans in order to shift the responsibility for plan investments and plan administration to the City Manager and the City staff as delegated.

The City also currently sponsors and maintains the 457(b) Plan and MassMutual is the primary service provider. The City Manager has previously been appointed as the Administrator of the 457(b) Plan.

MassMutual has recently been acquired by Empower Retirement requiring the 457(b) Plan to migrate to Empower. With this migration, the City will also consolidate: (a) the two 401(a) Plans to one plan serviced by Empower and (b) the portions of the 457(b) Plan currently serviced by each of Newport and MassMutual into a single 457(b) plan serviced by Empower. By migrating and consolidating all of the above-mentioned plans (collectively, the "Plans") to a single service provider, there will be a significant reduction in the participant-paid fees and simplification of plan administration. In order to migrate the Plans to Empower, the prior Trustees of the Plans must be removed and a successor Trustee must be appointed to the Plans. Empower will also need to be authorized as the Plans recordkeeper and to act as an agent for the Trustee.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Staff has requested outside special employee benefits counsel to evaluate the fiduciary and administrative structures of the Plans. Outside special employee benefits counsel strongly advises the City Council to clearly identify and appoint a member of the City's management team in its place as the Administrator to serve the best interests of the City, the Plans, and their participants. Because the City Council is a policy body and does not have the time or resources to administer the Plans on a day-to-day basis, it should delegate the financial liability and responsibilities for the administration, assets and investment of the Plans to the City Manager and whichever staff members he/she may reasonably need to assist. There is

no reason for members of the City Council to be potentially liable as fiduciaries of the Plans when they have no involvement with such plan. There is also no reason for the Plans to be serviced by two separate service providers and two recordkeepers. Consolidating the Plans to one service provider and one recordkeeper will ease the City's administrative burden and reduce participant-paid fees.

ATTACHMENTS: Resolution

Report Prepared By: Stacy Shell, Director of Human Resources

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Designation of the City Manager as Plan)
Administrator of the 401(a) Plans and)
Appoint Reliance Trust Company as)
Trustee and Empower as Recordkeeper of)
The City's 401(a) and 457(b) Deferred)
Compensation Plans)

RESOLUTION NO. 21-

The Pittsburgh City Council FINDS AND DETERMINES as follows:

WHEREAS, the City of Pittsburgh sponsors and maintains the City of Pittsburgh Management 401(a) Plan and the City of Pittsburgh City Manager 401(a) Plan (collectively, "the 401(a) Plans") with Newport Group as the service provider and recordkeeper;

WHEREAS, currently, the City is the designated plan administrator of the 401(a) Plans, and the Council bears the fiduciary liability and responsibility for the administration, assets, and investments of the 401(a) Plans;

WHEREAS, outside special employee benefits counsel ("Counsel") has evaluated the fiduciary and administrative structures of the Plans and strongly advises that the City Council appoint a new administrator so that the City Council will not be legally responsible and liable for the administration and investment of the 401(a) Plans;

WHEREAS, the City of Pittsburgh sponsors and maintains the City of Pittsburgh Deferred Compensation Plan (457(b) Plan) with MassMutual as the service provider and both Newport Group and MassMutual as the co-recordkeepers;

WHEREAS, MassMutual has now been acquired by Empower Retirement ("Empower") and the 457(b) Plan will be required to migrate to Empower;

WHEREAS, the City Manager has previously been appointed as the plan administrator of the 457(b) Plan;

WHEREAS, the 401(a) Plans and the 457(b) Plan (collectively, "the Plans") are now migrating to one service provider and one recordkeeper, Empower, in order to reduce participant-paid fees and to simplify plan administration;

WHEREAS, based on the advice of Counsel and following consultation with City staff, staff recommends the appointment of the City Manager as the administrator of the 401(a) Plans;

WHEREAS, based on the advice of Counsel and following consultation with City staff, staff recommends the removal of Verisight as the Trustee to the 401(a) Plans, the appointment of Reliance Trust Company as the Successor Trustee and the appointment of Empower as the recordkeeper and with the authority to act as an agent to the Trustee of the 401(a) Plans;

WHEREAS, based on the advice of Counsel and following consultation with City staff, staff recommends the removal of Newport Trust Company as the Directed Custodian of the 457(b) Plan, the removal of Reliance Trust Company as the Trustee to the 457(b) Plan, the reappoint Reliance Trust Company as the Successor Trustee under the Empower arrangements and the appointment of Empower as the recordkeeper and with the authority to act as an agent to the Trustee of the 457(b) Plan;

WHEREAS, the City Council deems it to be in the best interests of the City and the Plans' participants to appoint the City Manager as administrator of the 401(a) Plans;

WHEREAS, the City Council deems it to be in the best interests of the City and the Plans' participants to remove Verisight as the Trustee to the 401(a) Plans, to appoint Reliance Trust Company as the Successor Trustee and to appoint Empower as the recordkeeper and with the authority to act as an agent to the Trustee of the 401(a) Plans;

WHEREAS, the City Council deems it to be in the best interests of the City and the Plans' participants to remove Newport Trust Company as the Directed Custodian of the 457(b) Plan, to remove Reliance Trust Company as the Trustee to the 457(b) Plan, to reappoint Reliance Trust Company as the Successor Trustee under the Empower arrangements and to appoint Empower as the recordkeeper and with the authority to act as an agent to the Trustee of the 457(b) Plan,

NOW, THEREFORE, the City Council DOES RESOLVE as follows:

Section 1. The above recitals are true and correct and incorporated herein;

Section 2. The City Council of Pittsburg hereby appoints the City Manager and any City staff he/she may designate to assist in that role, as the administrator of the Plans, with responsibility for the administration, assets and investments of the Plans to City Manager;

Section 3. The City Council of Pittsburg hereby removes Verisight as the Trustee to the 401(a) Plans, appoints Reliance Trust Company as the Successor Trustee and appoints Empower as the recordkeeper and with the authority to act as an agent to the Trustee of the 401(a) Plans effective April 29, 2021;

Section 4. The City Council of Pittsburg hereby removes Newport Trust Company as the Directed Custodian of the 457(b) Plan, removes Reliance Trust Company as the Trustee to the 457(b) Plan, reappoints Reliance Trust Company as the Successor Trustee under the Empower arrangements and appoints Empower as the recordkeeper and with the authority to act as an agent to the Trustee of the 457(b) Plan effective April 29, 2021;

Section 5. The City Council authorizes and directs the City to take all such actions deemed necessary or appropriate to implement this resolution.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 19th day of April 2021, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Merl Craft, Mayor

ATTEST:

Alice E. Evenson, City Clerk



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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: By Minute Order, Authorize the Mayor to Take the National Wildlife Federation's Mayor's Monarch Pledge

MEETING DATE: April 19, 2021

EXECUTIVE SUMMARY

The monarch butterfly is an iconic species whose populations have declined significantly in recent years. Through the National Wildlife Federation's (NWF) Mayors' Monarch Pledge, a number of U.S. cities, municipalities, and other communities are committing to sustain the monarch butterfly population by creating habitat and educating residents about how they can make a difference in their community.

FISCAL IMPACT

There is no direct fiscal impact by this action.

RECOMMENDATION

Authorize the Mayor to take the National Wildlife Federation's Mayors' Monarch Pledge on behalf of the City.

BACKGROUND

Monarch butterflies are pollinators crucial to the existence of many native California flora. The monarch butterfly population has declined by approximately 90% since the 1990s. Monarchs face habitat loss and fragmentation in the United States and Mexico.

Over 90% of the grassland ecosystems along the eastern monarch's central migratory flyway corridor has been lost to agriculture or urban development. Pesticides are also a danger. Herbicides kill both native nectar plants where adult monarchs feed, as well as the milkweed their caterpillars need as host plants. Insecticides kill the monarchs.

Climate change has altered the timing of migration as well as weather patterns, posing a risk to monarchs during migration and over the winter. With the impact of all these factors, the U.S. Fish & Wildlife Service is currently reviewing the species' status.

Since 2015, the Mayors' Monarch Pledge program has engaged 6 million people and restored more than 6,500 acres of monarch habitat.

SUBCOMMITTEE FINDINGS

This item was not presented to a Subcommittee.

STAFF ANALYSIS

The Mayor's Monarch Pledge requires the City to select at least three of 30 monarch conservation action items suggested by the NWF before December 1 each year. Staff recommends the City's 2021 action items focus on habitat, the City's Integrated Pest Management (IPM) garden outside City Hall, and signage.

Action items from the NWF list that align with this suggestion include the following:

- Issue a Proclamation to raise awareness about the decline of the monarch butterfly;
- Engage with City Parks and Recreation, Public Works, Environmental Affairs, and other staff to identify opportunities to revise and maintain mowing programs and milkweed / native nectar plant planting programs;
- Plant or maintain a monarch and pollinator-friendly demonstration garden;
- Display educational signage; and
- Integrate monarch butterfly conservation into the City's Landscape Master Plan, Sustainability Plan, Climate Resiliency Plan, or plans within the Southwest Pittsburgh Geologic Hazard Abatement District II.

These actions can be initiated throughout the year. Staff will track and report the City's progress in an annual report by December 1 each year.

Generally, pledges are due annually to the National Wildlife Federation by March 31. Due to COVID-19, new pledges will be accepted until April 30, 2021. The City will have the opportunity to renew its annual pledge each year between December 1 and March 31, and initiating action items before December 1.

ATTACHMENTS: NWF Mayors' Monarch Pledge

Report Prepared By: Sara Bellafronte, Administrative Analyst II



**MAYORS
MONARCH
PLEDGE**

Mayors' Monarch Pledge Survey

Open Pledge Period: December 1 – March 31

****THIS IS A SAMPLE PLEDGE SURVEY ONLY. TO OFFICIALLY PLEDGE, COMPLETE OUR
ONLINE SURVEY AT [NWF.ORG/MAYORSMONARCHPORTAL](https://nwf.org/mayorsmonarchportal)****

Thanks for your interest in taking the National Wildlife Federation Mayors' Monarch Pledge this year. Only mayors and heads of local and tribal government (or their staff designees) may fill out this pledge form. Please note: the survey will not save and will need to be completed in one sitting.

Information from this form will be used to create a public community profile page to showcase your mayor's progress and efforts in the program.

Please be sure to read the pledge language and FAQ before taking the pledge. If you have any questions, you can email us at mayorsmonarchpledge@nwf.org.

Mayor's Basic Information

If you are not a "mayor," or the head of local or tribal government, please enter your name and appropriate title here.

Title

First Name

Last Name

Email Address

Community Name

*If your community doesn't have an official name, consider using the following formats:
Town of Herndon, City of Fairfax, etc.*

City

State

Mayor's Mailing Address

Address Line 1

Address Line 2

City

State

Zip Code

Staff Point of Contact Information

Please provide your professional title in the space below.

Please note that the Staff Point of Contact you entered below will be the default user for your community profile. Please make sure you enter a valid email address.

Title

First Name

Last Name

Email

Note: This email address is your log in account.

Phone Number

Pledge Summary

Please type a description of your community, your community's efforts and/or interest in committing to monarch and pollinator conservation. This information will populate on your community's profile page, but can be updated and edited after this survey is submitted. See below for a sample description.

Example Description: Exampleville is a city in central Virginia with a population of roughly 50,000. The city is nestled in the Green Ridge Mountains and is home to the beautiful Exampleville Regional Park and many community gardens. Mayor Smith of Exampleville, VA has committed to saving the monarch butterfly and other pollinators with their signing of the Mayors' Monarch Pledge and looks forward to engaging residents in building more pollinator habitat throughout the city.

Action Item Selections

Each year, you must commit to at least 3 Action Items from this list which you will report on at the end of the year. At least 1 action must be taken from the “Program & Demonstration Gardens” section.

Communications and Convening

- ☐ Issue a Proclamation to raise awareness about the decline of the monarch butterfly and the species’ need for habitat.

Example Activities:

1. *Issue a Monarch Day Pledge*
2. *Incorporate monarchs into your Earth Day, Pollinator Week or other proclamation*

- ☐ Launch or maintain a public communication effort to encourage residents to plant monarch gardens at their homes or in their neighborhoods. (If you have community members who speak a language other than English, we encourage you to also communicate in that language; Champion Pledges must communicate in that language.)
- ☐ Engage with community garden groups and urge them to plant native milkweeds and nectar-producing plants.
- ☐ Engage with city parks and recreation, public works, sustainability, and other relevant staff to identify opportunities to revise and maintain mowing programs and milkweed / native nectar plant planting programs.
- ☐ Engage with gardening leaders and partners (e.g., Master Naturalists, Master Gardeners, Nature Centers, Native Plant Society Chapters, other long-standing and influential community leaders) to support monarch butterfly conservation.

Example Activities:

1. *Develop community gardens with local gardening leaders*
 2. *Host programming and other activities with Nature Centers*
 3. *Coordinate and collaborate with local gardening groups at schools, colleges, and universities*
- ☐ Engage with Homeowners Associations (HOAs), Community Associations or neighborhood organizations to identify opportunities to plant monarch gardens and revise maintenance and mowing programs.
 - ☐ Engage with developers, planners, landscape architects, and other community leaders and organizers engaged in planning processes to identify opportunities to create monarch habitat.

- ☐ Create a community-driven educational conservation strategy that focuses on and benefits local, underserved residents.

Example Activities:

1. *Conduct outreach and support habitat / green space improvements in underserved communities.*
2. *Develop brochures in different languages*

- ☐ Create a community art project to enhance and promote monarch and pollinator conservation as well as cultural awareness and recognition.

Example Activities:

1. *Host photo contests*
2. *Commission murals*
3. *Create and show films and documentaries*
4. *Support public art installations*
5. *Collaborate with local artists, including school, college, and university art departments to create community-wide art*

Program and Demonstration Gardens

- ☐ Host or support a native seed or plant sale, giveaway or swap.
- ☐ Facilitate or support a milkweed seed collection and propagation effort.
- ☐ Plant or maintain a monarch and pollinator-friendly demonstration garden at City Hall or another prominent or culturally significant community location.
- ☐ Convert vacant lots to monarch habitat.
- ☐ Plant milkweed and pollinator-friendly native nectar plants in medians and public rights-of-way.

- ☐ Launch or maintain an outdoor education program(s) (e.g., at schools, after-school programs, community centers and groups) that builds awareness and creates habitat by engaging students, educators, and the community in planting native milkweed and pollinator-friendly native nectar plants (i.e., National Wildlife Federation's Eco-Schools USA Schoolyard Habitats program and Monarch Mission curriculum).

Example Activities:

1. [Eco-Schools USA Schoolyard Habitats](#)
2. [PK-12 Monarch Mission Curriculum](#) (English and Spanish)
3. [National Wildlife Federation Campus Pollinator Pledge](#)

- ☐ Earn or maintain recognition for being a wildlife-friendly city by participating in other wildlife and habitat conservation efforts (i.e., National Wildlife Federation's Community Wildlife Habitat program).

Example Activities:

1. Join the [Community Wildlife Habitat](#)

- ☐ Host or support a monarch neighborhood challenge to engage neighborhoods and homeowners' associations within the community to increase awareness, support community unity around a common mission, and/or create habitat for the monarch butterfly.

Example Activities:

1. Host photo challenges
2. Create property certification challenges
3. Collaborate with schools, universities, and colleges to host joint awareness and habitat creation challenges

- ☐ Initiate or support community science (or citizen science) efforts that help monitor monarch migration and health.

Example Activities:

1. Community Science Opportunities ([Monarch Joint Venture](#))
2. NWF's Monarch Stewards Program Certification
3. Engage with local colleges and universities science departments to host community-wide opportunities
4. Monarch Migration Tracking ([Journey North](#))

- ☐ Add or maintain native milkweed and nectar producing plants in community gardens.
- ☐ Launch, expand, or continue an invasive species removal program that will support the re-establishment of native habitats for monarch butterflies and other pollinators.

- ☐ Host or support a monarch butterfly festival that is accessible to all residents in the community and promotes monarch and pollinator conservation, as well as cultural awareness and recognition.
- ☐ Display educational signage at monarch gardens and pollinator habitat.

Example Activities:

1. [Neighborhood Garden Signs \(Victory Garden of Tomorrow\)](#)
2. *Create plant labels or interpretive language for community gardens, parks, prairie habitat, rights-of-way, etc.*

Systems Change

Please select the actions that you will begin to work on this year, are in progress, or have already been completed.

- ☐ Remove milkweed from the list of noxious plants in city weed / landscaping ordinances (if applicable).
- ☐ Change weed or mowing ordinances to allow for native prairie and plant habitats.
- ☐ Increase the percentage of native plants, shrubs and trees that must be used in city landscaping ordinances and encourage use of milkweed, where appropriate.
- ☐ Direct city property managers to consider the use of native milkweed and nectar plants at city properties where possible.
- ☐ Integrate monarch butterfly conservation into the city's Park Master Plan, Sustainability Plan, Climate Resiliency Plan or other city plans.
- ☐ Change ordinances so herbicides, insecticides, or other chemicals used in the community are not harmful to pollinators.

Example Activities:

1. *Work with local school districts to eliminate or minimize the use of pesticides, herbicides, and insecticides on school properties*
2. *Adopt Integrated Pest Management (IPM) practices*

- ☐ Adopt ordinances that support reducing light pollution.
- ☐ California Specific: Pass a resolution to protect over-wintering monarch butterfly habitat on public or private lands.

Questions or Comments

Do you have any questions or comments?

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving Addendum 2 to the Five-Year Capital Improvement Program

MEETING DATE: April 19, 2021

EXECUTIVE SUMMARY

If approved, the resolution will approve the addition of the City Wharf Repair Project to the City's Five-Year Capital Improvement Program (CIP) for Fiscal Years (FY) 2019/20 through 2023/24. The project is currently not funded.

FISCAL IMPACT

None from this action. The total estimated cost of all projects funded and un-funded included in the CIP exceeds \$400 million. If approved, the resolution will identify an additional project with an estimated total project cost of over \$11.6 million. The project is currently un-funded, but the addition to the CIP will improve the City's opportunities for grants and other funding sources. No funds are requested.

RECOMMENDATION

City Council adopt the attached Resolution approving Addendum 2 for the Five-Year Capital Improvement Program for Fiscal Years 2019/20 through 2023/24, to add the City Wharf Repair Project.

BACKGROUND

The City Five-Year CIP is a multi-year planning instrument for construction of new facilities and infrastructure, and for the expansion, rehabilitation, or replacing of existing City-owned assets. The Five-Year CIP is developed by staff and adopted by the City Council as a guide for prioritizing various projects to accomplish community goals. The CIP is updated on an annual basis to reflect changing priorities and funding availability and add new projects and remove projects completed or are no longer needed.

On December 21, 2020, the City Council adopted Resolution 20-13859, approving the Capital Improvement Program for Fiscal Years 2019/20 through 2023/24.

The U.S. House of Representatives recently reinstated community-directed funding (sometimes known as “earmarks”) in the upcoming appropriations bills. U.S. Rep. Mark DeSaulnier, representing the 11th District, has requested a list of specific projects that would benefit the community that may be considered for funding.

If the Addendum is approved, staff will add the project to the CIP and submit the information to the Congressman’s office for Community Project Funding consideration.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The project being considered meets one or more of the following criteria to be included in the Five-Year CIP:

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

This project meets the eligibility requirement as an appropriate use of taxpayer funds for elimination of blight, preservation of existing assets and a public benefit.

If approved, the additional project to be added as Addendum 2 to the CIP for Fiscal Years (FY) 2019/20 through 2023/24 is as follows:

Marina Projects

1. M-12: City of Pittsburg Wharf Repair Project – Repairing the 1,100-foot steel, timber, and concrete Pittsburg Wharf from poor condition to good condition. Not funded.

Staff will return to the City Council later this year for consideration of further updates to the City’s CIP to account for completed projects, new priorities, and funding availability.

ATTACHMENTS: City Council Resolution
 Project Sheet: M-12

Report Prepared By: Richard Abono, Director of Public Works/City Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

A Resolution Approving Addendum 2)
To the Five-Year Capital Improvement)
Program)

RESOLUTION NO.

The Pittsburgh City Council FINDS AND DETERMINES as follows:

WHEREAS, the City's Five-Year Capital Improvement Program (CIP) is a multi-year plan for construction of new facilities and infrastructure, and for the expansion, rehabilitation, or replacement of existing City-owned assets, and

WHEREAS, the Five-Year CIP is updated annually to reflect changing priorities and funding availability, and to add new projects or remove those that have been completed; and

WHEREAS, on December 21, 2020, the City Council adopted Resolution 20-13859, adopting Addendum 1 identifying eight new projects CIP for Fiscal Years 2019/20 through 2023/24; and

WHEREAS, on March 20, 2021, Specific community capital projects to be considered for Community Project Funding were requested by Congressman Mark DeSaulnier, representing California's 11th District; and

WHEREAS, the Wharf Repair Project includes repairing the 1,100-foot Pittsburgh Wharf and is recommended to be included in the Five-Year Capital Improvement Program for Fiscal Years 2019/20 through 2023/24; and

WHEREAS, approval of the Addendum will support the City's efforts to apply for grant funding for the project; no funds are requested to be allocated to the Project by this action.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Pittsburgh hereby approves:

Section 1.

The City Council hereby approves Addendum 2, adding one capital infrastructure project for the Five-Year Capital Improvement Program for Fiscal Years 2019/20 through 2023/24.

Section 2.

The City Manager is hereby authorized to execute such further documents and take such further actions as may be necessary or appropriate to carry out the City's obligations pursuant to completion of the projects included in the adopted Five-Year CIP.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 19th day of April 2021, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Merl Craft, Mayor

ATTEST:

Alice E. Evenson, City Clerk



M-12: City of Pittsburgh Wharf Repair Project

Project No.
TBD

Status:
Awaiting Funding

Estimated Project Cost:
\$11.2 M

Project Limits:
1,100-foot steel, timber, and concrete located off the northern waterfront within City's granted lands.

Funding Sources

Eligible Funding: Community Project Funding, Community Facilities District, New Trust Lands Lease Tenant

Identified Funding: \$2,600,000 Trust Lands Lease Revenue

Project Description:

Repair the existing poor condition wharf (within its existing square footage) and surrounding area so that it may be suitable for other maritime uses that can benefit the Pittsburgh community.