



**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 regular meeting of the City Council for April 20, 2020 will be conducted telephonically 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 telephonically and will not be physically present in the Council Chamber.

Comments can be submitted via email to meetingcomments@ci.pittsburg.ca.us. If you wish to have your comments read to the Council Members during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. If your comment is for a non-agenda item, indicate "FOR PUBLIC COMMENT – NON AGENDA." Comments that you want read to the Council will be subject to the three minute time limitation (approximately 350 words). Written comments that are only to be provided to Council and not read at the meeting will be distributed to the Council prior to the meeting if received by 5:00 p.m. the date of the meeting. Comments via text and social media (Facebook, Twitter, etc.) will not be accepted.

The City of Pittsburg thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

**CITY OF PITTSBURG
AGENDA**

APRIL 20, 2020

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

**BUDGET WORKSHOP
5:30 P.M.**

**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

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

5:30 P.M. - BUDGET WORKSHOP

AUDIENCE REMARKS

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

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

1. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6:

City designated representatives: Garrett Evans, Stacy Shell, Fritz McKinley, Brad Farmer

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 Team

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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

Please see Public Advisory above.

HOUSING AUTHORITY

PUBLIC HEARING

2. Adoption of a Housing Authority Resolution Authorizing the Executive Director to Submit the Public Housing Agency 5-Year Plan and Annual Plan for 2020

As required compliance to the U.S. Department of Housing and Urban Development (HUD), and contained in 24 CFR parts 35 and 982, the Housing Authority of the City of Pittsburg (Housing Authority) has prepared the Public Housing Agency 5-Year Plan and Annual Plan for 2020 (PHA 5-Year Plan and Annual Plan for 2020). HUD requires all public housing agencies to submit their 5-year plans and annual plans for review. The PHA 5-Year Plan summarizes the activities proposed by the Housing Authority for the next five years and the Annual

Plan for 2020 provides updates or revisions to the 5-Year Plan.

JOINT CITY COUNCIL AND HOUSING AUTHORITY CONSIDERATION

3. Adoption of a Housing Authority and City Council Resolution Approving a Purchase and Sale Agreement and an Assignment and Assumption Agreement with Amendments by and Between the City of Pittsburg and Rose Clarke Winter, and a Housing Authority Resolution Approving a Loan to the City of Pittsburg

Rose Clarke Winter (Winter) owns certain real property located at 2101 Railroad Avenue, also known as Contra Costa County Assessor's Parcel Number 088-171-035 (Property). Winter and City propose to enter into a purchase and sale agreement (PSA) for the sale and purchase of the Property, and an Assignment and Assumption Agreement (Assignment and Assumption), assigning Winter's lease with Approved Auto Center of Pittsburg (Tenant) to the City. The City and Housing Authority of the City of Pittsburg (Housing Authority) propose to enter into a loan and reimbursement agreement (Loan), whereby the Housing Authority will loan the City funds for the purchase of the Property, the assignment of the Lease to the City, and related closing costs and expenses.

CONSENT CALENDAR

4. Minutes of February 18, 2020 and March 16, 2020
5. Disbursement Lists of January 31, 2020, February 29, 2020, and March 31, 2020
6. Adoption of a Housing Authority Minute Order Approving an Annual Report Pursuant to SB 341

The Housing Authority of the City of Pittsburg (Housing Authority) has reviewed and considered the Housing Successor Agency's annual report regarding housing activities through June 30, 2019 (Report).

HOUSING AUTHORITY MEMBER REMARKS

ADJOURNMENT OF THE HOUSING AUTHORITY

CITY COUNCIL MEETING

COMMITTEE REPORTS

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

PUBLIC HEARING

7. Adoption of two City Council Resolutions to Approve the Community Development Block Grant 2020-2025 Consolidated Plan and to Approve the 2020-2021 Annual Action Plan

The Department of Housing and Urban Development (HUD) requires the City Council to review and approve the 2020-2025 Contra Costa Consortium Consolidated Plan (Consolidated Plan) and the City of Pittsburg 2020-2021 Annual Action Plan (Action Plan). The Consolidated Plan fulfills HUD's requirement of entitlement jurisdictions creating a plan that describes how Community Development Block Grant (CDBG) funds will be expended over the period of July 1, 2020 through June 30, 2025. The Action Plan states the funding recommendations for fiscal year (FY) 2020-2021. HUD requires a 30-day public comment period before the City submits the Consolidated Plan and Action Plan.

CONSIDERATION

8. Adoption of a City Council Resolution Approving a Consultant Agreement for Preparing a Climate Action Plan

The State of California has set targets to reduce greenhouse gases and recent legislation requires that lead agencies analyze greenhouse gas emissions of proposed future projects. A Climate Action Plan will create these strategies and policies for reducing greenhouses gases complementing the General Plan update. This Resolution will authorize a Consultant Agreement be executed to prepare a Climate Action Plan.

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, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

9. Minutes of April 6, 2020
10. Adoption of a City Council Resolution to Allocate Funds for Replacement of Waterline in Central Avenue between Railroad Avenue and Solari Street

The existing 6" waterline in Central Avenue, from Railroad Avenue to Solari Street needs to be replaced with a new 8" waterline, to provide reliable water service to existing and new customers served by the Zone 1 pressure zone.

11. Adoption of a City Council Resolution to Amend the Police Officers' Association, Police Managers' Group, Teamsters, ASFCME Management, Professional, Confidential and Miscellaneous A Bargaining Units Agreements and Amendments to the Unpresented Groups Salary and Benefit Schedules

The City of Pittsburg in coordination with the Police Officers' Association, Police Managers' Group, Teamsters, and AFSCME Management, Professional, Confidential and Miscellaneous A Units have confirmed an understanding in the Side Letters of Agreement for the provisions of vacation and sick leave. The proposed Side Letters of Agreement amend the existing collective bargaining

agreement language during the declared local emergency for COVID-19 by suspending the maximum vacation accrual limits temporarily and not disqualifying employees from the sick leave incentive for sick hours taken under the Emergency Paid Sick Leave Act. The City Council is also being asked to amend the Senior Executive Team and Management Group Salary and Benefits Schedules to be consistent with the language of the represented units.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

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

COUNCIL MEMBER REMARKS

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

ADJOURNMENT to May 4, 2020

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 taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

DISRUPTIVE CONDUCT

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

LIVE MEDIA BROADCASTING ADVISEMENT

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

City Council Outside Agency / Liaison / Sub-Committees Assignments - 2020

Updated February 3, 2020

<u>OUTSIDE AGENCY BOARDS</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
ABAG	Jelani Killings / Merl Craft Alternate	Standing	Annual	G. Evans
Delta Diablo**	Juan Banales / Shanelle Scales-Preston Alt.	Standing	2 nd Wednesday	F. McKinley
East Co. Co. County Habitat Conservancy	Juan Banales / Holland White Alternate	Standing	Monthly	K. Pollot
East County Water Management	Merl Craft / Holland White Alternate	Standing	Annual	F. McKinley
MCE Clean Energy Board	Shanelle Scales-Preston / Juan Banales Alt.	Standing	4 Per Year	D. Buchanan
TRANSPLAN / ECCRFFA	Juan Banales / Holland White 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	Jelani Killings / Juan Banales Alt.	Standing	3 rd Thursday	*Rotational
Mayor's Conference	Juan Banales / Jelani Killings Alt.	Standing	1 st Thursday	G. Evans
School Districts Committee (2x2)	Holland White & Jelani Killings / Merl Craft Alt.	Standing	4 th 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
Camp Stoneman Anniversary Celebration	Merl Craft & Shanelle Scales-Preston	Ad Hoc	As needed	Evans/Simonton
City Infrastructure and Transportation	Juan Banales & S. Scales-Preston / Holland White Alt.	Standing	TBD	G. Evans
Community Services Subcommittee	Juan Banales & Holland White	Ad Hoc	As needed	G. Evans/M. Aliotti
Flag Protocols	Holland White & Shanelle Scales-Preston	Ad Hoc	As needed	J. Davis
Hills Committee	Juan Banales & Holland White / Merl Craft Alt.	Ad Hoc	As needed	G. Evans
Pittsburg Recognition Committee	Merl Craft / Juan Banales Alt.	Ad Hoc	As needed	J. Hecht
Economic Develop/Waterfront Subcommittee	Jelani Killings & Holland White / Juan Banales Alt.	Standing	Quarterly	K. Simonton
Finance Subcommittee	Jelani Killings & Juan Banales / Merl Craft Alt.	Standing	As needed	B. Farmer
Land Use Subcommittee	Juan Banales & Holland White / Merl Craft Alt.	Ad Hoc	As needed	K. Pollot
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 / Merl Craft Alt.	Standing	As needed	D. Buchanan
Sister City Committee	Jelani Killings & Merl Craft / Holland White Alt.	Ad Hoc	As needed	K. Simonton
Successor Agency Subcommittee	Merl Craft & Jelani Killings / S. Scales-Preston Alt.	Standing	As needed	M. Aliotti

*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: Chair and Governing Board Members

FROM: Garrett Evans, Executive Director

SUBJECT: Adoption of a Housing Authority Resolution Authorizing the Executive Director to Submit the Public Housing Agency 5-Year Plan and Annual Plan for 2020

MEETING DATE: April 20, 2020

EXECUTIVE SUMMARY

As required compliance to the U.S. Department of Housing and Urban Development (HUD), and contained in 24 CFR parts 35 and 982, the Housing Authority of the City of Pittsburg (Housing Authority) has prepared the Public Housing Agency 5-Year Plan and Annual Plan for 2020 (PHA 5-Year Plan and Annual Plan for 2020). HUD requires all public housing agencies to submit their 5-year plans and annual plans for review. The PHA 5-Year Plan summarizes the activities proposed by the Housing Authority for the next five years and the Annual Plan for 2020 provides updates or revisions to the 5-Year Plan.

FISCAL IMPACT

There is no fiscal impact if the PHA 5-Year Plan and Annual Plan for 2020 are submitted by April 17, 2020. Housing authorities that fail to submit their plans will not receive federal funding until their plan has been submitted and subsequently approved by HUD. If a housing authority fails to submit its 5-year plan or annual plan in a timely manner, HUD may impose sanctions.

RECOMMENDATION

Staff recommends the Housing Authority Governing Board open the public hearing, receive public comment, close the public hearing and adopt the Resolution for approval and submission of the PHA 5-Year Plan and Annual Plan for 2020.

BACKGROUND

The Public Housing Agency 5 Year Plan is a plan that informs HUD, residents, and the public of the Public Housing Agencies (PHAs) mission for serving the needs of low-income and very low-income families and the PHA's strategy for addressing those needs. PHAs must submit 5-year plans for tenant-based assistance and public housing programs. Some PHAs are also required to submit annual plans to supplement the 5-year plans.

In 2015, the Housing Authority submitted a 5-year Public Housing Agency Plan outlining its mission and goals. The PHA 5-Year Plan and Annual Plan for 2020 also outlines the mission and goals in the next 5 years. Both the 5-year plan and annual plan incorporate changes in HUD regulatory requirements.

The PHA 5-Year Plan and Annual Plan for 2020 were made available for review on January 29, 2020 at the Housing Authority, located at 916 Cumberland Street, Pittsburg, CA 94565.

As a result of the novel Coronavirus (COVID-19) and the Shelter in Place Order mandated by the Contra Costa County Health Services, the regularly scheduled Housing Authority Governing Board Meeting on March 16, 2020 was cancelled. The next Housing Authority Governing Board Meeting is scheduled for April 20, 2020, thereby missing the requirement for timely submission by three days. The Housing Authority immediately notified the local Regional HUD Office to request a waiver. In addition, the Housing Authority has requested additional waivers from HUD Washington to request regulatory relief in response to all the administrative challenges related to the COVID-19 threat.

SUBCOMMITTEE FINDINGS

As part of the HUD requirement for submission, staff met with the Resident Advisory Board (RAB) to solicit feedback on the PHA 5-Year Plan and Annual Plan for 2020. The RAB is comprised of any Section 8 participant wishing to participate and meets only for the purpose of providing comments on the PHA 5-Year Plan and Annual Plan for 2020.

The RAB met on November 21, 2019 and comments from the RAB are included within the PHA 5-Year Plan and Annual Plan for 2020.

STAFF ANALYSIS

The Housing Authority has prepared the PHA 5-Year Plan and Annual Plan for 2020, specifying the agency's goals for providing housing and offering support to families needing such assistance.

Some of these goals are:

- Achieve organizational excellence as evaluated by HUD.
- Maximize use of Housing Choice Voucher allocation to provide housing assistance to low-income families.
- Improve the quality of assisted housing

The PHA 5-Year Plan and Annual Plan for 2020 further outline 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.

The Notice of Public Hearing was posted on January 30, 2020.

ATTACHMENTS: Resolution
 HUD 5077-CR-2-10
 HUD Form 50077-ST-HCV-HP
 Resident Advisory Board Summary
 Presentation

Report Prepared By: Bruce Smargiasso, Housing Manager

BEFORE THE HOUSING AUTHORITY OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a Housing Authority Resolution)
Approving the PHA 5-Year Plan and Annual) RESOLUTION NO. 20-
Plan for 2020)

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

WHEREAS, in compliance with federal legislation, the Housing Authority of the City of Pittsburg (Housing Authority) has prepared its Public Housing Agency 5-Year Plan and Annual Plan for 2020 (PHA 5-Year Plan and Annual Plan for 2020), addressing the delivery of housing services in Pittsburg and thereby, satisfying the Department of Housing and Urban Development (HUD) requirements to submit a PHA 5-year plan and annual plan pursuant to 24 CFR parts 35 and 982; and

WHEREAS, a Public Notice was published in the East County Times on January 30, 2020 commencing the 45-day period to submit written comments. The public hearing scheduled is to address any written comments received during the public notice period and to allow comments prior to the document being approved by the Governing Board of the Housing Authority and submitted to HUD; and

WHEREAS, the PHA 5-Year Plan and Annual Plan for 2020 were made available for review at the Housing Authority, located at 916 Cumberland Street, Pittsburg, CA 94565; and

WHEREAS, as a result of the novel Coronavirus (COVID-19) and the Shelter in Place Order mandated by the Contra Costa County Health Services, the previously scheduled Housing Authority Governing Board Meeting on March 16, 2020 was cancelled. The next Housing Authority Governing Board Meeting scheduled for April 20, 2020, thereby misses the requirement for timely submission by three days. The Housing Authority has notified the local Regional HUD Office to request a waiver of this time sensitive submittal; and

WHEREAS, the adoption of the PHA 5-Year Plan and Annual Plan for 2020 is in the best interest of the citizens of Pittsburg.

NOW, THEREFORE, the Governing Board of the Housing Authority DOES RESOLVE as follows:

Section 1.

All the recitals above are true and correct and incorporated herein.

Section 2.

The PHA 5-Year Plan and Annual Plan for 2020 is a thorough and complete document.

Section 3.

The Governing Board of the Housing Authority hereby adopts this Resolution and the PHA 5-Year Plan and Annual Plan.

Section 4.

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 5.

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

Section 6.

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 20th day of April 2020, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Chair

ATTEST:

Alice E. Evenson, Agency Secretary

Civil Rights Certification
(Qualified PHAs)

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

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working 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.

Housing Authority of the City of Pittsburgh
PHA Name

CA060
PHA Number/HA Code

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 April 20, 2020

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
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**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 X **5-Year and/or** X **Annual PHA Plan** for the PHA fiscal year beginning July 1, 2020 , 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

____ Annual PHA Plan for Fiscal Year 20____

X **5-Year PHA Plan for Fiscal Years 2020 - 2025**

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
Garrett Evans	Executive Director
Signature	Date April 20, 2020

Resident Advisory Board for the Housing Authority of the City of Pittsburgh

2020 PHA 5-Year Plan and Annual Plan

Resident Council Roster

S. L Floyd

Annie Hill

Alice Johnson

Beverly Lockwood

Pauline Oliver

Comment:

The above listed resident advisory board members attended a meeting November 21, 2019 had no comments or additional recommendations on the 2020 PHA 5-Year Plan and Annual Plan. They made the following requests:

1. Pursue advocacy for additional funding for the Housing Authority of the City of Pittsburgh.
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 the Housing Authority of the City of Pittsburgh Staff if any issues or concerns arise.



Housing Authority
of the City of
Pittsburgh

**Housing Authority of the City of Pittsburgh
Public Housing Agency
5-year Plan & Annual Plan**

Definition & Purpose



- The Public Housing Agency Plan is a plan that informs HUD, residents, and the public of the Public Housing Agencies (PHAs) mission for serving the needs of low-income and very low-income families and the PHA's strategy for addressing those needs.
- PHAs must submit 5-year plans for tenant-based assistance and public housing programs. Some PHAs are also required to submit annual plans to supplement the 5-year plans.

5-Year & Annual Plan Goals



Achieve organizational excellence.

- Promote professional development opportunities for staff;
- Implement a staff succession plan;
- Streamline operations through automation; and
- Maintain program integrity with continued security of applicants & incoming portability clients.

5-Year & Annual Plan Goals



Maximize use of Housing Choice Voucher allocation to provide housing assistance to low-income families.

- Utilize the New 2017 Section 8 waitlist; and
- Maximize the utilization of Vouchers based on annual budget authority and allocation.
- When financially viable, absorb as many as possible current portability clients being administered for other housing authorities to reduce the administrative burden of billing and collecting HAP & fees.
- Utilization of 29 PBV Vouchers committed to a 30-unit property under development for Veterans & chronic homeless clients: and
- Establish a site-base wait list for this PBV site.

5-Year & Annual Plan Goals



Improve the quality of assisted housing.

- Maintain the High Performer status through the Section Eight Management Assessment Program (SEMAP);
- Continue to promote homeownership to Section 8 participants; and
- Continue to foster relationships with non-profits to assist families in need.

Resident Advisory Board Meeting



Resident Advisory Board meeting in November 2019 results:

- No comments of change were received
- No significant changes in the 5 year & Annual Plan were adopted
- A number of advocacy suggestions were presented

Resident Advisory Board Meeting



RAB Advocacy suggestions presented:

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

Recommendation



The Housing Authority Governing Board open the public hearing, receive testimony, close the public hearing, consider the public comments, and adopt the Resolution approving the PHA 5-Year Plan & Annual Plan for 2020.



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

TO: Mayor/Chair and Council/Governing Board Members

FROM: Garrett Evans, Executive Director/City Manager

SUBJECT: Adoption of a City Council Resolution Approving a Purchase and Sale Agreement and an Assignment and Assumption Agreement with Amendments by and Between the City of Pittsburg and Rose Clarke Winter, and a Housing Authority Resolution Approving a Loan to the City of Pittsburg

MEETING DATE: April 20, 2020

EXECUTIVE SUMMARY

Rose Clarke Winter (Winter) owns certain real property located at 2101 Railroad Avenue, also known as Contra Costa County Assessor's Parcel Number 088-171-035 (Property). Winter and City propose to enter into a purchase and sale agreement (PSA) for the sale and purchase of the Property, and an Assignment and Assumption Agreement (Assignment and Assumption), assigning Winter's lease with Approved Auto Center of Pittsburg (Tenant) to the City. The City and Housing Authority of the City of Pittsburg (Housing Authority) propose to enter into a loan and reimbursement agreement (Loan), whereby the Housing Authority will loan the City funds for the purchase of the Property, the assignment of the Lease to the City, and related closing costs and expenses.

FISCAL IMPACT

Winter and City have negotiated a purchase price of \$1,400,000 for the Property. Winter currently leases the Property to the Tenant for \$8,000 per month (Rent) for 24 months, commencing March 1, 2020 (Lease Term). Winter proposes to assign its interest, rights, and obligations to the City. The City proposes to pay Winter an amount equal to \$8,000 per month for the remaining months of the initial Lease Term, up to \$176,000 for said assignment.

The City and the Housing Authority propose to enter into the Loan, whereby the general fund will borrow the funds from the Housing Successor Agency in an amount up to \$1,650,000 to pay for the acquisition of the Property, the assignment of the Lease, and related closing costs and expenses. The Loan will accrue LAIF interest and will continue to exist until repaid in full.

RECOMMENDATION

City Council adopt the Resolution approving the PSA for the sale and purchase of Property, and Assignment and Assumption of the Lease.

Housing Authority adopt the Resolution approving the Loan to the City.

BACKGROUND

On November 2, 2009, City Ordinance No. 09-1319 assigned zoning of planned development district to properties within the Railroad Avenue Specific Plan Area and adopted the Railroad Avenue Specific Plan (RASP) and Related Zoning Text Amendments.

On June 29, 2011, the Governor signed into law ABX1 26 (AB 26), also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and on December 29, 2011, the California State Supreme Court upheld the provisions of AB 26, thereby dissolving all redevelopment agencies on February 1, 2012 (Dissolution Date). The Dissolution Act provides that prior to the Dissolution Date, the City may elect to assume the assets and responsibilities for the housing functions previously performed by the former Redevelopment Agency of the City of Pittsburg (Agency) or by default the housing functions will be transferred to the local housing authority.

On January 17, 2012, by City Resolution 12-11753 and Housing Authority Resolution 12-261, the City elected to transfer, and the Housing Authority elected to assume, all the rights, responsibilities, and functions related to housing previously performed by the Agency to the Housing Authority, thus creating the Housing Successor Agency.

SUBCOMMITTEE FINDINGS

The City's purchase of the Property, the Assignment and Assumption of the Lease, and the Loan between the City and Housing Authority have not been discussed in a subcommittee.

STAFF ANALYSIS

The Property is located on the northeast corner of Railroad Avenue and Bliss Avenue. The adjacent property, with the addresses of 75 Bliss Avenue, directly to the east, is currently owned by the City. The property on the opposite end of the block, with the address of Harbor Street, on the northwest corner of Bliss Avenue and Harbor Street, is also owned by the City. Collectively, the Property, along with the other two City owned properties equal 4.43 acres.

New housing projects without a previously approved development agreement are subject to the Inclusionary Housing Ordinance, requiring a development to have affordable housing units or the developer paying the Inclusionary Housing In-Lieu Fee. The recent revisions the Surplus Lands Act by legislation is to compel the production of affordable housing in order to address the housing crisis in California.

The Property and the other two City owned properties are all located within the RASP and are between .1 to .6 miles walking distance to BART, retail and eateries, City Hall, future hotel, bus stops, high school, City Park and Small World Park. Because of these nearby community amenities, development of these properties is highly desirable. The City is proposing to acquire the Property so that it will have an improved advantage in determining

the type of development on these properties. In compliance to the Surplus Lands Act, the City will conduct a Request for Proposal (RFP) process to identify a qualified developer to develop the Property and the two other City owned properties.

Transit-oriented development (TOD) promotes a lifestyle where people live within walking distance to public transportation that links them to employment, entertainment, and recreational opportunities. Construction of a TOD on the Property and the other two City owned properties will not only comply with the RASP but will also provide mixed-income housing (market rate and affordable) and commercial opportunities. The City is making no commitment to a particular project and no project will be considered until an environmental review is undertaken consistent with the California Environmental Quality Act.

Due to the demands on the General Fund, the City does not have sufficient funds to complete the purchase of the property as negotiated. Therefore, the Housing Authority proposes to loan the required funds to the City. The loan will accrue LAIF interest and will continue to exist until repaid.

The City may never have another opportunity to exercise local control on one of the most prominent corners in Pittsburg if the City does not pursue the purchase of the Property.

ATTACHMENTS: Resolution – City
 Resolution – Housing Authority
 Purchase and Sale Agreement
 Assignment and Assumption Agreement
 Loan Agreement

Report Prepared By: Maria M. Aliotti, Director of Community Services

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution Approving a)
Purchase and Sale Agreement, and an Assignment)
And Assumption Agreement with Amendments by) RESOLUTION NO. 20-
And Between the City of Pittsburg and Rose Clarke)
Winter)

The Pittsburg City Council FINDS AND DETERMINES as follows:

WHEREAS, on November 2, 2009, the City adopted City Ordinance No. 09-1319, assigning the zoning of planned development district to properties within the Railroad Avenue Specific Plan Area and adopted the Railroad Avenue Specific Plan (RASP) and Related Zoning Text Amendments; and

WHEREAS, on June 29, 2011, the Governor signed into law ABX1 26 (AB 26), also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and on December 29, 2011, the California State Supreme Court upheld the provisions of AB 26, thereby dissolving all redevelopment agencies on February 1, 2012 (Dissolution Date); and

WHEREAS, the Dissolution Act provides that prior to the Dissolution Date, the City may elect to assume the assets and responsibilities for the housing functions previously performed by the former Redevelopment Agency of the City of Pittsburg (Agency) or by default the housing functions will be transferred to the local housing authority; and

WHEREAS, on January 17, 2012, by City Resolution 12-11753 and Housing Authority Resolution 12-261, the City elected to transfer, and the Housing Authority of the City of Pittsburg (Housing Authority) elected to assume, all the rights, responsibilities, and functions related to housing previously performed by the Agency to the Housing Authority, thus creating the Housing Successor Agency; and

WHEREAS, Rose Clarke Winter (Winter) owns certain real property located at 2101 Railroad Avenue, also known as Contra Costa County Assessor's Parcel Number 088-171-035 (Property); and

WHEREAS, Winter entered into a (Lease) for the Property with Approved Auto Center of Pittsburg (Tenant), commencing on March 1, 2020 and expiring 24 months from this date (Lease Term); and

WHEREAS, Tenant pays Winter \$8,000 per month during the Lease Term; and

WHEREAS, Winter and City propose to enter into a purchase and sale agreement (PSA) for the sale and purchase of the Property, and an Assignment and Assumption Agreement (Assignment and Assumption), assigning Winter's lease with Tenant to the City; and

WHEREAS, the City's acquisition of the Property, along with two other City owned properties with the addresses of 75 Bliss Avenue and Harbor Street (located on the northwest corner of Bliss Avenue and Harbor Street) will enable the City to have local control over the development of a highly desirable and developable area of approximately, 4.43 acres that are .1 to .6 miles walking distance to nearby community amenities such as BART, retail and eateries, City Hall, future hotel, bus stops, high school, City Park and Small World Park; and

WHEREAS, the City has determined that development of the Property and the other two City owned properties are of benefit to the community.

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

- Section 1. All the recitals above are true and correct and incorporated herein.
- Section 2. The City Council hereby authorizes the City Manager to execute the Purchase and Sale Agreement Between the City and Winter, the Assignment and Assumption of the Lease Between the City and Winter, and the Loan Agreement Between the City and Housing Authority.
- Section 3. The City Manager is hereby authorized to execute any and all documents and take such further actions as may be necessary or appropriate to carry out the City Council's direction pursuant to this Resolution.
- Section 4. The City Clerk shall certify to the adoption of this Resolution.
- Section 5. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of April 2020, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

BEFORE THE HOUSING AUTHORITY OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a Housing Authority Resolution)
Approving A Loan to the City of Pittsburg)

RESOLUTION NO. 20-

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

WHEREAS, on November 2, 2009, the City adopted City Ordinance No. 09-1319, assigning the zoning of planned development district to properties within the Railroad Avenue Specific Plan Area and adopted the Railroad Avenue Specific Plan (RASP) and Related Zoning Text Amendments; and

WHEREAS, on June 29, 2011, the Governor signed into law ABX1 26 (AB 26), also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and on December 29, 2011, the California State Supreme Court upheld the provisions of AB 26, thereby dissolving all redevelopment agencies on February 1, 2012 (Dissolution Date); and

WHEREAS, the Dissolution Act provides that prior to the Dissolution Date, the City may elect to assume the assets and responsibilities for the housing functions previously performed by the former Redevelopment Agency of the City of Pittsburg (Agency) or by default the housing functions will be transferred to the local housing authority; and

WHEREAS, on January 17, 2012, by City Resolution 12-11753 and Housing Authority Resolution 12-261, the City elected to transfer, and the Housing Authority of the City of Pittsburg (Housing Authority) elected to assume, all the rights, responsibilities, and functions related to housing previously performed by the Agency to the Housing Authority, thus creating the Housing Successor Agency; and

WHEREAS, Rose Clarke Winter (Winter) owns certain real property located at 2101 Railroad Avenue, also known as Contra Costa County Assessor's Parcel Number 088-171-035 (Property); and

WHEREAS, Winter entered into a (Lease) for the Property with Approved Auto Center of Pittsburg (Tenant), commencing on March 1, 2020 and expiring 24 months from this date (Lease Term); and

WHEREAS, Winter and City propose to enter into a purchase and sale agreement for the sale and purchase of the Property, and an Assignment and Assumption Agreement, assigning Winter's lease with Tenant to the City; and

WHEREAS, due to the demands on the General Fund, the City does not have sufficient funds to complete the purchase of the property as negotiated. Therefore, the Housing Authority proposes to loan the required funds to the City. The loan will accrue LAIF interest and will continue to exist until repaid.

NOW, THEREFORE, the Governing Board of the Housing Authority DOES RESOLVE as follows:

Section 1. All the recitals above are true and correct and incorporated herein.

Section 2. The Governing Board hereby adopts this Resolution approving the Loan of up to \$1,650,000 to the City to pay for the acquisition of the Property, the assignment of the Lease, and related closing costs and expenses. The Loan will accrue LAIF interest and will continue to exist until repaid in full.

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

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 20th day of April 2020, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Jelani Killings, Chair

ATTEST:

Alice E. Evenson, Agency Secretary

PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "**Agreement**") is entered into by and between **ROSE CLARKE WINTER**, as Trustee of the Qualified Terminal Interest Property Trust created under the Terms of the Winter Trust under Declaration dated August 8, 1984 as amended October 5, 1994 and Rose Clarke Winter, as Trustee of the Family Trust created under the terms of the Winter Trust under Declaration dated August 8, 1994 as amended October 5, 1994 (the "**Seller**") and the City of Pittsburg, a California municipal corporation (the "**City or Buyer**") as of the date signed by the last party to sign below (the "**Effective Date**"). Seller and Buyer are individually referred to as the "**Party**" and collectively referred to herein as the "**Parties**."

RECITALS

A. Seller is the owner of certain real property located at 2101 Railroad Avenue, also known as Contra Costa County Assessor's Parcel Number 088-171-035, in the City of Pittsburg and the improvements thereof (the "**Land**"), as more particularly described in Exhibit A attached hereto and incorporated herein by this reference. The Land, together with the items set forth in Section 2.1 (a)-(c), are collectively referred to as the Property, as defined in Section 2.1 (c).

B. On November 2, 2009, City Ordinance No. 09-1319 assigned zoning of planned development district to properties within the Railroad Avenue Specific Plan Area and adopted the Railroad Avenue Specific Plan and Related Zoning Text Amendments (the "**Plan**"). The Plan guides the development of the area on Railroad Avenue. The Property is located within the boundaries of the Plan.

C. Seller proposes to sell, and the Buyer proposes to purchase the Property for One Million Four Hundred Thousand Dollars (\$1,400,000) (the "**Purchase Price**").

D. Seller currently leases the Property (the "**Lease**") to Approved Auto Center of Pittsburg (the "**Tenant**"). The term of the lease commenced March 1, 2020 (the "**Commencement Date**") and expires twenty-four (24) months from the Commencement Date (the "**Lease Term**"). The lease payments paid by Tenant to Seller is Eight Thousand Dollars (\$8,000) per month during the Lease Term.

E. Seller will assign the Lease to Buyer and Buyer will assume the Lease from Seller. Buyer will pay Seller Eight Thousand Dollars (\$8,000) per month for the remaining months of the initial Lease Term; up to One Hundred Seventy-Six Thousand Dollars (\$176,000) for the assignment.

F. Pursuant to this Agreement, Buyer will execute a promissory note (the "**Note**") and a deed of trust (the "**Deed of Trust**") evidencing the Loan, against the Property in favor of the Seller as beneficiary to secure the Loan as defined in Section 2.3.

G. Subject to the terms and conditions set forth in this Agreement: (i) Seller will convey the Property to Buyer, and (ii) Seller will provide a Loan to finance Buyer's acquisition of the Property.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by the parties, Seller and Buyer hereby agree as follows:

1. INCORPORATION OF RECITALS AND EXHIBITS. The Recitals set forth above and the Exhibits attached to this Agreement are each incorporated into the body of this Agreement as if set forth in full.

2. PURCHASE AND SALE.

2.1 Agreement to Buy and Sell. Subject to the terms and conditions set forth herein, Seller agrees to sell the Property to Buyer, and Buyer hereby agrees to acquire the Property from Seller. For purposes of this Agreement, the term "**Property**" consists of the following:

(a) Land. As described in Exhibit A.

(b) Appurtenances. All privileges, rights, easements appurtenant to the Land, including without limitation all minerals, oil, gas, and other hydrocarbon substances on and under the Land: all development rights, air rights, water, water rights, and water stock relating to the Land: all right, title, and interest of Seller in and to streets, alleys, passages, water and sewer taps, sanitary or storm drain capacity or reservations and rights under utility agreements, and other easements and other rights-of-way included in, adjacent to, or used in connection with the beneficial use and enjoyment of the Land, if any (collectively, the "**Appurtenances**").

(c) Improvements. All buildings, structures, fences, or improvements located upon the Land or upon the Improvements, including fixtures, systems, and equipment attached to the Land or Improvements and used in connection with the operations or occupancy of the Land and Improvements, if any (collectively, the "**Improvements**", which together with the Land and the Appurtenances are called the "**Property**").

(d) Personal Property. All tangible personal property and all intangible property owned by Seller that is located on or in or is used in connection with the use or operation of any of the Property ("**Personal Property**"). Personal Property includes without limitation, all of the following: (i) all licenses and permits related to the property and (ii) all plans, drawings, reports, records and engineering studies located within, used in connection with, or related to the Property.

2.2 Purchase Price. The Purchase Price for the Property to be paid by Buyer to Seller is One Million Four Hundred Thousand Dollars (\$1,400,000). The

Purchase Price will be paid into escrow by Buyer. Close of Escrow is defined in Section 5.1.

2.3. Assignment and Assumption of Lease. Seller will assign the Lease to Buyer and Buyer will assume the Lease from Seller. Buyer will pay Seller Eight Thousand Dollars (\$8,000) per month for the remaining months of the initial Lease Term; up to One Hundred Seventy-Six Thousand Dollars (\$176,000) for the assignment and will deposit said payment into escrow by Buyer. Close of Escrow is defined in Section 5.1.

3. ESCROW.

3.1 Escrow Account. Seller has opened an interest-bearing escrow account (the “**Escrow**”) maintained by Fidelity National Title, 191 Sand Creek Road, Suite 160, Brentwood, CA 94513, Attn: Debbie Heiden (the “**Escrow Holder**”), with interest accruing to the benefit of Buyer. Escrow Holder shall perform all escrow and title services in connection with this Agreement.

3.2 Opening of Escrow. Within seven (7) business days after the Effective Date, the Parties will deposit into Escrow the fully executed Agreement, or executed counterparts thereto. The date such fully executed Agreement is received by Escrow Holder will be deemed the “**Opening of Escrow**” and Escrow Holder will give written notice to the Parties of such occurrence.

3.3 Buyer’s Deposit. Within ten (10) business days after the Opening of Escrow, the Buyer shall deposit the sum of One Hundred Thousand Dollars (\$100,000) in Escrow (“**Deposit**”).

3.4 Satisfaction of Due Diligence Contingency. Buyer shall have the right, in its sole discretion, to terminate this Agreement for any reason prior to the expiration of the Due Diligence Contingency Period (as defined in Section 5(a) below) and receive a refund of the Deposit. Buyer hereby agrees to provide written notice to Seller prior to the expiration of the Due Diligence Contingency Period if Buyer disapproves any due diligence items or approves all due diligence items (“**Approval Notice**”). If Buyer disapproves any items through the delivery of the Approval Notice to Seller before 5:00 p.m. on the last day of the Due Diligence Contingency Period, this Agreement shall terminate, and all amounts deposited by Buyer into escrow (except the Independent Consideration, as defined in Section 3.5 below), together with interest thereon, if any, will be returned to Buyer, and neither party shall have any further rights or obligations hereunder except those which expressly survive the termination hereof.

3.5 Independent Consideration. As independent consideration for Seller’s entering into this Agreement to sell the Property to Buyer, Buyer shall deliver the sum of Ten Dollars (\$10.00) to Seller through Escrow (“**Independent Consideration**”). In the event that Buyer terminates this Agreement in accordance with Section 3.4 above, Seller shall retain the Independent Consideration.

4. PROPERTY DISCLOSURE.

4.1 Condition of Title/Preliminary Title Report. Escrow Holder has delivered a Preliminary Title Report for the Property (the “**Preliminary Report**”) to Buyer. Buyer shall have until the end of the Due Diligence Contingency Period to approve the condition of title to the Property. If Buyer delivers the Approval Notice, Buyer agrees to take title to the Property subject to the following “**Permitted Exceptions**” exclusively: (a) standard printed exceptions in the Preliminary Report acceptable to the Buyer; (b) general and special real property taxes and assessments constituting a lien not yet due and payable; and (c) exceptions to the title referenced in the Approval Notice.

4.2 Environmental and Natural Hazards Disclosure. California Health & Safety Code section 25359.7 requires owners of non-residential real property who know, or have reasonable cause to believe, that any release of hazardous substances are located on or beneath the real property to provide written notice of same to the buyer of real property. Other applicable laws require Seller to provide certain disclosures regarding natural hazards affecting the Property. Seller agrees to make all necessary disclosures required by law within fifteen (15) business days after the Opening of Escrow.

4.3 Up Front Disclosures by Seller. Seller hereby provides, or has already provided, the following disclosures to City:

- (a) California Commercial Disclosure report
- (b) Preliminary Title Report
- (c) Lease

5. CLOSING AND PAYMENT OF PURCHASE PRICE.

5.1 Closing. The closing (the “**Closing**” or “**Close of Escrow**”) will occur no later than ninety (90) days after the Effective Date (“**Closing Date**”). If Close of Escrow has not occurred by the Closing Date, and Seller is not in default or otherwise is not in material breach of this Agreement, this Agreement shall automatically terminate, in which event the Deposit shall be returned to Buyer and neither Party shall have any further rights or obligations hereunder. If Close of Escrow has not occurred by the Closing Date due to a material default under, or material breach of, this Agreement by Seller, Buyer may elect to terminate this Agreement (in which event the Deposits shall be returned to Buyer and neither Party shall have any further rights or obligations hereunder) or Buyer may elect to file a proceeding for specific performance within six (6) months after the Closing Date pursuant to Section 7 below.

5.2 Buyer's Conditions to Closing. Buyer's obligation to purchase the Property is subject to the satisfaction of all of the following conditions or Buyer's written waiver thereof (in Buyer's sole discretion) on or before the Closing Date:

- (a) Buyer shall have sixty (60) days from Opening of Escrow (the “**Due Diligence Contingency Period**”) to complete physical inspections of the

Property and due diligence related to the purchase of the Property. Seller shall provide to Buyer copies of all reasonably available and known documents, records, maps, memoranda, reports, data, whether in electronic or physical format relating to the ownership and operation of the Property, including but not limited to plans, permits and reports (environmental, structural, mechanical, engineering and land surveys) that Seller has in its possession not later than ten (10) business days following the execution and delivery of this Agreement. All physical inspections must be coordinated with Seller's representative.

(b) Seller has performed all obligations to be performed by Seller pursuant to this Agreement.

(c) Seller's representations and warranties herein are true and correct in all material respects as of the Closing Date.

(d) The Title Company is irrevocably committed to issue an ALTA Title Policy to Buyer, effective as of the Closing Date, insuring title to Buyer in the full amount of the Purchase Price subject only to the Permitted Exceptions.

5.3 Seller's Conditions to Closing. The Close of Escrow and Seller's obligation to sell and convey the Property to Buyer are subject to the satisfaction of the following conditions or Seller's written waiver (in Seller's sole discretion) of such conditions on or before the Closing Date:

(a) Buyer has performed all obligations to be performed by Buyer pursuant to this Agreement before Closing Date.

(b) Buyer's representations and warranties set forth herein are true and correct in all material respects as of the Closing Date.

5.4 Conveyance of Title. Seller will deliver marketable fee simple title to Buyer at the Closing, subject only to the Permitted Exceptions. The Property will be conveyed by Seller to Buyer in an "as is" condition, with no warranty, express or implied, by Seller as to the physical condition including, but not limited to, the soil, its geology, or the presence of known or unknown faults or Hazardous Materials or hazardous waste (as defined by state and federal law); provided, however, that the foregoing shall not relieve Seller from disclosure of any such conditions of which Seller has actual knowledge.

5.5 Deliveries at Closing.

(a) Deliveries by Seller. Seller shall deposit into the Escrow for delivery to Buyer at Closing: (i) a grant deed; (ii) an affidavit or qualifying statement which satisfies the requirements of paragraph 1445 of the Internal Revenue Code of 1986, as amended, any regulations thereunder (the "**Non-Foreign Affidavit**"); and (iii) a California Franchise Tax Board form 590 to satisfy the requirements of California Revenue and Taxation Code Section 18805(b) and 26131.

(b) Closing Costs. Buyer will pay all escrow fees (including the costs of preparing documents and instruments), and recording fees. Buyer will pay title insurance and title report costs and all governmental conveyance fees and all transfer taxes. All other costs and fees shall be paid by Buyer.

(c) Pro-Rations. At the close of escrow, the Escrow Agent shall make the following prorations: (i) property taxes will be prorated as of the Close of Escrow based upon the most recent tax bill available, including any property taxes which may be assessed after the close of escrow but which pertain to the period prior to the transfer of title to the Property to Buyer, regardless of when or to whom notice thereof is delivered; (ii) any bond or assessment that constitutes a lien on the Property at the Close of Escrow will be assumed by Buyer. Buyer, as a public agency, does not pay property taxes.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

6.1 Seller's Representations, Warranties and Covenants. In addition to the representations, warranties and covenants of Seller contained in other sections of this Agreement, Seller hereby represents, warrants and covenants to Buyer that the statements below in this Section 6.1 are each true and correct as of the Closing Date provided however, if to Seller's actual knowledge any such statement, prior to Closing becomes untrue or is discovered to have been untrue as of the execution of this Agreement, Seller will notify Buyer in writing and Buyer will have fifteen (15) business days thereafter to determine if Buyer wishes to proceed with Closing. If Buyer determines it does not wish to proceed, this Agreement shall terminate, and all Deposits shall be returned to the Buyer.

(a) Authority. Seller is a Trust, lawfully formed, in existence and in good standing under the laws of the State of California. Seller has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement. This Agreement has been duly executed by Seller, and upon delivery to and execution by Buyer is a valid and binding agreement of Seller.

(b) Encumbrances. Seller has not alienated, encumbered, transferred, mortgaged, assigned, pledged, or otherwise conveyed its interest in the Property or any portion thereof, nor entered into any agreement to do so other than this Agreement, and there are no liens, encumbrances, mortgages, covenants, conditions, reservations, restrictions, easements or other matters affecting the Property, except as disclosed in the Preliminary Report. Seller will not, directly or indirectly, alienate, encumber, transfer, mortgage, assign, pledge, or otherwise convey its interest prior to the Close of Escrow, as long as this Agreement is in force.

(c) Conflicts. There are no agreements affecting the Property except those which have been disclosed by Seller. There are no agreements which will be binding on the Buyer or the Property after the Close of Escrow, which cannot be terminated on thirty (30) days prior written notice.

(d) Condemnation. To the best of Seller's actual knowledge, there is no (i) pending or threatened any contemplated annexation or condemnation proceeding relating to, or otherwise affecting, or which may affect, all or any portion of the Property, (ii) proposed or pending proceeding to change or redefine the zoning classification of all or any portion of the Property, or (iii) proposed change in road patterns or grades which may adversely affect access to the roads providing a means of ingress to or egress from the Property.

(e) Violations. To the best of Seller's actual knowledge, there is not pending or threatened from any Federal, State, City or local authority, litigation, suit of judgment relating to the Property. Seller has not been formally notified in writing (including by service of process) by any governmental or quasi-governmental entity that the property is in violation of any environmental laws.

(f) Litigation. To the best of Seller's actual knowledge there is no litigation, arbitration or adversary proceeding pending or threatened before any court or administrative agency that relates to or affects the Property. Seller's performance hereunder, or which will result in any unsatisfied lien, charge, encumbrance or judgment against any part of or any interest in the Property.

(g) No Contracts. Prior to the Effective Date, other than an understanding with the City that the City may maintain a sign located on the Land, Seller has not entered into any contracts, agreements, or understandings, verbal or written, which are still in effect for the sale, transfer, or alienation of any portion of the Property, or any option, right of refusal, right of first offer or other right relating to any of the foregoing. Between the Effective Date and Closing, no part of the Property shall be alienated, encumbered or transferred in a manner which will be binding on Buyer after Closing.

(h) No Breach. The execution and delivery of this Agreement and all instruments and agreements associated herewith, and the consummation of the transactions contemplated hereby will not: (i) constitute or result in the breach of, or default under, any oral or written agreement to which Seller is a party or which affects the Property; (ii) constitute or result in violation of any order, decree, or injunction with respect to which Seller and the Property, or either of them, are bound; (iii) cause or entitle any party to have a right to accelerate or declare a default under any oral or written agreement to which seller is a party; and/or (iv) to the best of Seller's actual knowledge, violate any provisions of any Municipal, State or Federal law, statutory or otherwise, to which Seller or the Property is or may be subject.

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Seller contained in this Agreement are conditions precedent to Buyer's obligation to proceed with the Closing hereunder. The foregoing representations and warranties shall survive the expiration, termination, or close of escrow of this Agreement and shall not be deemed merged into the deed upon closing.

6.2 Buyer's Representations and Warranties. In addition to the representations, warranties and covenants of Buyer contained in other sections of this Agreement, Buyer hereby represents, warrants and covenants to Seller that the statements below in this Section 6.5 are each true as of the Effective Date, and, if to Buyer's actual knowledge any such statement becomes untrue prior to Closing, Buyer shall so notify Seller in writing and Seller shall have fifteen (15) business days thereafter to determine if Seller wishes to proceed with Closing.

(a) Buyer is a California municipal corporation in good standing under the laws of the State of California. Buyer has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement. This Agreement has been duly executed by Buyer, and upon delivery to and execution by Seller shall be a valid and binding agreement of Buyer.

(b) Buyer is not bankrupt or insolvent under any applicable federal or state standard, has not filed for protection or relief under any applicable bankruptcy or creditor protection statute, and has not been threatened by creditors with an involuntary application of any applicable bankruptcy or creditor protection statute.

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Buyer contained in this Agreement are conditions precedent to Seller's obligation to proceed with the Closing hereunder.

7. REMEDIES In the event of a breach or default under this Agreement by Seller, if such breach or default occurs prior to Close of Escrow, Buyer reserves the right to either (a) seek specific performance from Seller or (b) to do any of the following: (i) to waive the breach or default and proceed to close as provided herein; or (ii) to terminate this Agreement upon written notice to Seller, whereupon Seller shall cause Escrow Holder to return to Buyer any and all sums placed into the Escrow by Buyer, and except for the rights and obligations expressly provided to survive termination of this Agreement, neither party shall have any further obligations or liabilities hereunder.

In the event of a breach or default hereunder by Buyer and the closing does not occur due to such default, Seller's remedy shall be to either (A) seek specific performances from Buyer or (B) to terminate this agreement upon written notice to Buyer and retain the Deposit as liquidated damages. The Parties agree that in such instance, the Deposit represents a reasonable approximation of Seller's damages and are not intended as a forfeiture or penalty but rather an enforceable liquidated damages provision pursuant to California Civil Code Section 1671, et seq. In no event shall either party be entitled to lost profits or consequential damages as a result of the other Party's breach of this Agreement.

Buyer's Initials

Seller's Initials

8. BROKERS. The Parties are represented by Heritage REI Inc. Seller shall indemnify, defend, and hold Buyer harmless from and against any loss, cost, or

expense, including, but not limited to, attorneys' fees and court costs, resulting from any claim for a fee or commission by any broker or finder claiming by or through Seller. Buyer shall be responsible for commission fees payable to Heritage REI Inc. in the amount of Fourteen Thousand Dollars (\$14,000), equal to 1% of the Purchase Price, payable at the Close of Escrow. The covenants contained herein shall survive the Close of Escrow.

9. ASSIGNMENT. Absent an express signed written agreement between the Parties to the contrary, neither Seller nor Buyer may assign its rights or delegate its duties under this Agreement without the express written consent of the other, which consent may not be unreasonably withheld. No permitted assignment of any of the rights or obligations under this Agreement shall result in a novation or in any other way release the assignor from its obligations under this Agreement.

10. MISCELLANEOUS.

10.1 Attorneys' Fees. If any party employs counsel to enforce or interpret this Agreement, including the commencement of any legal proceeding whatsoever (including insolvency, bankruptcy, arbitration, mediation, declaratory relief or other litigation), the prevailing party shall be entitled to recover its reasonable attorneys' fees and court costs (including the service of process, filing fees, court and court reporter costs, investigative fees, expert witness fees, and the costs of any bonds, whether taxable or not) and shall include the right to recover such fees and costs incurred in any appeal or efforts to collect or otherwise enforce any judgment in its favor in addition to any other remedy it may obtain or be awarded. Any judgment or final order issued in any legal proceeding shall include reimbursement for all such attorneys' fees and costs. In any legal proceeding, the "prevailing party" shall mean the party determined by the court to most nearly prevail and not necessarily the party in whose favor a judgment is rendered.

10.2 Interpretation. This Agreement has been negotiated at arm's length and each party has been represented by independent legal counsel in this transaction and this Agreement has been reviewed and revised by counsel to each of the Parties. Accordingly, each party hereby waives any benefit under any rule of law (including Section 1654 of the California Civil Code) or legal decision that would require interpretation of any ambiguities in this Agreement against the drafting party.

10.3 Survival. All indemnities, covenants, representations and warranties contained in this Agreement shall survive Close of Escrow.

10.4 Successors. Except as provided to the contrary in this Agreement, this Agreement shall be binding on and inure to the benefit of the Parties and their successors and assigns.

10.5 Governing Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of California.

10.6 Integrated Agreement; Modifications. This Agreement contains all the agreements of the Parties concerning the subject hereof and cannot be amended or modified except by a written instrument executed and delivered by the parties. There are no representations, agreements, arrangements or understandings, either oral or written, between or among the parties hereto relating to the subject matter of this Agreement that are not fully expressed or disclosed herein. In addition, there are no representations, agreements, arrangements or understandings, either oral or written, between or among the Parties upon which any party is relying upon in entering this Agreement that are not fully expressed or disclosed herein.

10.7 Severability. If any term or provision of this Agreement is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provisions or part thereof shall be stricken from this Agreement, any such provision shall not be affected by the legality, enforceability, or validity of the remainder of this Agreement. If any provision or part thereof of this Agreement is stricken in accordance with the provisions of this Section, then the stricken provision shall be replaced, to the extent possible, with a legal, enforceable and valid provision that is in keeping with the intent of the Parties as expressed herein.

10.8 Notices. Any delivery of this Agreement, notice, modification of this Agreement, collateral or additional agreement, demand, disclosure, request, consent, approval, waiver, declaration or other communication that either party desires or is required to give to the other party or any other person shall be in writing. Any such communication may be served personally, or by nationally recognized overnight delivery service (i.e., Federal Express) which provides a receipt of delivery, or sent by prepaid, first class mail, return receipt requested to the party's address as set forth below:

To Buyer:	City of Pittsburg 65 Civic Avenue Pittsburg, CA 94565 Attn: City Manager
To Seller:	Rose Winter Clarke Trust _____ _____ _____
To Escrow Holder:	Fidelity National Title 191 Sand Creek Road Suite 160 Brentwood, CA 94513 Attn: Debbie Heiden
With a Copy to:	Heritage REI Inc. 3436 Hillcrest Avenue, Suite 200 Antioch, CA 94531 Attn: Michael Perry

Any such communication shall be deemed effective upon personal deliver or on the date of first refusal to accept delivery as reflected on the receipt of delivery or return receipt, as applicable. Any party may change its address by notice to the other party. Each party shall make an ordinary, good faith effort to ensure that it will accept or receive notices that are given in accordance with this section and that any person to be given notice actually receives such notice.

10.9 Time. Time is of the essence to the performance of each and every obligation under this Agreement.

10.10 Days of Week. If any date for exercise of any right, giving of any notice, or performance of any provision of this Agreement falls on a Saturday, Sunday or holiday, the time for performance will be extended to 5:00 p.m. on the next business day.

10.11 Reasonable Consent and Approval. Except as otherwise provided in this Agreement, whenever a party is required or permitted to give its consent or approval under this Agreement, such consent or approval shall not be unreasonably withheld or delayed. If a party is required or permitted to give its consent or approval in its sole and absolute discretion or if such consent or approval may be unreasonably withheld, such consent or approval may be unreasonably withheld but shall not be unreasonably delayed.

10.12 Further Assurances. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to carry out the intent and purposes of this Agreement.

10.13 Waivers. Any waiver by any party shall be in writing and shall not be construed as a continuing waiver. No waiver will be implied from any delay or failure to take action on account of any default by any party. Consent by any party to any act or omission by another party shall not be construed to be a consent to any other subsequent act or omission or to waive the requirement for consent to be obtained in any future or other instance.

10.14 Signatures/Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any one of such completely executed counterparts shall be sufficient proof of this Agreement.

10.15 Date and Delivery of Agreement. Notwithstanding anything to the contrary contained in this Agreement, the parties intend that this Agreement shall be deemed effective, and delivered for all purposes under this Agreement, and for the calculation of any statutory time periods based on the date an agreement between parties is effective, executed, or delivered, as of the Effective Date.

10.16 Representation on Authority of Parties. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal

capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

10.17 Approvals. Whenever this Agreement calls for Seller approval, consent, extension or waiver, the written approval, consent, or waiver of the Seller's President or Chairperson or their designee(s) shall constitute the approval, consent, extension or waiver of the Seller, without further authorization required from the Seller's Board.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, this Agreement is executed by Buyer and Seller as of the Effective Date.

Seller:

ROSE CLARKE WINTER, as Trustee of the Qualified Terminal Interest Property Trust created under the Terms of the Winter Trust under Declaration dated August 8, 1984 as amended October 5, 1994 and Rose Clarke Winter, as Trustee of the Family Trust created under the terms of the Winter Trust under Declaration dated August 8, 1994 as amended October 5, 1994

By: _____
Name Rose Clarke Winter

Its: Trustee

Date: _____

Buyer:

City of Pittsburgh

By: _____
Garrett Evans
City Manager

Date: _____

Attest:

Alicia E. Evenson, City Clerk

Reviewed as to Form:

Donna Mooney, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

For APN/Parcel ID(s): 088-171-035

CONTRA COSTA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE PARCEL OF LAND DESCRIBED IN THE DEED TO ANTHONY RUGGIERO, ET AL, RECORDED MARCH 22, 1962, [BOOK 4081, OFFICIAL RECORDS, PAGE 105](#), AS FOLLOWS:

PARCEL CM-21

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE UNITED STATES GOVERNMENT DECLARATION OF TAKING RECORDED MARCH 15, 1943 IN [VOLUME 715 OF OFFICIAL RECORDS, AT PAGE 369](#), RECORDS OF CONTRA COSTA COUNTY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 665.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID WESTERLY LINE EASTERLY AT RIGHT ANGLES 905.00 FEET; THENCE AT RIGHT ANGLES NORTHERLY 480 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE STATE OF CALIFORNIA ROADWAY EASEMENT, DESCRIBED AS PARCEL THREE IN [BOOK 2160 OF OFFICIAL RECORDS, AT PAGE 112](#), RECORDS OF CONTRA COSTA COUNTY; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID U. S. GOVERNMENT PARCEL (715 OR 369); THENCE SOUTHERLY ALONG SAID WESTERLY LINE, 330.00 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING.

EXCEPTING FROM PARCEL ONE:

1. THE EAST 452 FEET, RIGHT ANGLE MEASUREMENTS, THEREOF.
2. THE INTEREST DESCRIBED IN THE GRANT DEED TO CONTRA COSTA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA, RECORDED OCTOBER 13, 2003, [INSTRUMENT NUMBER 2003-0509138-00](#) CONTRA COSTA COUNTY RECORDS.
3. THE RIGHTS RESERVED IN THE DEED FROM ANTHONY RUGGIERO, ET AL, RECORDED JULY 23, 1963, [BOOK 4413, OFFICIAL RECORDS, PAGE 290](#), AS FOLLOWS:

"ALL RIGHT, TITLE AND INTEREST IN AND TO ANY AND ALL OIL, GAS, CASINGHEAD, GASOLINE AND OTHER HYDROCARBON AND MINERAL SUBSTANCES IN, ON OR UNDER THE LAND HEREIN BEFORE DESCRIBED, BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, TOGETHER

WITH THE RIGHT TO EXPLORE, DRILL FOR, EXTRACT, PASS THROUGH, TAKE FROM AND REMOVE AND DISPOSE OF ALL OIL, GAS, CASINGHEAD GASOLINE OR OTHER HYDROCARBON AND MINERAL SUBSTANCES FROM SAID LANDS, BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF BY WELLS LOCATED ON THE SURFACE OF THE ADJACENT LAND AND DRILLED INTO THE SAID LAND HEREIN BEFORE DESCRIBED AT A POINT BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF.

PARCEL TWO:

THE RIGHT OF WAY GRANTED IN THE DEED TO WINTER CHEVROLET CO., INC., RECORDED JULY 23, 1963, [BOOK 4413, OFFICIAL RECORDS, PAGE 290](#), AS FOLLOWS:

A RIGHT OF WAY (NOT TO BE EXCLUSIVE) AS AN APPURTENANCE TO THE TRACT OF LAND DESCRIBED AS PARCEL ONE ABOVE, FOR USE AS A ROADWAY FOR VEHICLES OF ALL KINDS, PEDESTRIANS, AND ANIMALS, FOR WATER, GAS, OIL AND SEWER PIPE LINES AND FOR TELEPHONE, TELEVISION SERVICE, ELECTRIC LIGHT AND POWER LINES, TOGETHER WITH, THE NECESSARY POLES OR CONDUITS OVER A STRIP OF LAND 30 FEET IN WIDTH, THE SOUTH LINES OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST COMER OF PARCEL ONE ABOVE; THENCE FROM SAID POINT OF BEGINNING EASTERLY ALONG THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO ANTHONY RUGGIERO, ET AL, RECORDED MARCH 22, 1962, [BOOK 4081, OFFICIAL RECORDS, PAGE 105](#), AND ALONG THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO ANTHONY RUGGIERO, ET AL, RECORDED SEPTEMBER 19, 1962, [BOOK 4205, OFFICIAL RECORDS, PAGE 179](#), 1077 FEET; MORE OR LESS, TO THE WEST LINE OF HARBOR AVENUE. THE EASTERLY TERMINUS OF SAID STRIP IS THE WEST LINE OF SAID HARBOR AVENUE.

ASSIGNMENT AND ASSUMPTION OF APPROVED AUTO CENTER OF PITTSBURG LEASE WITH AMENDMENTS

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT WITH LEASE AMENDMENTS (“**Assignment**”), is dated as of May ___, 2020 by and among Rose Clarke Winter Trust (“**Assignor or Winter**”), the City of Pittsburgh (“**Assignee or City**”), and Robert Chudy, an individual and Gustavo Espinoza, an individual, doing business together as Approved Auto Center of Pittsburgh (the “**Tenant**”). Assignor, Assignee and Tenant are collectively referred to herein as the “**Parties**.”

RECITALS

A. Assignor is the owner of certain real property located at 2101 Railroad Avenue, also known as Contra Costa County Assessor’s Parcel Number 088-171-035, in the City of Pittsburgh and the improvements thereof (the “**Land**”), as more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

B. Assignor and Tenant entered into a lease between Winter and the Tenant (the “**Lease**”) for the Property on March 1, 2020 (the “**Lease Commencement Date**”), which lease has a term of 24 months from the Lease Commencement Date (the “**Lease Term**”), after which it becomes month to month.

C. Pursuant to the Lease, Tenant paid Winter \$6,000 as the security deposit (the “**Security Deposit**”).

D. Pursuant to the Lease, the Tenant is obligated to pay rent to the Assignor in the amount of \$8,000 per month (the “**Rent**”) during the Lease Term.

F. Winter proposes to sell the Property to the City and the City proposes to purchase the Property from Winter. Winter and the City entered into a purchase and sale agreement (the “**PSA**”) on April 21, 2020.

G. Assignor proposes to assign its interest, rights and obligations, including all right to rent payments, in the Lease Agreement to Assignee, and Assignee proposes to assume Assignor’s interest, rights and obligations in the Lease upon the close of escrow.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the Parties hereby agree as follows:

1. Assignment of Lease. Assignor hereby assigns, sets over and transfers to Assignee all of its rights, title and interest in, to and under the Lease.
2. Assumption of Lease. Assignee expressly assumes and agrees to perform all obligations of the Assignor under the Lease, after the close of escrow.

3. Transfer of Security Deposit. Assignor hereby assigns, sets over and transfers to Assignee Security Deposit. Assignor shall transfer Six Thousand Dollars (\$6,000) to Assignee by cashier's check or wire transfer on or before the close of escrow.

4. Tenant's Release; Indemnification of Assignee. Tenant hereby releases Winter from all liability and obligation of any kind or nature with respect to Lease for any matter arising after the close of escrow of the sale on the Property between Winter and the City.

5. Assignor Covenants. Winter hereby covenants that (i) the Lease is in full force and effect and (ii) no default exists under the Lease which, with the passage of time or the giving of notice or both, could become a default under the Lease.

6. Amendments to Lease.

Section 3 of the Lease is hereby amended to read as follows:

On the 1st day of the month following the close of escrow, and every first of the subsequent months, Tenant will pay Rent to the City at:

City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
Att: Finance Department

without deduction, offset, prior notice or demand, in lawful money of the United States, Tenant hereby acknowledges that City, its new landlord, will not be required to send monthly statements or invoices as a condition to Tenant paying any Rent due under the Lease.

Section 5 of the Lease is hereby amended to read as follows: Throughout the Lease Term, the Tenant shall pay prior to delinquency, all real property taxes, possessory interest taxes, license and permit fees, sales, use or occupancy taxes, assessments whether general or special, ordinary or extraordinary, unforeseen, as well as foreseen, of any kind or nature whatsoever, pertaining to the Property or part thereof, including, but not limited to (i) any assessment, levy, imposition or charge in lieu of or in substitution for real estate taxes, and (ii) any assessment for public improvements or benefits which is assessed, levied, or imposed upon or which becomes due and payable and a lien upon (a) the Property or any part thereof or any personal property, equipment or other facility used in the operation thereof, (b) the rent or income received by the Tenant from subtenants or licensees, (c) any use or occupancy of the Property or part thereof, or (d) this transaction or any document to which the Tenant is a party creating or transferring an estate or interest in the Property or part thereof.

7. Integration. This Assignment constitutes the entire agreement of Winter, Tenant and Assignee with respect to the subject matter hereof. This Assignment may not be modified or amended except by a writing signed by all Parties to this Assignment.

8. **Attorney's Fees.** In any action to enforce or interpret this Assignment, the prevailing party shall be entitled to the recovery of attorneys' fees.

9. **Law and Venue.** This Assignment shall be interpreted and enforced in accordance with the laws of the State of California. In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in Contra Costa County or in the United States District Court for the Northern District of California.

10. **Severability.** If any term or provision of this Assignment or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Assignment or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Assignment shall be valid and enforced to the fullest extent permitted by law.

11. **Counterparts.** This Assignment may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have executed this Assignment as of the date first written above.

ROSE CLARKE WINTER, as Trustee of the Qualified Terminal Interest Property Trust created under the Terms of the Winter Trust under Declaration dated August 8, 1984 as amended October 5, 1994 and Rose Clarke Winter, as Trustee of the Family Trust created under the terms of the Winter Trust under Declaration dated August 8, 1994 as amended October 5, 1994

CITY OF PITTSBURG

By: _____
Garrett Evans, City Manager

By: _____
Rose Clarke Winter, Trustee

ATTEST:

Alice E. Evenson, City Clerk

APPROVED AS TO FORM:

Donna Mooney, City Attorney

TENANT:

By: _____
Robert Chudy, an individual

By _____
Gustova Espinoza, in individual

A LOAN AGREEMENT BETWEEN THE CITY OF PITTSBURG AND THE HOUSING AUTHORITY OF THE CITY OF PITTSBURG

This Loan and Reimbursement Agreement (Agreement) is entered into April 21, 2020 (Effective Date) by and between the City of Pittsburg, a municipal corporation (City), and the Housing Authority of the City of Pittsburg, a public body corporate and politic (Housing Authority); the City and Housing authority are collectively referred to as the "Parties".

RECITALS

A. Rose Clarke Winter (Winter) owns certain real property located at 2101 Railroad Avenue, also known as Contra Costa County Assessor's Parcel Number 088-171-035 (Property). The City also owns two other properties with the addresses of 75 Bliss Avenue, directly east of the Property and Harbor Street, located on the northwest corner of Bliss Avenue and Harbor Street. Collectively, the Property, along with the other two City-owned properties equal 4.43 acres.

B. Winter entered into a lease agreement (Lease) for the Property with Approved Auto Center of Pittsburg (Tenant), commencing on March 1, 2020 and expiring 24 months from this date (Lease Term). Tenant pays Winter \$8,000 per month during the Lease Term.

C. On November 2, 2009, City Ordinance No. 09-1319 assigned zoning of planned development district to properties within the Railroad Avenue Specific Plan Area and adopted the Railroad Avenue Specific Plan (RASP) and Related Zoning Text Amendments. The RASP guides the development of the area within the RASP. The Property is located within the boundaries of the RASP.

D. The City proposes to acquire the Property for the purpose of constructing a transit-oriented development (TOD) that promotes a lifestyle where people live within walking distance to public transportation that links them to employment, entertainment, and recreational opportunities. Construction of a TOD on the Property and the other two City owned properties will not only comply with the RASP but will also provide mixed-income housing (market rate and affordable) and commercial opportunities. The City is making no commitment to a particular project and no project will be considered until environmental review is undertaken consistent with the California Environmental Quality Act.

E. City contracted with Dunn & Associates, MAI appraiser, to prepare an appraisal for the fair market value of the Property (Appraisal). According to the Appraisal, the fair market value of the Property is \$1,400,000.

F. The City has reviewed the Appraisal and has agreed to pay \$1,400,000 (Purchase Price) to Winter for the purchase of the Property.

G. Winter proposes to assign its interest, rights, and obligations to the City and the City proposes to pay Winter an amount equal to \$8,000 per month for the remaining months of the initial Lease Term, up to \$176,000 for said assignment.

H. The City seeks a loan of up to \$1,650,000 (Loan) from the Housing Authority to fund acquisition of the Property, the assignment of the Lease, and related closing costs and expenses.

I. The Parties propose to enter into this agreement pursuant to which the Housing Authority will loan the monies necessary for the acquisition of the Property, the assignment of the Lease, and related closing costs and expenses, and the City will reimburse the Loan, with current Local Agency Investment Fund (LAIF) interest.

NOW THEREFORE, in consideration of the mutual covenants herein contained, the Housing Authority and the City hereby agree as follows:

1. Term.

This Agreement shall continue in full force and effect until the City has fully satisfied all repayment and reimbursement obligations it owes to the Housing Authority pursuant to this Agreement.

2. Reimbursement Payments; Subordination.

The Housing Authority shall loan the City an amount up to \$1,650,000. City shall repay the loan with the sales proceeds from the sale of the Property by the City, plus annual LAIF interest.

Forms of reimbursement payment may include but are not limited to revenue generated by or in relation to the Property.

The Parties agree that all City obligations under this Agreement shall be subordinate to any and all existing indebtedness that the City has incurred prior to the Effective Date.

3. Further Assurances.

The Parties agree to execute, acknowledge and deliver to the other such other documents and instruments, and to undertake such other actions, as either shall reasonably request as may be necessary to carry out the intent of this Agreement.

4. No Third Party Beneficiaries.

There shall be no third party beneficiaries to this Agreement except as specifically set forth herein.

6. Venue and Governing Law.

This Agreement shall be construed and enforced in accordance with the laws of the State of California. Any action by any party to this agreement shall be brought in the appropriate court of competent jurisdiction within the County of Contra Costa, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location.

7. Severability.

If any term, provision, covenant or condition contained in this Agreement or the application thereof to any person, party, transaction or circumstance is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of this Agreement or the application of such provision to other persons, parties, transactions or circumstance shall not be affected thereby.

8. Counterparts.

This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one instrument.

9. Amendments.

This Agreement may be modified or amended, in whole or in part, only by an instrument in writing, executed by the Parties.

10. Effect of Waiver.

No waiver by a party of any provision of this Agreement shall be considered a waiver of any other provision or any subsequent breach of the same or any other provision, including the time for performance of any such provision. The exercise by a party of any remedy provided in this Agreement or at law shall not prevent the exercise by that party of any other remedy provided in this Agreement or at law.

11. Captions; Entire Agreement.

The section headings used in this Agreement are for convenience only and are not intended to affect the interpretation or construction of the provisions herein contained. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof. Any amendment to this Agreement, including oral modifications supported by new consideration, must be reduced to writing and signed by both parties before it will be effective. The parties have had an equal opportunity to participate in the drafting of this Agreement. The usual construction of an agreement as to the drafting party shall not apply to this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

[SIGNATURES ON NEXT PAGE]

**HOUSING AUTHORITY OF THE CITY
OF PITTSBURG**

CITY OF PITTSBURG

Garrett Evans, Executive Director

Garrett Evans, City Manager

ATTEST:

Alice E. Evenson, Agency Secretary

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Donna Mooney, Agency Counsel

Donna Mooney, City Attorney



City of Pittsburgh

Item No. _

Adoption of a City Council Resolution Approving a Purchase and Sale Agreement and an Assignment and Assumption Agreement with Amendments by and Between the City of Pittsburgh and Rose Clarke Winter, and a Housing Authority Resolution Approving a Loan to the City of Pittsburgh



POWER AVE

Caltrans Right of Way

FRONTAGE RD

EXIT 28

STATE HWY 4

RAILROAD AVE

CALIFORNIA AVE

Caltrans Right of Way

BLISS AVE

CLARK AVE

CARGIA AVE

CRESTVIEW LN

DRIVEWAY

CAROLYN DR

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Deal Points:



Purchase Price - \$1,400,000

Lease Assignment – up to \$176,000

Financing:



Purchase Price	\$ 1,400,000
Assignment of Lease	\$ 176,000
Closing Costs and Related Expenses	\$ 74,000
Loan Total	\$ 1,650,000

Reasons for Acquisition:



Action:



City Council adopt the Resolution –

- Approving the Purchase and Sale Agreement, and Assignment and Assumption of the Lease between the City and Rose Clarke Winter

Housing Authority adopt the Resolution –

- Approving the Loan to the City

**CITY OF PITTSBURG
HOUSING AUTHORITY MEETING MINUTES**

DATE: February 18, 2020

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

CITY COUNCIL/AGENCY MEMBERS

Jelani Killings, Mayor/Chair
Marilyn Craft, Vice-Mayor/Chair
Holland Barrett White, Council/Agency Member
Shanelle Scales-Preston, Council/Agency Member
Juan Antonio Banales, 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)

CALL TO ORDER

Chair Killings called the meeting of the Housing Authority to order at 7:13 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Member Scales-Preston was absent and excused.

CONSENT

On motion by Member Floyd, seconded by Member Herring to adopt and carried by the following vote:

AYES: Banales, Craft, Floyd, Herring, White, Killings
ABSENT: Scales-Preston

5. Minutes of January 21, 2020

HOUSING AUTHORITY MEMBER REMARKS

There were no Housing Authority Member remarks.

ADJOURNMENT

The Housing Authority was adjourned at 7:14 P.M. to March 16, 2020.

Respectfully submitted,

Alice E. Evenson, Secretary

**CITY OF PITTSBURG
HOUSING AUTHORITY MEETING MINUTES**

DATE: March 16, 2020

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

CITY COUNCIL/AGENCY MEMBERS

Jelani Killings, Mayor/Chair
Marilyn Craft, Vice-Mayor/Chair
Holland Barrett White, Council/Agency Member
Shanelle Scales-Preston, Council/Agency Member
Juan Antonio Banales, 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)

CALL TO ORDER

Chair Killings called the meeting of the Housing Authority to order at 7:13 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Member Scales-Preston was absent and excused.

PUBLIC HEARING

9. Adoption of a Housing Authority Resolution Authorizing the Executive Director to Submit the Public Housing Agency 5-Year Plan and Annual Plan for 2020

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

On motion by Member Floyd, seconded by Member Herring to adopt and carried unanimously.

CONSENT

On motion by Member Floyd, seconded by Member Herring to adopt and carried unanimously.

10. Minutes of February 18, 2020

11. Disbursement Lists of January 31, 2020 and February 29, 2020
12. Adoption of a Housing Authority Minute Order Approving an Annual Report Pursuant to SB 341

HOUSING AUTHORITY MEMBER REMARKS

There were no Housing Authority Member remarks.

ADJOURNMENT

The Housing Authority was adjourned at 7:14 P.M. to April 15, 2020.

Respectfully submitted,

Alice E. Evenson, Secretary

For the month of January 2020

¹Housing Assistance Payment ²Veterans Affairs Supportive Housing ³Utility ReimbursementADMINISTRATIVE EXPENSES

VOIDED CHECKS & ADJUSTMENTS

I:\Departments\Finance\Staff\callen\Disbursement List Summary for Council July 2019 - June 2020

Check Summary

January 1, 2020

g 1/20/19

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 150027	1/1/20	*****6316	Alina D Arana	23.00
150028	1/1/20	*****2494	Amana K Cornish	42.00
150029	1/1/20	*****9926	Annisha L Geran	61.00
150030	1/1/20	*****9373	Antonio R Nazareta	109.00
150032	1/1/20	*****0898	Burhan Nawabi	57.00
150033	1/1/20	*****2605	Charles C Robinson	9.00
150034	1/1/20	*****0284	Christopher R Wingfield	233.00
150035	1/1/20	*****7655	Ciara Fagin	78.00
150036	1/1/20	*****5232	Danielle M Thomas	151.00
150037	1/1/20	*****3976	Darren M Thompson	23.00
150038	1/1/20	*****0221	Daytre Harvey	142.00
150039	1/1/20	*****2319	Delfonse A Lewis	173.00
150040	1/1/20	*****2521	Erica W Kelley	34.00
150041	1/1/20	*****8647	Ernest Harris JR	133.00
150042	1/1/20	*****3840	Eva L Mangum	94.00
150044	1/1/20	*****4091	Joshua C Perez	80.00
150045	1/1/20	*****2309	Kawanda M Dotson	23.00
150046	1/1/20	*****7294	Khadijah Jackson	71.00
150047	1/1/20	*****7295	Kimberly Hardy	37.00
150048	1/1/20	*****7253	Laneava S Blanks	217.00
150049	1/1/20	*****5201	Laquita Dillon	85.00
150050	1/1/20	*****8123	Lashonda Crockett	9.00
150051	1/1/20	*****3960	Lyniece N Eddins	190.00
150052	1/1/20	*****6385	Marcia Price	144.00
150053	1/1/20	*****7280	Mareece M Harrison	23.00
150054	1/1/20	*****5133	Mary P Grigsby	3.00
150055	1/1/20	*****8042	Melissa J Perkins	200.00
150057	1/1/20	*****1697	Mieka L Bratton	49.00
150058	1/1/20	*****8275	Mildred G Botello	99.00
150059	1/1/20	*****6104	Monae J Coleman	117.00
150060	1/1/20	*****2674	Monika Smith	21.00
150061	1/1/20	*****3086	Montalabra T Perea	67.00
150062	1/1/20	*****9905	Nakisha Fountain	225.00
150063	1/1/20	*****8665	Nieza M Burrus	466.00

150064	1/1/20	*****4119	Pashenia D Sanders	182.00
150066	1/1/20	*****6935	Samaiyah A Warren	154.00
150067	1/1/20	*****3403	Shanae V Washington	103.00
150068	1/1/20	*****1512	Shawn A Prince	37.00
150070	1/1/20	*****3542	Starr C Bronson	12.00
150071	1/1/20	*****5301	Tiffany N Butler	81.00
150073	1/1/20	*****5715	Latisha M Williams	168.00
150074	1/1/20	*****9283	Latoya C Roper	43.00
150075	1/1/20	*****7435	Mary L Parker	233.00
150076	1/1/20	*****2890	Raquel E Miller	41.00
150077	1/1/20	*****8147	Willa Gohegan	33.00
150078	1/1/20	*****8623	Kimberly A Limas	201.00
150079	1/1/20	*****0164	Bobbie J Royston	109.00
150080	1/1/20	*****4208	Ono c Rothschild	296.00
150081	1/1/20	*****2184	Evelyn Smith	53.00
150082	1/1/20	*****5175	Mary C Johnson	48.00
150083	1/1/20	*****9858	Livis J Sanders	122.00
150084	1/1/20	*****8612	Regina D Tucker	68.00
150085	1/1/20	*****9687	Carol J Davis	35.00
150086	1/1/20	*****6015	Sherron A Camp	218.00
150087	1/1/20	*****2466	Jennifer c Coney	18.00
150088	1/1/20	*****1482	Tahira M Edwards	14.00
150089	1/1/20	*****0531	Akilah Z Parker	69.00
150090	1/1/20	*****4842	Tyisha C Paulk	203.00
150091	1/1/20	*****7135	Michele N Nichols	92.00
150092	1/1/20	*****5626	Lashawn P Fields	65.00
150093	1/1/20	*****1903	Ebony D Loud	4.00
150094	1/1/20	*****5232	Kristina M Greer	16.00
150095	1/1/20	*****3113	Mannah S Parrott	233.00
150096	1/1/20	*****6215	Janet Brown	74.82
150097	1/1/20	*****0248	Abdul A Wardak	14.00
150098	1/1/20	*****3181	Shirley J Strausbaugh	8.00
150099	1/1/20	*****4776	Birdie D Ajaebo	2.00
150100	1/1/20	*****5844	Daarina a Bey	143.00
150101	1/1/20	*****8122	Mikesha R Harp	67.00
150102	1/1/20	*****5298	Gloria F Nelson	23.00
150103	1/1/20	*****0903	Virgie r Gray	78.00
150104	1/1/20	*****2822	Meo T Tran	7.00
150105	1/1/20	*****6507	Melissa R Griffin	23.00
150106	1/1/20	*****2140	Leslee r Rockett	52.00
150107	1/1/20	*****3869	Charlene M Best	110.00

150108	1/1/20	*****1062	Lateefah S Camacho	203.00
150109	1/1/20	*****4721	Ebony N Manning	83.00
150110	1/1/20	*****2217	Camille A Lascano	165.00
150111	1/1/20	*****6571	Tasha S Sargent	225.00
150112	1/1/20	*****9229	Sonia M Guevara	124.00
150113	1/1/20	*****5288	Nicole m Magnus	23.00
150114	1/1/20	*****1606	Tamika Brown	47.00
150115	1/1/20	*****8511	Tantasha Y Dutye	165.00
150116	1/1/20	*****3905	Aviesha c Scott	216.00
150117	1/1/20	*****5083	Crystal j Houston	185.00
150118	1/1/20	*****1696	Angela M Varela	81.00
150119	1/1/20	*****1885	Lakisha Mitchell	18.00
150120	1/1/20	*****8818	Lisa n Macpheators	197.00
150121	1/1/20	*****6573	Hermajo L Hoskins	38.00
150122	1/1/20	*****0434	Lakeishia B Pettus	15.00
150123	1/1/20	*****5304	Tina M Nolen	218.00
150124	1/1/20	*****2542	Sau C Ly	11.00
150125	1/1/20	*****0840	Dalisha L Bernstine	101.00
150126	1/1/20	*****6622	Dekima R Dotson	7.00
150127	1/1/20	*****6953	Nathan Banks JR	16.00
150128	1/1/20	*****3841	Hangama Karimi	141.00
150129	1/1/20	*****6605	Reshundrea M Walker	65.00
150130	1/1/20	*****2730	Jolene L Carlos	205.00
150131	1/1/20	*****6995	Graciela Arroyo	49.00
150132	1/1/20	*****0031	Tiaira A Modicue	198.00
150133	1/1/20	*****0195	Shanoria s Sasser	75.00
150134	1/1/20	*****7390	Masuda Nawabi	39.00
150135	1/1/20	*****0460	Earlinda L Brown	132.00
150136	1/1/20	*****1951	Vinisha D Thornton	76.00
150137	1/1/20	*****7822	Daudi K Edmond	48.00
150138	1/1/20	*****9325	JOW & AAW, LLC	1,583.00
150139	1/1/20	*****6825	A Classey Corp. DBA: ACL Property Management	2,088.00
150140	1/1/20	*****9326	Western Addition Apartments, LLC	1,727.00
150141	1/1/20	*****9810	Housing Authority of the County of Alameda	4,511.40
150142	1/1/20	*****0339	Shanda Arnold	1,805.00
150143	1/1/20	*****2979	Mr. Donald Rhodes C/O Paul Shatswell Estate	1,487.00
150144	1/1/20	*****7079	Federal D Glover	2,519.00
150145	1/1/20	*****0849	Praveen Gupta	1,793.00
150146	1/1/20	*****0348	Hartz Property Management	1,586.00

150147	1/1/20	*****1057	Diamond Hillside Apartments		1,420.00
150148	1/1/20	*****0978	King County Housing Authority		1,025.35
150149	1/1/20	*****4593	Miaogen Lu		1,949.00
150150	1/1/20	*****3124	Dante McDonald		1,006.00
150151	1/1/20	*****2593	Ba Nguyen Thu Thi Ngo		3,476.00
150152	1/1/20	*****9182	Lorene Paysinger		1,791.00
150153	1/1/20	*****7243	Linda Phon		945.00
150154	1/1/20	*****8651	Zaoxin Rong		2,118.00
150155	1/1/20	*****8191	Albert S Tam		1,593.00
150156	1/1/20	*****9322	Western Upper Haight Street Apartments, LLC		1,974.00
* 10120001	1/1/20	*****2626	9th Street Associates, LP	DD - ES	4,004.00
10120002	1/1/20	*****0229	Meerwais Abdiani	DD - ES	899.00
10120003	1/1/20	*****8167	ABJ Enterprises, Inc. dba Blue Line Property Management	DD - ES	16,898.00
10120004	1/1/20	*****6232	Rosario Aguilar	DD - ES	783.00
10120005	1/1/20	*****9530	Demetrius Alexander	DD - ES	1,754.00
10120006	1/1/20	*****5726	Jane Alexander	DD - ES	931.00
10120007	1/1/20	*****9681	Dale Alvarez	DD - ES	1,596.00
10120009	1/1/20	*****0104	Cecilia Anderson	DD - ES	2,643.00
10120010	1/1/20	*****9111	Shawn Anderson	DD - ES	1,681.00
10120011	1/1/20	*****5951	Stoneman Apartments	DD - ES	29,052.00
10120012	1/1/20	*****5951	Stoneman Apartments	DD - ES	23,724.00
10120013	1/1/20	*****8701	Mariteresa Arenson c/o Select 1 Realty	DD - ES	1,735.00
10120014	1/1/20	*****0707	Sergeant or Sima Austin	DD - ES	1,754.00
10120015	1/1/20	*****4941	Shruti Motilal Ba-Harani	DD - ES	2,148.00
10120016	1/1/20	*****2764	Mel L. Banagan	DD - ES	1,719.00
10120017	1/1/20	*****4138	Carlos G. Barraza	DD - ES	808.00
10120018	1/1/20	*****3909	Ken Bartlett	DD - ES	1,595.00
10120019	1/1/20	*****5979	John Bedford	DD - ES	1,077.00
10120020	1/1/20	*****9093	Holly A Hawkins	DD - ES	8,141.00
10120022	1/1/20	*****8614	Charles Bell and Camino Johnson-Bell	DD - ES	1,662.00
10120023	1/1/20	*****2521	Belmont Apartments	DD - ES	31,742.00
10120024	1/1/20	*****2521	Belmont Apartments	DD - ES	31,443.00
10120025	1/1/20	*****2521	Belmont Apartments	DD - ES	27,150.00
10120026	1/1/20	*****2521	Belmont Apartments	DD - ES	19,227.00
10120027	1/1/20	*****5996	Alex Benjamin	DD - ES	1,572.00
10120028	1/1/20	*****6465	Tennyson Berry	DD - ES	1,695.00
10120029	1/1/20	*****8634	Bethel Global Development LLC	DD - ES	1,742.00

10120030	1/1/20	*****2209	Gina Bhatia	DD - ES	2,891.00
10120031	1/1/20	*****7075	Som N Bhatia	DD - ES	3,969.00
10120032	1/1/20	*****0602	Pinakin Bhatt	DD - ES	2,386.00
10120033	1/1/20	*****8470	Joseph B. Bachir	DD - ES	1,629.00
10120034	1/1/20	*****5924	Steven Booras	DD - ES	2,265.00
10120035	1/1/20	*****1438	2018-2 IH Borrower LP	DD - ES	2,104.00
10120036	1/1/20	*****2439	Rosie M Boyd	DD - ES	2,498.00
10120037	1/1/20	*****3037	Kelly Ann Bradford	DD - ES	1,451.00
10120038	1/1/20	*****6215	Janet Brown	DD - ES	2,066.59
10120039	1/1/20	*****7469	Jessica G. Platt	DD - ES	1,485.00
10120040	1/1/20	*****9783	Lauren H Brown	DD - ES	1,753.00
10120041	1/1/20	*****9954	Blue Sapphire Homes, Inc.	DD - ES	2,273.00
10120042	1/1/20	*****2142	Huong T. Bui	DD - ES	3,900.00
10120043	1/1/20	*****3187	Burga Family California Trust	DD - ES	1,946.00
10120046	1/1/20	*****3026	Jerome Busby	DD - ES	1,545.00
10120048	1/1/20	*****4042	Donnell I. Carson	DD - ES	1,851.00
10120049	1/1/20	*****5079	Castle Creek Company, Inc.	DD - ES	1,557.00
			Trust Account		
10120050	1/1/20	*****6006	Christopher Todd Chambers	DD - ES	2,006.00
10120051	1/1/20	*****6869	Cora Ann Chambers	DD - ES	2,000.00
10120052	1/1/20	*****6228	Gayle Chamberlain	DD - ES	856.00
10120053	1/1/20	*****0398	Kan Chuen Chan	DD - ES	2,050.00
10120054	1/1/20	*****5571	P. M. Chaobal	DD - ES	2,499.00
10120055	1/1/20	*****9661	Chao Chen	DD - ES	2,150.00
10120056	1/1/20	*****1853	Hong Chen	DD - ES	4,568.00
10120057	1/1/20	*****8946	Jienlin Chen	DD - ES	1,713.00
10120058	1/1/20	*****0128	Ping Chen	DD - ES	2,175.00
10120059	1/1/20	*****4714	Wenhua Chen	DD - ES	2,417.00
10120060	1/1/20	*****5473	Hwa-Yoong Chiu	DD - ES	2,400.00
10120061	1/1/20	*****3211	Ada Choi	DD - ES	2,241.00
10120062	1/1/20	*****2454	Chun Ok Choi	DD - ES	6,076.00
10120063	1/1/20	*****0310	City of Pittsburg Housing Authority	DD - ES	5,343.00
10120064	1/1/20	*****3591	Juan F. Clara	DD - ES	1,345.00
10120065	1/1/20	*****7054	Ping Cao	DD - ES	1,094.00
10120066	1/1/20	*****1362	College Park Housing Authority	DD - ES	851.28
10120067	1/1/20	*****9873	Angel Contreras	DD - ES	2,860.00
10120068	1/1/20	*****1814	Tonette Sharice Cooper	DD - ES	2,689.00
10120069	1/1/20	*****0855	Adolph Rudolph Cortesi III	DD - ES	1,580.00
10120070	1/1/20	*****5708	David Elmer Cortesi	DD - ES	1,541.00
10120071	1/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	2,884.49

10120072	1/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	5,010.63
10120073	1/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	1,533.35
10120074	1/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	3,476.63
10120075	1/1/20	*****7194	Maria G. Costa	DD - ES	771.00
10120076	1/1/20	*****1944	Melonie C. Miles - Trustee Phillip Cotton and Freddie Cotton 2005 Trust	DD - ES	2,007.00
10120077	1/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	20,661.00
10120078	1/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	24,447.00
10120079	1/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	23,192.00
10120080	1/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	13,019.00
10120081	1/1/20	*****6569	Jeannette D. Crespo	DD - ES	2,526.00
10120082	1/1/20	*****7900	Patricia Crosby	DD - ES	1,447.00
10120083	1/1/20	*****3327	Jorge Robert Dagys Delevan Catty Leticia Pajoluk	DD - ES	2,030.00
10120084	1/1/20	*****6248	Justin Dailey	DD - ES	1,510.00
10120085	1/1/20	*****8853	Antoinette Davis	DD - ES	1,419.00
10120086	1/1/20	*****2963	Audrey Davis	DD - ES	1,484.00
10120087	1/1/20	*****0396	Kesha E. Davis	DD - ES	1,286.00
10120088	1/1/20	*****8929	Kevin Davidson	DD - ES	1,200.00
10120089	1/1/20	*****4961	Paulette Davis	DD - ES	1,651.00
10120090	1/1/20	*****6115	Roshan M. Davis	DD - ES	1,438.00
10120091	1/1/20	*****9068	Jagdeep or Shashi Dayal	DD - ES	4,407.00
10120092	1/1/20	*****2031	Wayman Dea	DD - ES	2,274.00
10120093	1/1/20	*****8370	Charles Dellamore	DD - ES	1,633.00
10120094	1/1/20	*****5882	David De La Torre	DD - ES	1,364.00
10120096	1/1/20	*****1004	Brigitte P. Doan	DD - ES	4,741.00
10120097	1/1/20	*****3531	Anna Phuongnam Thi Do	DD - ES	2,048.00
10120098	1/1/20	*****9716	JoAnn or Larry Domina	DD - ES	1,137.00
10120099	1/1/20	*****6538	Linda Duong	DD - ES	1,048.00
10120100	1/1/20	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	4,062.00
10120101	1/1/20	*****0372	Doris Engle Family Ltd Partnership c/o Select 1 Realty	DD - ES	1,310.00
10120102	1/1/20	*****3757	Alma B Espiritu	DD - ES	1,732.00
10120103	1/1/20	*****6095	Rosario Espejo	DD - ES	1,825.00
10120104	1/1/20	*****8122	Gerardo M. Esquivel	DD - ES	1,348.00
10120105	1/1/20	*****6027	Jianxin Fang Jia Liu	DD - ES	4,858.00
10120106	1/1/20	*****3835	Michael Mao C/O Jing Feng	DD - ES	2,605.00

10120107	1/1/20	*****8236	Anthony Ferrell	DD - ES	1,749.00
10120108	1/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	18,232.00
10120109	1/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	18,020.00
10120110	1/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	17,473.00
10120111	1/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	3,707.00
10120112	1/1/20	*****2790	Barbara J. Fierner	DD - ES	1,675.00
10120113	1/1/20	*****9447	Joseph Field	DD - ES	1,154.00
10120114	1/1/20	*****7691	Hernan Roberto Figueroa	DD - ES	1,362.00
10120115	1/1/20	*****0962	Tochia D. Brewster Fleeton	DD - ES	1,444.00
10120116	1/1/20	*****5773	Alexander Flowers	DD - ES	1,340.00
10120117	1/1/20	*****1547	HomeForward (Housing Authority of Portland)	DD - ES	1,737.55
10120118	1/1/20	*****4032	Fox Creek Apartments	DD - ES	24,717.00
10120119	1/1/20	*****4032	Fox Creek Apartments	DD - ES	9,421.00
10120120	1/1/20	*****0284	Monica Fraga	DD - ES	846.00
10120121	1/1/20	*****6894	Rejois O. Frazier or Leroy Myers	DD - ES	1,728.00
10120122	1/1/20	*****6265	Mr. Darren Fuller	DD - ES	1,384.00
10120123	1/1/20	*****8997	Fan Fuller	DD - ES	364.00
10120124	1/1/20	*****9634	Gialene Gaines	DD - ES	1,750.00
10120125	1/1/20	*****8306	Bao Wen Gao	DD - ES	2,681.00
10120126	1/1/20	*****6981	Adraine Gardner	DD - ES	2,165.00
10120127	1/1/20	*****4278	Antoinette L Garcia	DD - ES	1,345.00
10120128	1/1/20	*****7036	David Gardner	DD - ES	3,024.00
10120129	1/1/20	*****0785	Rupesh Garg Samantha Garg	DD - ES	1,977.00
10120130	1/1/20	*****2931	William H. Gardiner	DD - ES	2,254.00
10120131	1/1/20	*****5111	Gateway Apartments	DD - ES	4,701.00
10120132	1/1/20	*****5298	Parvindokht Ghaboulidashti	DD - ES	1,103.00
10120133	1/1/20	*****2770	Eva Gholson	DD - ES	3,300.00
10120134	1/1/20	*****1145	Vernon or Eva Gholson	DD - ES	2,620.00
10120135	1/1/20	*****5958	Jacqueline Gill	DD - ES	1,695.00
10120136	1/1/20	*****3566	Mahavir Gill Mahavir S Gill Sr	DD - ES	5,279.00
10120137	1/1/20	*****8187	Sukpran Gill	DD - ES	1,487.00
10120138	1/1/20	*****6084	Gold A and S LLC	DD - ES	2,412.00
10120139	1/1/20	*****3032	Jesse Gonzaga	DD - ES	2,181.00
10120140	1/1/20	*****2367	Ting Gong	DD - ES	2,290.00
10120141	1/1/20	*****6940	Frances Greene	DD - ES	2,107.00
10120142	1/1/20	*****4872	Rodney Green	DD - ES	1,136.00
10120143	1/1/20	*****3361	Rupinder Grewal	DD - ES	1,996.00
10120144	1/1/20	*****7325	Patricia Gridley	DD - ES	1,025.00
10120145	1/1/20	*****6305	Italo Grossi	DD - ES	1,570.00

10120146	1/1/20	*****6721	Amparo Guardado Cesar Q. Guardado	DD - ES	1,258.00
10120147	1/1/20	*****0940	Krystle Guan	DD - ES	4,372.00
10120148	1/1/20	*****5987	Bob Gunson Real Estate C/O Julie Hang	DD - ES	1,080.72
10120149	1/1/20	*****5267	Abhilash Gupta	DD - ES	3,250.00
10120150	1/1/20	*****7930	Donald R. Watson, Sr.	DD - ES	442.00
10120151	1/1/20	*****2314	Nicole Hackett	DD - ES	1,746.00
10120152	1/1/20	*****6176	Asharfun Nisha Hafiz	DD - ES	1,720.00
10120153	1/1/20	*****0457	Jeffrey Paul Hagler	DD - ES	3,612.00
10120154	1/1/20	*****9827	Delores Jane Hall	DD - ES	1,532.00
10120155	1/1/20	*****4299	Clarence Jerome Hardison	DD - ES	1,658.00
10120156	1/1/20	*****6228	David L Hart	DD - ES	1,779.00
10120157	1/1/20	*****1769	Lawrence Harrold	DD - ES	7,193.00
10120158	1/1/20	*****7423	Delta Hawaii Garden Apartments LLC	DD - ES	4,528.00
10120159	1/1/20	*****5859	Chuanhu He	DD - ES	1,810.00
10120160	1/1/20	*****6728	David T. Hennigan	DD - ES	16,449.00
10120161	1/1/20	*****3097	Silvester C. Henderson	DD - ES	3,943.00
10120162	1/1/20	*****5221	Anna Hernandez	DD - ES	1,512.00
10120163	1/1/20	*****3423	Sally Lea Hickman	DD - ES	1,493.00
10120164	1/1/20	*****1603	Marva Hill	DD - ES	632.00
10120165	1/1/20	*****6255	Carl E. Hoard II	DD - ES	640.00
10120166	1/1/20	*****7386	Hanh Huu Hoang	DD - ES	2,789.00
10120167	1/1/20	*****4106	Albert Ho	DD - ES	1,784.00
10120168	1/1/20	*****2084	Annie Ho The Annie Ho Living Trust	DD - ES	1,161.00
10120169	1/1/20	*****8576	Joyce Ann Hoffman	DD - ES	1,452.00
10120170	1/1/20	*****7451	Gloria H. Holbrook	DD - ES	1,516.00
10120171	1/1/20	*****4543	Ronald G. Holmes	DD - ES	950.00
10120172	1/1/20	*****2768	Invitation Homes	DD - ES	2,165.00
10120173	1/1/20	*****5700	Tony Ho	DD - ES	1,261.00
10120174	1/1/20	*****9956	Cheng Huang	DD - ES	2,899.00
10120175	1/1/20	*****1535	Fanny Kao Huang	DD - ES	2,223.00
10120176	1/1/20	*****8816	Ming Zin Huang	DD - ES	2,801.00
10120177	1/1/20	*****7984	Tao Huang	DD - ES	7,577.00
10120178	1/1/20	*****9084	Nancy Xiu Zhen Hu	DD - ES	2,103.00
10120179	1/1/20	*****6229	Thinh Trieu Huynh	DD - ES	2,493.00
10120180	1/1/20	*****0778	IGreen House Inc.	DD - ES	1,189.00
10120181	1/1/20	*****4320	IH2 Property West, L.P.	DD - ES	1,361.00
10120182	1/1/20	*****7951	IH5 Property West LP	DD - ES	2,904.00
10120183	1/1/20	*****7013	Eugene G. Imperato	DD - ES	1,468.00
10120184	1/1/20	*****8323	Keyee Investment LLC	DD - ES	782.00

10120185	1/1/20	*****1017	LaShon D Irving	DD - ES	1,951.00
10120186	1/1/20	*****0911	Mario Isidro	DD - ES	1,955.00
10120187	1/1/20	*****6821	Michael or Kay Isola	DD - ES	1,110.00
10120188	1/1/20	*****4913	Jabbarr Love	DD - ES	1,321.00
10120189	1/1/20	*****2036	Brandi Jackson c/o Perry Realty Team	DD - ES	1,589.00
10120190	1/1/20	*****5120	Deepika Sameer Jain	DD - ES	5,569.00
10120191	1/1/20	*****4910	Sameer Jain	DD - ES	5,719.00
10120192	1/1/20	*****3307	Vishal S. Jain	DD - ES	1,952.00
10120193	1/1/20	*****1349	Jason Le	DD - ES	2,561.00
10120194	1/1/20	*****6917	Jian Xing Zhang	DD - ES	1,493.00
10120195	1/1/20	*****5506	Jason K. Johnson	DD - ES	2,804.00
10120196	1/1/20	*****8569	Ronita Johnson	DD - ES	1,487.00
10120197	1/1/20	*****8867	James Jones	DD - ES	1,963.00
10120198	1/1/20	*****2434	Sharon Jones	DD - ES	1,756.00
10120199	1/1/20	*****4905	Mostaeen B Jouya	DD - ES	2,219.00
10120200	1/1/20	*****3526	JPH Investment Trust	DD - ES	2,493.00
10120201	1/1/20	*****5647	Om Parkash Kalra	DD - ES	3,135.00
10120202	1/1/20	*****8425	Wei Kang	DD - ES	4,216.00
10120203	1/1/20	*****7429	Navkirandeep Kaur	DD - ES	2,436.00
10120204	1/1/20	*****6180	K. E. M. Group LLC	DD - ES	1,899.00
10120205	1/1/20	*****9411	Anthony Keslinke	DD - ES	1,502.00
10120206	1/1/20	*****2578	Faraz Ali Khan	DD - ES	1,144.00
10120207	1/1/20	*****0839	Alan T. Kilpatrick	DD - ES	441.00
10120208	1/1/20	*****0888	KW Kirker Creek, LLC	DD - ES	2,993.00
10120209	1/1/20	*****7475	Qi Yun Kuang	DD - ES	6,038.00
10120210	1/1/20	*****8506	Simon Kailiang Kuang	DD - ES	1,658.00
10120211	1/1/20	*****9316	Zdzislaw Kujawa	DD - ES	1,301.00
10120212	1/1/20	*****2585	Daniel Kwan	DD - ES	3,525.00
10120213	1/1/20	*****6229	Simon Chuen-Sang Kwong	DD - ES	1,153.00
10120214	1/1/20	*****8326	Thomas LaFleur	DD - ES	1,487.00
10120215	1/1/20	*****7845	Chow Kang Lam	DD - ES	2,102.00
10120216	1/1/20	*****6520	Shirley Manly-Lampkin	DD - ES	1,042.00
10120217	1/1/20	*****6102	Maria Lara	DD - ES	1,608.00
10120218	1/1/20	*****7975	Peter C. Larsen	DD - ES	1,449.00
10120219	1/1/20	*****2401	Kevin Lassair Terrilyn Lassair	DD - ES	1,954.00
10120220	1/1/20	*****4732	Latif, LLC	DD - ES	3,167.00
10120221	1/1/20	*****8107	Marnita G. Lawson	DD - ES	1,093.00
10120222	1/1/20	*****2293	LCSTAR, LLC	DD - ES	4,481.00
10120223	1/1/20	*****0984	Dao Tran Le	DD - ES	550.00

10120224	1/1/20	*****8548	Jack Wai Lee	DD - ES	2,046.00
10120225	1/1/20	*****1755	Siu Wan Windytiti Lee	DD - ES	1,926.00
10120226	1/1/20	*****2527	Steven Lee	DD - ES	1,678.00
10120227	1/1/20	*****5289	Yuhjen Juang Lee	DD - ES	1,790.00
10120228	1/1/20	*****7087	Huy Nguyen Le	DD - ES	2,700.00
10120229	1/1/20	*****1860	Lena Le	DD - ES	897.00
10120230	1/1/20	*****3782	Joseph C. Lerma	DD - ES	1,016.00
10120231	1/1/20	*****3555	Yiping I. and Frederic Leroudier	DD - ES	2,100.00
10120232	1/1/20	*****3410	John M. Leung	DD - ES	7,453.00
10120233	1/1/20	*****3743	May Leung or Rodney Chen	DD - ES	3,788.00
10120234	1/1/20	*****2110	Peter Leung	DD - ES	2,551.00
10120235	1/1/20	*****5185	Fortunee Lichaa	DD - ES	936.00
10120236	1/1/20	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	9,391.00
10120237	1/1/20	*****8871	Jie Li	DD - ES	1,984.00
10120238	1/1/20	*****7827	Jinhuan Li	DD - ES	1,524.00
10120239	1/1/20	*****9346	Joshua Li	DD - ES	1,437.00
10120240	1/1/20	*****5495	Jian S Lin	DD - ES	1,669.00
10120241	1/1/20	*****2649	Tim Lindstrom c/o AAA Property Management	DD - ES	1,133.00
10120242	1/1/20	*****3881	Vivian Y Li	DD - ES	516.00
10120244	1/1/20	*****0050	Wei Min Li	DD - ES	1,712.00
10120245	1/1/20	*****9003	Ying Hong Li	DD - ES	1,513.00
10120246	1/1/20	*****0198	Belkis Zhong Li	DD - ES	2,894.00
10120247	1/1/20	*****1646	Paul Long	DD - ES	2,429.00
10120248	1/1/20	*****1474	Los Medanos Village Apartments	DD - ES	17,984.00
10120249	1/1/20	*****7531	Tony or Yvonne Louie	DD - ES	1,410.00
10120250	1/1/20	*****5602	Marshall & Sonya Lowe	DD - ES	1,672.00
10120251	1/1/20	*****3708	Anthony Charles Loyola	DD - ES	1,300.00
10120252	1/1/20	*****7720	Jose Loza	DD - ES	843.00
10120253	1/1/20	*****2354	Andrew Kin Lui	DD - ES	5,436.00
10120254	1/1/20	*****4658	Wei Liu Guangxin Frank Liu	DD - ES	1,871.00
10120255	1/1/20	*****7843	The Entrust Group, Inc. FBO Theodore Lum IRA (acct #34892)	DD - ES	2,500.00
10120256	1/1/20	*****1821	Curtis H. Lundberg	DD - ES	581.00
10120257	1/1/20	*****1596	Kenneth Luong	DD - ES	1,581.00
10120258	1/1/20	*****1494	Xiangwen Lu	DD - ES	2,767.00
10120259	1/1/20	*****2147	Chi Vien Ly	DD - ES	2,345.00
10120260	1/1/20	*****6525	Madelyn Ann Massey Trustee of the 2017 Massey Family Trust	DD - ES	1,640.00
10120261	1/1/20	*****5865	Rakesh Madra	DD - ES	3,208.00

10120262	1/1/20	*****2191	Radha Mahesram	DD - ES	1,939.00
10120263	1/1/20	*****7358	Mahnoor Tariq	DD - ES	2,670.00
10120264	1/1/20	*****4372	Jennifer Leung Ma	DD - ES	3,479.00
10120265	1/1/20	*****1989	Jeff Mann	DD - ES	6,768.00
10120266	1/1/20	*****5378	Glenn Marshall	DD - ES	2,500.00
10120267	1/1/20	*****2875	Marla Y Harrison	DD - ES	537.00
10120268	1/1/20	*****9317	Ramey J Marquez	DD - ES	1,640.00
10120269	1/1/20	*****4697	Elisa Aurora Martinez	DD - ES	2,776.00
10120270	1/1/20	*****9206	Demetria d Mason	DD - ES	1,850.00
10120271	1/1/20	*****6768	Matrixone Realty	DD - ES	1,041.00
10120272	1/1/20	*****5255	Helen McCarthy	DD - ES	1,936.00
10120273	1/1/20	*****7174	Samuel McCree	DD - ES	1,239.00
10120274	1/1/20	*****6494	Dorothy McDonald	DD - ES	1,708.00
10120276	1/1/20	*****1152	Janice K McLean	DD - ES	1,452.00
10120277	1/1/20	*****4675	Meadow Glen Apartments	DD - ES	1,912.00
10120278	1/1/20	*****9866	Tatung Mei	DD - ES	3,564.00
10120279	1/1/20	*****4316	Joel Mejia	DD - ES	885.00
10120280	1/1/20	*****5245	Jinyu Meng	DD - ES	761.00
10120281	1/1/20	*****4885	Sabine Menzel	DD - ES	5,250.00
10120282	1/1/20	*****0133	Mercedes P. Johnson	DD - ES	561.00
10120283	1/1/20	*****8272	Hector Meza	DD - ES	1,650.00
10120284	1/1/20	*****9885	Andrew S Miloslavich	DD - ES	1,668.00
10120285	1/1/20	*****7437	Perchak Properties for Carol Miller	DD - ES	1,940.00
10120286	1/1/20	*****9782	Maryann Miller	DD - ES	1,193.00
10120287	1/1/20	*****2618	Carlos J Miranda	DD - ES	702.00
10120288	1/1/20	*****0772	Hassan Mirabedi	DD - ES	7,923.00
10120289	1/1/20	*****6741	Gwendolyn Mitchell	DD - ES	3,812.00
10120290	1/1/20	*****7083	Ronnie Eric Moffett Estate	DD - ES	2,018.00
10120291	1/1/20	*****6340	Moe Mojaddidi	DD - ES	3,000.00
10120292	1/1/20	*****0985	Rodney Montgomery or Sharon Montgomery	DD - ES	1,647.00
10120293	1/1/20	*****4676	Erik L Morris	DD - ES	2,131.00
10120294	1/1/20	*****3624	Diane Morin	DD - ES	1,890.00
10120295	1/1/20	*****3642	Eva Munn	DD - ES	952.00
10120296	1/1/20	*****8820	Brien Brothers, LLC C/O Mynd Management, IC.	DD - ES	1,618.00
10120297	1/1/20	*****0105	Ehsan Nabkel	DD - ES	3,554.00
10120298	1/1/20	*****9276	Fariba Naji	DD - ES	1,546.00
10120299	1/1/20	*****6234	Shinder Paul Narabut	DD - ES	7,135.00
10120300	1/1/20	*****0054	NC Associates, Inc.	DD - ES	17,227.00
10120301	1/1/20	*****9180	Michael Nelson	DD - ES	2,339.00

10120302	1/1/20	*****5257	Guy Nesbeth	DD - ES	2,913.00
10120303	1/1/20	*****1072	Dominic Y Ng	DD - ES	3,127.00
10120304	1/1/20	*****3604	Knowland Ging Ng	DD - ES	4,749.00
10120305	1/1/20	*****8594	Patrick Ng Mike Perry, Property Manager	DD - ES	1,709.00
10120306	1/1/20	*****0738	Hieu Nguyen	DD - ES	2,033.00
10120307	1/1/20	*****7154	Huy Quang Nguyen	DD - ES	2,419.00
10120308	1/1/20	*****8307	Mai Thi Thanh Nguyen	DD - ES	1,925.00
10120309	1/1/20	*****4366	Quyen Nguyen	DD - ES	1,900.00
10120310	1/1/20	*****8241	Tieu Nguyen	DD - ES	1,358.00
10120311	1/1/20	*****2660	Nichole Nicholson	DD - ES	2,303.00
10120312	1/1/20	*****7265	Ernest Nichols III	DD - ES	3,184.00
10120313	1/1/20	*****6497	Peter Niloufari	DD - ES	5,266.00
10120315	1/1/20	*****8129	Kevin Nord Nord Investment Real Estate	DD - ES	1,350.00
10120316	1/1/20	*****0056	Richard A Norte	DD - ES	2,603.00
10120317	1/1/20	*****2286	North State Financial, Inc.	DD - ES	1,502.00
10120318	1/1/20	*****7171	New Way Management Services, Inc.	DD - ES	20,041.00
10120319	1/1/20	*****1194	Jennifer Odei	DD - ES	1,439.00
10120320	1/1/20	*****5572	Dwight J Owens	DD - ES	652.00
10120321	1/1/20	*****1780	Diane Oles	DD - ES	1,754.00
10120322	1/1/20	*****4543	Esosa A. Omokaro	DD - ES	2,186.00
10120324	1/1/20	*****0588	Orange County Housing Authority Orange County Housing Authority	DD - ES	2,304.27
10120325	1/1/20	*****3741	Sandra L Ortiz	DD - ES	1,822.00
10120326	1/1/20	*****1081	Chinenye Osuagwu	DD - ES	2,582.00
10120327	1/1/20	*****9139	Olubukola Amoke Oyebade	DD - ES	2,462.00
10120328	1/1/20	*****3324	Mutlu Ozer	DD - ES	1,740.00
10120329	1/1/20	*****4083	Pacific Living, LLC	DD - ES	2,769.00
10120330	1/1/20	*****7811	Hemangini & Vijendra Patel	DD - ES	2,106.00
10120331	1/1/20	*****0885	Kokila Patel	DD - ES	1,023.00
10120332	1/1/20	*****0346	Patiala, LLC Deepinder Kaur or Ajay Singh	DD - ES	2,282.00
10120333	1/1/20	*****8684	Virendra M. Patel	DD - ES	1,105.00
10120334	1/1/20	*****8047	Jason Pauline	DD - ES	1,351.00
10120335	1/1/20	*****1939	Paula D. Williams	DD - ES	4,028.00
10120336	1/1/20	*****3189	Loycell Peacock	DD - ES	3,274.00
10120337	1/1/20	*****5165	Scott Pease	DD - ES	1,262.00
10120338	1/1/20	*****8805	Alonso R. Perez	DD - ES	1,493.00
10120339	1/1/20	*****3278	Maria Del Carmen Perez	DD - ES	239.00
10120340	1/1/20	*****6784	Lowde Y. Perkins	DD - ES	919.00
10120341	1/1/20	*****8225	Shiv Pertab	DD - ES	2,805.00

10120342	1/1/20	*****4893	Cong Thi Pham	DD - ES	2,368.00
10120343	1/1/20	*****0958	Pittsburg Park Apartments	DD - ES	3,106.00
10120344	1/1/20	*****1097	Bay Point Orphans Fund, LLC	DD - ES	3,157.00
10120345	1/1/20	*****7605	Portofino Apartments	DD - ES	7,617.00
10120346	1/1/20	*****8826	Prime Metropolis Properties, Inc.	DD - ES	5,419.00
10120347	1/1/20	*****2849	IH5 Property West LP	DD - ES	2,381.00
10120348	1/1/20	*****3398	Marples Property Management	DD - ES	3,321.00
10120349	1/1/20	*****4650	A. Meadows Property Management	DD - ES	3,324.00
10120350	1/1/20	*****6551	Parks Properties	DD - ES	1,726.00
10120351	1/1/20	*****7789	Stokley Properties LLC Harbor	DD - ES	2,508.00
10120352	1/1/20	*****8055	Property Upsurge, Inc.	DD - ES	6,719.00
10120353	1/1/20	*****5762	Husam Mousa Qana	DD - ES	2,462.00
10120354	1/1/20	*****0782	Amjad Qaqish	DD - ES	783.00
10120355	1/1/20	*****9542	Sam or Sonia Quinones	DD - ES	1,800.00
10120356	1/1/20	*****4029	Amos Radford	DD - ES	1,451.00
10120357	1/1/20	*****1034	Kuljit P Raju	DD - ES	1,302.00
10120358	1/1/20	*****2261	Paramjit K. Raju	DD - ES	3,060.00
10120359	1/1/20	*****3452	Christopher Ramirez	DD - ES	1,837.00
10120360	1/1/20	*****8489	Enrique or Stacy Ramirez	DD - ES	548.00
10120361	1/1/20	*****2162	Erika Ramirez	DD - ES	1,705.00
10120363	1/1/20	*****2283	Rohini Ram-Cline	DD - ES	524.00
10120364	1/1/20	*****6068	David Raughton	DD - ES	1,772.00
10120365	1/1/20	*****8337	RayCaro Inc.	DD - ES	3,026.00
10120366	1/1/20	*****8227	Croskey Real Estate, Inc.	DD - ES	1,707.00
10120367	1/1/20	*****6703	Amerasia Real Estate Fund LLC	DD - ES	3,328.00
10120368	1/1/20	*****7083	Reliant - Woods Grove, LP	DD - ES	14,941.00
10120369	1/1/20	*****7349	Eric Franklin Remson	DD - ES	1,336.00
10120370	1/1/20	*****9215	Kameryn Victoria Ray	DD - ES	2,851.00
10120371	1/1/20	*****9321	Roger Riley	DD - ES	1,901.00
10120372	1/1/20	*****4562	Rising Investments LLC	DD - ES	2,360.00
10120373	1/1/20	*****4809	Robert W. Daniels	DD - ES	2,416.00
10120374	1/1/20	*****0694	Jason Ruffin	DD - ES	2,862.00
10120375	1/1/20	*****4579	Elvira Ruiz	DD - ES	1,578.00
10120376	1/1/20	*****5248	Constance Russell	DD - ES	1,262.00
10120377	1/1/20	*****8536	Ms. Meuy Saelee	DD - ES	2,958.00
10120378	1/1/20	*****3871	Maridel P Santos	DD - ES	1,597.00
10120379	1/1/20	*****3011	Alicia Saucedo	DD - ES	1,218.00
10120380	1/1/20	*****7615	Gregory Paul Schulz	DD - ES	1,136.00
10120381	1/1/20	*****9954	Richard M. Sciortino	DD - ES	2,358.00
10120382	1/1/20	*****7031	Jacqueline Selinger	DD - ES	1,534.00
10120383	1/1/20	*****5346	Young Sook Seroy	DD - ES	2,024.00

10120384	1/1/20	*****1446	Mohinder Sharma	DD - ES	1,003.00
10120385	1/1/20	*****7239	Shailesh & Bela Patel	DD - ES	3,635.00
10120386	1/1/20	*****1357	Mohammad Shekib	DD - ES	1,946.00
10120387	1/1/20	*****1370	James Shipe, c/o Richard Grijalva, East Cty Brokers	DD - ES	1,946.00
10120388	1/1/20	*****5981	Yihui Shi	DD - ES	1,721.00
10120389	1/1/20	*****7789	Siena Court Apartments	DD - ES	12,043.00
10120390	1/1/20	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	4,319.00
10120391	1/1/20	*****7396	Sierra Pacific Properties Woodland Hills Apartments	DD - ES	11,620.00
10120392	1/1/20	*****6650	Frank M. Siino	DD - ES	896.00
10120393	1/1/20	*****8035	Joseph Michael Siino	DD - ES	1,525.00
10120394	1/1/20	*****5399	Gloria Silva	DD - ES	705.00
10120395	1/1/20	*****8407	Marc J. Simpson	DD - ES	1,455.00
10120396	1/1/20	*****3639	Raman Singh	DD - ES	2,601.00
10120397	1/1/20	*****6058	Son Singh	DD - ES	1,521.00
10120398	1/1/20	*****0700	Crystal Situ	DD - ES	1,505.00
10120399	1/1/20	*****3853	Lakesha Michelle Smith Lionel R Smith	DD - ES	1,975.00
10120400	1/1/20	*****4970	Molly Smith	DD - ES	1,870.00
10120401	1/1/20	*****9092	Sherritta M Smith	DD - ES	1,004.00
10120402	1/1/20	*****2032	Cinthia Sosa	DD - ES	1,517.00
10120403	1/1/20	*****6977	Angela E. Robinson-Spencer	DD - ES	2,000.00
10120405	1/1/20	*****5343	Deborah Steppe	DD - ES	2,046.00
10120406	1/1/20	*****1601	George W. Stephens	DD - ES	1,661.00
10120407	1/1/20	*****5308	R R Rentals	DD - ES	1,700.00
10120408	1/1/20	*****1808	Jezzy Sukaemi	DD - ES	2,433.00
10120409	1/1/20	*****7479	Ms. Li Su	DD - ES	2,571.00
10120410	1/1/20	*****8534	Suma Aryaei	DD - ES	2,702.00
10120411	1/1/20	*****1235	Summit Venture Group, LLC	DD - ES	2,485.00
10120412	1/1/20	*****6168	Kamaljeet Surila	DD - ES	1,570.00
10120413	1/1/20	*****0399	Joyce Hui Sy	DD - ES	6,451.00
10120414	1/1/20	*****1242	Hamed Tafaghodi Alexis Tafaghodi	DD - ES	1,367.00
10120415	1/1/20	*****3190	Sha Sha Teng	DD - ES	2,456.00
10120416	1/1/20	*****6283	Yun Teng Weijie Zhang	DD - ES	2,008.00
10120417	1/1/20	*****9166	Ms. Natasha Terry	DD - ES	2,282.00
10120418	1/1/20	*****2164	Quyen Minh Thai	DD - ES	1,416.00
10120419	1/1/20	*****9314	Silvia Thein and Ada Choi	DD - ES	1,779.00
10120420	1/1/20	*****7191	Tequila Nashannon Thornton	DD - ES	1,161.00

10120421	1/1/20	*****4049	ChingJen Tong	DD - ES	1,703.00
10120422	1/1/20	*****1714	Yoway Wilson Tong	DD - ES	1,671.00
10120423	1/1/20	*****1405	Lourdes or Raymond Tovar	DD - ES	1,825.00
10120424	1/1/20	*****2094	Raphael Minhuyen Tran	DD - ES	2,825.00
10120425	1/1/20	*****1327	Thuy Tran	DD - ES	1,250.00
10120426	1/1/20	*****6165	Thanh Van Trinh	DD - ES	1,500.00
10120427	1/1/20	*****1650	Ms. Wendie Hue Trinh	DD - ES	2,493.00
10120428	1/1/20	*****3572	Nhan Chi Truong	DD - ES	978.00
10120429	1/1/20	*****5313	Sean Thuyet Truong	DD - ES	1,290.00
10120430	1/1/20	*****9321	Van Truong	DD - ES	1,523.00
10120431	1/1/20	*****8392	Xavier Van Truong	DD - ES	5,972.00
10120432	1/1/20	*****5553	David Tseng	DD - ES	2,836.00
10120433	1/1/20	*****6917	Erica Uschold	DD - ES	3,888.00
10120434	1/1/20	*****2907	Frank Lokeni Uu Martha Jauregui Morales	DD - ES	1,743.00
10120435	1/1/20	*****4582	Lidia Valladares	DD - ES	884.00
10120436	1/1/20	*****0250	Victor D Valenzuela	DD - ES	1,635.00
10120437	1/1/20	*****3371	Gary D. Vasconcellos	DD - ES	1,438.00
10120438	1/1/20	*****8457	Sareena Lata Velu	DD - ES	2,109.00
10120439	1/1/20	*****5310	Azell Vickers	DD - ES	1,313.00
10120440	1/1/20	*****9682	Nuno G Vieira	DD - ES	4,332.00
10120441	1/1/20	*****7391	Kim Uyen Minh Vu	DD - ES	908.00
10120442	1/1/20	*****2720	Stephen Cordell Wafer	DD - ES	1,063.00
10120443	1/1/20	*****2768	Huan Rong Wang	DD - ES	1,366.00
10120444	1/1/20	*****6924	Lining Wan	DD - ES	1,863.00
10120445	1/1/20	*****6945	Wei Wang	DD - ES	1,980.00
10120446	1/1/20	*****1634	Yu Ruo Wang	DD - ES	2,165.00
10120447	1/1/20	*****7593	Ms. Brigitte Warren C/O Perry Realty Team	DD - ES	2,450.00
10120448	1/1/20	*****5502	Mildred Lucille Washington	DD - ES	1,936.00
10120450	1/1/20	*****4384	Wenying Chang	DD - ES	2,616.00
10120451	1/1/20	*****5295	Holly Wen	DD - ES	1,205.00
10120452	1/1/20	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	4,895.00
10120454	1/1/20	*****7867	Ms Adrienne Wilson C/O Gabe Essoe	DD - ES	1,758.00
10120455	1/1/20	*****5057	Kathleen and John Wilson	DD - ES	1,270.00
10120456	1/1/20	*****8702	Kathy D. Williams	DD - ES	2,254.00
10120457	1/1/20	*****5480	Tasia La Vonda Williams	DD - ES	1,955.00
10120458	1/1/20	*****5026	Windeler Development Group, Inc.	DD - ES	1,245.00
10120459	1/1/20	*****1862	Danny Ching-Yam Wong	DD - ES	1,565.00

10120460	1/1/20	*****1157	Har Pan Wong	DD - ES	4,351.00
10120461	1/1/20	*****6356	Joanne Wong	DD - ES	1,690.00
10120462	1/1/20	*****1060	Kinney Ming Wong	DD - ES	1,295.00
10120463	1/1/20	*****2784	Vincent Wong	DD - ES	2,600.00
10120464	1/1/20	*****1853	WR Properties, Inc.	DD - ES	5,288.00
10120465	1/1/20	*****3962	Hong Wu	DD - ES	3,580.00
10120466	1/1/20	*****3698	Zhang Jin Wu	DD - ES	3,240.00
10120468	1/1/20	*****2651	Sheree Wynn	DD - ES	2,186.00
10120469	1/1/20	*****5388	Jian Ai Xuan	DD - ES	1,835.00
10120470	1/1/20	*****4644	Chao Xu	DD - ES	2,696.00
10120471	1/1/20	*****3880	Ping Ping Xu Keming Wang	DD - ES	3,884.00
10120472	1/1/20	*****4383	Yifan Ye Mike Perry, Property Manager	DD - ES	2,561.00
10120473	1/1/20	*****6779	Sally Yip	DD - ES	1,449.00
10120474	1/1/20	*****6210	Yong Qiang Lu	DD - ES	1,771.00
10120475	1/1/20	*****6178	Chris Kui You	DD - ES	2,381.00
10120476	1/1/20	*****7529	Kevin M Young	DD - ES	4,728.00
10120477	1/1/20	*****7622	Yee Yue Cheung	DD - ES	1,256.00
10120478	1/1/20	*****8664	Mohammad Zalmayyar	DD - ES	2,154.00
10120479	1/1/20	*****0668	Guangyu Zhang	DD - ES	1,468.00
10120480	1/1/20	*****7638	Jielu Zhao	DD - ES	1,156.00
10120481	1/1/20	*****2940	Wei Bin Zhang or Gao Wei	DD - ES	1,970.00
10120482	1/1/20	*****3259	Xirong Zhao	DD - ES	1,807.00
10120483	1/1/20	*****4367	Xiang Yang Zheng	DD - ES	2,529.00
10120484	1/1/20	*****3830	Joy Yi Zhou	DD - ES	2,489.00
10120485	1/1/20	*****7805	Shengguo Zhu	DD - ES	5,704.00
10120486	1/1/20	*****6132	Ying Zhu	DD - ES	5,056.00
10120487	1/1/20	*****4651	Weijie Zhang	DD - ES	1,247.00

Housing Choice Voucher

HAP	1,498,718.90
UR	10,610.23
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	1,017.95
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$1,510,347.08

Check Summary

January 1, 2020

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
150031	1/1/20	*****0064	Ayaanna R Ireland	85.00
150043	1/1/20	*****8461	Irvin Brown	18.00
150056	1/1/20	*****5735	Michael Wimmer	170.00
150065	1/1/20	*****7726	Quamie Golliday	83.00
150069	1/1/20	*****2665	Stacy Smith	13.00
150072	1/1/20	*****7845	Troy Mills	31.00
150138	1/1/20	*****9325	JOW & AAW, LLC	1,594.00
150141	1/1/20	*****9810	Housing Authority of the County of Alameda	1,604.42
10120008	1/1/20	*****4636	Felipe Amarante	DD - ES 1,479.00
10120018	1/1/20	*****3909	Ken Bartlett	DD - ES 2,024.00
10120021	1/1/20	*****7492	Adrienne Kelly Belton	DD - ES 1,060.00
10120044	1/1/20	*****8860	Joe Burns	DD - ES 1,069.00
10120045	1/1/20	*****8764	William Joseph Burgoyne	DD - ES 722.00
10120047	1/1/20	*****2513	Clara Beatriz Cardenas	DD - ES 1,493.00
10120071	1/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 9,726.42
10120072	1/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 9,357.65
10120073	1/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 9,597.34
10120074	1/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 7,439.23
10120077	1/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 5,608.00
10120078	1/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 1,289.00
10120079	1/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 7,028.00
10120080	1/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 4,057.00
10120095	1/1/20	*****9507	Olga M. Disney	DD - ES 1,169.00
10120100	1/1/20	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES 603.00
10120108	1/1/20	*****3881	FFAH Marina Heights LLC	DD - ES 3,003.00
10120109	1/1/20	*****3881	FFAH Marina Heights LLC	DD - ES 3,164.00
10120110	1/1/20	*****3881	FFAH Marina Heights LLC	DD - ES 1,932.00
10120119	1/1/20	*****4032	Fox Creek Apartments	DD - ES 545.00
10120131	1/1/20	*****5111	Gateway Apartments	DD - ES 4,162.00
10120149	1/1/20	*****5267	Abhilash Gupta	DD - ES 1,730.00
10120160	1/1/20	*****6728	David T. Hennigan	DD - ES 2,119.00

10120236	1/1/20	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	1,875.00
10120243	1/1/20	*****1547	Paul Livson	DD - ES	1,551.00
10120275	1/1/20	*****6342	James & Diana Gail McDonald c/o Yolanda McDonald	DD - ES	1,500.00
10120314	1/1/20	*****9886	Northstar Financial Group, LLC	DD - ES	3,773.00
10120323	1/1/20	*****8283	Kolawole O. Onafowode	DD - ES	2,671.00
10120349	1/1/20	*****4650	A. Meadows Property Management	DD - ES	431.00
10120362	1/1/20	*****7228	Ramsey Horton	DD - ES	1,265.00
10120366	1/1/20	*****8227	Croskey Real Estate, Inc.	DD - ES	1,572.00
10120367	1/1/20	*****6703	Amerasia Real Estate Fund LLC	DD - ES	5,145.00
10120368	1/1/20	*****7083	Reliant - Woods Grove, LP	DD - ES	3,488.00
10120389	1/1/20	*****7789	Siena Court Apartments	DD - ES	818.00
10120404	1/1/20	*****3465	Ramzi D Srouji	DD - ES	1,661.00
10120424	1/1/20	*****2094	Raphael Minhuyen Tran	DD - ES	1,776.00
10120449	1/1/20	*****4563	Isidoro Weitzman	DD - ES	2,045.00
10120452	1/1/20	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	1,663.00
10120453	1/1/20	*****9380	Tracy J. Whitehead	DD - ES	282.00
10120464	1/1/20	*****1853	WR Properties, Inc.	DD - ES	1,700.00
10120467	1/1/20	*****2556	Drewcillia Wyatt	DD - ES	1,343.00

VASH

		HAP	115,863.00
		UR	400.00
		Damage Claim	0.00
		Vacancy Claim	0.00
HAP (Regular)	\$ 1,192,981.90	Administrative Fee	2,271.06
HAP (VASH)	115,863.00	FSS Escrow Account	0.00
HAP (Port-In)	286,873.00	Shelter Plus Security Deposit	0.00
HAP (Port-Out)	18,864.00	Other	0.00
Utility Reimbursenent	11,010.23		
Admin Fee	3,289.01		
Total	<u>\$ 1,628,881.14</u>	All Payments	<u>\$118,534.06</u>

Grand Total

	HAP	1,614,581.90
	UR	11,010.23
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	3,289.01
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00

DD - 1,578,679.15+ All Payments \$1,628,881.14

OKS - 50,201.99+
1,628,881.14*

Check Summary

January 15, 2020

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
150158	1/15/20	*****8647	Ernest Harris JR	133.00
150159	1/15/20	*****6216	Ricola N Tiger	72.00
150160	1/15/20	*****5492	Michelle m Williams	7.00
150161	1/15/20	*****9590	Aminifu Gamba	4,073.00
* 11520001	1/15/20	*****9050	Leonda R Addison	DD - ES 3,129.00
11520002	1/15/20	*****2521	Belmont Apartments	DD - ES 7,136.00
11520003	1/15/20	*****3026	Jerome Busby	DD - ES 267.00
11520004	1/15/20	*****6006	Christopher Todd Chambers	DD - ES 2,006.00
11520005	1/15/20	*****0746	Contra Costa County Housing Authority	DD - ES 4,285.05
11520006	1/15/20	*****0746	Contra Costa County Housing Authority	DD - ES 1,820.35
11520009	1/15/20	*****0746	Contra Costa County Housing Authority	DD - ES 2,607.35
11520010	1/15/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 1,890.00
11520011	1/15/20	*****1004	Brigitte P. Doan	DD - ES 2,525.00
11520012	1/15/20	*****3602	Favian M. Wong	DD - ES 1,056.00
11520013	1/15/20	*****0284	Monica Fraga	DD - ES 1,672.00
11520014	1/15/20	*****7036	David Gardner	DD - ES 46.00
11520015	1/15/20	*****5987	Bob Gunson Real Estate C/O Julie Hang	DD - ES 341.28
11520016	1/15/20	*****7423	Delta Hawaii Garden Apartments LLC	DD - ES 1,352.00
11520017	1/15/20	*****7984	Tao Huang	DD - ES 671.00
11520018	1/15/20	*****9221	John N Kitta	DD - ES 4,361.00
11520019	1/15/20	*****5865	Rakesh Madra	DD - ES 1,971.00
11520020	1/15/20	*****4372	Jennifer Leung Ma	DD - ES 23.00
11520021	1/15/20	*****6494	Dorothy McDonald	DD - ES 51.00
11520022	1/15/20	*****4000	Millennium Homes	DD - ES 2,198.00
11520023	1/15/20	*****7265	Ernest Nichols III	DD - ES 535.00
11520025	1/15/20	*****5502	Mildred Lucille Washington	DD - ES 60.00
11520026	1/15/20	*****1157	Har Pan Wong	DD - ES 3,940.00
11520027	1/15/20	*****1853	WR Properties, Inc.	DD - ES 3,436.00

Housing Choice Voucher	HAP	51,085.28
	UR	212.00
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	366.75
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	\$51,664.03

Check Summary

January 15, 2020

Check Number	Check Date	Payee Tax ID	Payee		Amount
VASH					
* 150157	1/15/20	*****5587	Alphonso G Collins		49.00
11520005	1/15/20	*****0746	Contra Costa County Housing Authority	DD - ES	9,405.18
11520006	1/15/20	*****0746	Contra Costa County Housing Authority	DD - ES	1,921.23
11520007	1/15/20	*****0746	Contra Costa County Housing Authority	DD - ES	13,913.80
11520008	1/15/20	*****0746	Contra Costa County Housing Authority	DD - ES	13,856.38
11520009	1/15/20	*****0746	Contra Costa County Housing Authority	DD - ES	3,431.44
11520024	1/15/20	*****9886	Northstar Financial Group, LLC	DD - ES	1,752.00

VASH	HAP	41,998.00
	UR	49.00
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	2,282.03
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	\$44,329.03

Grand Total

HAP	93,083.28
UR	261.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	2,648.78
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$95,993.06

HAP (Regular)	\$ 29,467.30
HAP (VASH)	41,998.00
HAP (Port-In)	13,272.00
HAP (Port-Out)	8,346.00
Utility Reimbursenent	261.00
Admin Fee	2,648.78
Total	<u>\$ 95,993.08</u>

DD — 91,659.06+
CKS — 4,334.00+
95,993.06*+

Jan 1/10/20
pso 1/10/20

PITTSBURG HOUSING AUTHORITY

Disbursement List Summary For the month of February 2020

VOUCHERS	Ck#	Amount	HAP ¹	VASH ²	UR ³	Portability	Admin. Fee	TOTAL
	150162-150295 20120001-20120485	1,611,252.12	1,183,699.44	116,910.00	10,481.82	297,018.00	3,142.86	1,611,252.12
	150296-15298 21520001-2150023	34,406.40	19,233.40	1,228.00	17.00	13,635.00	293.00	34,406.40
	TOTAL	1,645,658.52	1,202,932.84	118,138.00	10,498.82	310,653.00	3,435.86	\$ 1,645,658.52

¹Housing Assistance Payment

²Veterans Affairs Supportive Housing

³Utility Reimbursement

ADMINISTRATIVE EXPENSES	Amount	Description	TOTAL
Paid to City of Pittsburgh (2/20 Operating)	\$ 35,325.50	Full Time salaries	\$ 35,325.50
	\$ -	Stipend	-
	-	Part Time salaries	-
	1,879.64	Overtime salaries	1,879.64
	2,435.04	Retirement	2,435.04
	7,257.25	Retirement-Pension bonds	7,257.25
	8,169.70	Health Insurance	8,169.70
	-	CalPERS Unfunded Liability - Non Sworn	-
	333.72	Additional CalPERS Pension Contribution	333.72
	69.95	Life Insurance	69.95
	834.28	Dental Insurance	834.28
	1,910.37	Workers Comp	1,910.37
	227.00	Unemployment Insurance	227.00
	120.47	Disability Ins.	120.47
	2,884.79	FICA	2,884.79
	706.24	Deferred Compensation	706.24
	930.92	Allocated Retiree/Med/Vac Buy-Bk/Empl Term	930.92
	595.58	Pension 115 Trust	595.58
	2,675.33	Retiree OPEB Costs	2,675.33
	576.47	Office Supplies	576.47
	-	Computer Software	-
	-	Textbooks	-
	577.49	Postage	577.49
	-	Misc Equip & Furniture < \$5,000	-
	-	Other Special Departmental Supplies	-
	526.02	Utilities (Gas, Electric & Water)	526.02
	-	Telephone - Regular	-
	-	Telephone - Other	-
	-	Membership Dues & Subscriptions	-
	191.88	Travel, Training, & Conference	191.88
	2,454.75	Insurance - Alloc Chgs	2,454.75
	-	Legal Fees	-
	400.00	Auditing Expense	400.00
	-	Settlement Hearing	-
	5,127.60	Other Contractual & Professional Service	5,127.60
	-	Advertising & Promotion	-
	2,638.15	Maintenance Agreements	2,638.15
	410.67	Maintenance & Repairs	410.67
	156.00	Equipment Rental	156.00
	2,375.00	Building Rental	2,375.00
	565.25	Fleet Maintenance Alloc Chgs	565.25
	1,734.75	Building Maintenance Alloc Chgs	1,734.75
	1,721.25	Information Systems Alloc Chgs	1,721.25
	4,735.58	Admin overhead paid to city	4,735.58
	-	Legal - Non Retainer/Non Reimbursable	-
	250.12	Capital Equipment & Furniture	250.12
	-	Misc Equip & Furniture < \$5,000	-
	-	Other Special Departmental Supplies - Rental	-
	-	Utilities (Gas, Electric, & Water) - Rental	-
	-	Advertising & Promotion - Rental	-
	-	Other Contractual & Professional Service - Rental	-
	145.00	Maintenance & Repairs - Rental	145.00
	-	Property Tax payment - Rental	-
	213.59	Other fees - Rental	213.59
	1,556.67	Transfer-Out to OPEB (Unfunded Liabilities)	1,556.67
TOTAL	92,712.02		92,712.02

VOIDED CHECKS &	Ck#	Amount	Reason	TOTAL
	149983	(19.00)	ACH return-	(19.00)
				-
	TOTAL	(19.00)		\$ (19.00)

NET of Issued and Voided **\$ 1,738,351.54**

Laura Merz 3/9/20

Check Summary

February 1, 2020

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 150162	2/1/20	*****6316	Alina D Arana	23.00
150164	2/1/20	*****1508	Angela N Taylor	98.00
150165	2/1/20	*****9926	Annisha L Geran	61.00
150166	2/1/20	*****9373	Antonio R Nazareta	109.00
150168	2/1/20	*****0898	Burhan Nawabi	57.00
150169	2/1/20	*****0284	Christopher R Wingfield	233.00
150170	2/1/20	*****7655	Ciara Fagin	78.00
150171	2/1/20	*****5232	Danielle M Thomas	151.00
150172	2/1/20	*****3976	Darren M Thompson	23.00
150173	2/1/20	*****0221	Daytre Harvey	142.00
150174	2/1/20	*****2319	Delfonse A Lewis	173.00
150175	2/1/20	*****2521	Erica W Kelley	34.00
150176	2/1/20	*****3840	Eva L Mangum	94.00
150178	2/1/20	*****4091	Joshua C Perez	80.00
150179	2/1/20	*****2309	Kawanda M Dotson	23.00
150180	2/1/20	*****7294	Khadijah Jackson	71.00
150181	2/1/20	*****7295	Kimberly Hardy	37.00
150182	2/1/20	*****7253	Laneava S Blanks	6.00
150183	2/1/20	*****5201	Laquita Dillon	85.00
150184	2/1/20	*****8123	Lashonda Crockett	9.00
150185	2/1/20	*****3960	Lyniece N Eddins	190.00
150186	2/1/20	*****6385	Marcia Price	144.00
150187	2/1/20	*****5133	Mary P Grigsby	3.00
150188	2/1/20	*****8042	Melissa J Perkins	200.00
150190	2/1/20	*****1697	Mieka L Bratton	49.00
150191	2/1/20	*****8275	Mildred G Botello	103.00
150192	2/1/20	*****6104	Monae J Coleman	117.00
150193	2/1/20	*****2674	Monika Smith	21.00
150194	2/1/20	*****3086	Montalabra T Perea	67.00
150195	2/1/20	*****9905	Nakisha Fountain	225.00
150196	2/1/20	*****0912	Nicolas A Wagnon	2.00
150197	2/1/20	*****8665	Nieza M Burrus	233.00
150198	2/1/20	*****4119	Pashenia D Sanders	182.00
150200	2/1/20	*****6216	Ricola N Tiger	18.00

150201	2/1/20	*****6935	Samaiyah A Warren	154.00
150202	2/1/20	*****3403	Shanae V Washington	81.00
150203	2/1/20	*****1512	Shawn A Prince	37.00
150205	2/1/20	*****3542	Starr C Bronson	12.00
150206	2/1/20	*****5301	Tiffany N Butler	81.00
150207	2/1/20	*****4760	Totiona B Richardson	9.00
150209	2/1/20	*****5715	Latisha M Williams	168.00
150210	2/1/20	*****9283	Latoya C Roper	43.00
150211	2/1/20	*****7435	Mary L Parker	233.00
150212	2/1/20	*****2890	Raquel E Miller	41.00
150213	2/1/20	*****8147	Willa Gohegan	33.00
150214	2/1/20	*****8623	Kimberly A Limas	201.00
150215	2/1/20	*****0164	Bobbie J Royston	109.00
150216	2/1/20	*****4208	Ono c Rothschild	296.00
150217	2/1/20	*****2184	Evelyn Smith	53.00
150218	2/1/20	*****5175	Mary C Johnson	48.00
150219	2/1/20	*****9858	Livis J Sanders	122.00
150220	2/1/20	*****8612	Regina D Tucker	68.00
150221	2/1/20	*****9687	Carol J Davis	35.00
150222	2/1/20	*****6015	Sherron A Camp	218.00
150223	2/1/20	*****2466	Jennifer c Coney	9.00
150224	2/1/20	*****1482	Tahira M Edwards	14.00
150225	2/1/20	*****0531	Akilah Z Parker	69.00
150226	2/1/20	*****5492	Michelle m Williams	7.00
150227	2/1/20	*****4842	Tyisha C Paulk	203.00
150228	2/1/20	*****7135	Michele N Nichols	92.00
150229	2/1/20	*****5626	Lashawn P Fields	180.00
150230	2/1/20	*****1903	Ebony D Loud	4.00
150231	2/1/20	*****5232	Kristina M Greer	16.00
150232	2/1/20	*****3113	Mannah S Parrott	233.00
150233	2/1/20	*****6215	Janet Brown	37.41
150234	2/1/20	*****4831	Valencia M Griffin	56.00
150235	2/1/20	*****0248	Abdul A Wardak	14.00
150236	2/1/20	*****3181	Shirley J Strausbaugh	8.00
150237	2/1/20	*****4776	Birdie D Ajaebo	2.00
150238	2/1/20	*****5844	Daarina a Bey	143.00
150239	2/1/20	*****8122	Mikesha R Harp	67.00
150240	2/1/20	*****5298	Gloria F Nelson	23.00
150241	2/1/20	*****0903	Virgie r Gray	78.00
150242	2/1/20	*****2822	Meo T Tran	7.00
150243	2/1/20	*****6507	Melissa R Griffin	23.00

150244	2/1/20	*****2140	Leslee r Rockett	52.00
150245	2/1/20	*****3869	Charlene M Best	110.00
150246	2/1/20	*****1062	Lateefah S Camacho	154.00
150247	2/1/20	*****4721	Ebony N Manning	83.00
150248	2/1/20	*****2217	Camille A Lascano	165.00
150249	2/1/20	*****6571	Tasha S Sargent	225.00
150250	2/1/20	*****9229	Sonia M Guevara	124.00
150251	2/1/20	*****5288	Nicole m Magnus	23.00
150252	2/1/20	*****1606	Tamika Brown	47.00
150253	2/1/20	*****8511	Tantasha Y Dutye	165.00
150254	2/1/20	*****3905	Aviesha c Scott	108.00
150255	2/1/20	*****5083	Crystal j Houston	185.00
150256	2/1/20	*****1696	Angela M Varela	81.00
150257	2/1/20	*****1885	Lakisha Mitchell	18.00
150258	2/1/20	*****8818	Lisa n Macpheators	197.00
150259	2/1/20	*****6573	Hermajo L Hoskins	38.00
150260	2/1/20	*****0434	Lakeishia B Pettus	15.00
150261	2/1/20	*****5304	Tina M Nolen	218.00
150262	2/1/20	*****2542	Sau C Ly	11.00
150263	2/1/20	*****0840	Dalisha L Bernstine	101.00
150264	2/1/20	*****6622	Dekima R Dotson	7.00
150265	2/1/20	*****6953	Nathan Banks JR	16.00
150266	2/1/20	*****3841	Hangama Karimi	141.00
150267	2/1/20	*****6605	Reshundra M Walker	65.00
150268	2/1/20	*****2730	Jolene L Carlos	205.00
150269	2/1/20	*****6995	Graciela Arroyo	49.00
150270	2/1/20	*****0031	Tiaira A Modicue	198.00
150271	2/1/20	*****0195	Shanoria s Sasser	75.00
150272	2/1/20	*****7390	Masuda Nawabi	39.00
150273	2/1/20	*****0460	Earlinda L Brown	132.00
150274	2/1/20	*****1951	Vinisha D Thornton	76.00
150275	2/1/20	*****7822	Daudi K Edmond	48.00
150276	2/1/20	*****9325	JOW & AAW, LLC	1,583.00
150277	2/1/20	*****6825	A Classey Corp. DBA: ACL Property Management	2,088.00
150278	2/1/20	*****9326	Western Addition Apartments, LLC	1,727.00
150280	2/1/20	*****0339	Shanda Arnold	1,805.00
150281	2/1/20	*****2979	Mr. Donald Rhodes C/O Paul Shatswell Estate	1,487.00
150282	2/1/20	*****9590	Aminifu Gamba	2,338.00
150283	2/1/20	*****7079	Federal D Glover	2,519.00

150284	2/1/20	*****0849	Praveen Gupta		1,793.00
150285	2/1/20	*****0348	Hartz Property Management		1,586.00
150286	2/1/20	*****1057	Diamond Hillside Apartments		1,572.00
150287	2/1/20	*****0978	King County Housing Authority		1,025.35
150288	2/1/20	*****4593	Miaogen Lu		1,949.00
150289	2/1/20	*****3124	Dante McDonald		1,006.00
150290	2/1/20	*****2593	Ba Nguyen Thu Thi Ngo		3,476.00
150291	2/1/20	*****9182	Lorene Paysinger		1,791.00
150292	2/1/20	*****7243	Linda Phon		945.00
150293	2/1/20	*****8651	Zaoxin Rong		2,118.00
150294	2/1/20	*****8191	Albert S Tam		1,593.00
150295	2/1/20	*****9322	Western Upper Haight Street Apartments, LLC		1,974.00
* 20120001	2/1/20	*****2626	9th Street Associates, LP	DD - ES	4,004.00
20120002	2/1/20	*****0229	Meerwais Abdiani	DD - ES	899.00
20120003	2/1/20	*****8167	ABJ Enterprises, Inc. dba Blue Line Property Management	DD - ES	16,489.00
20120004	2/1/20	*****9050	Leonda R Addison	DD - ES	2,366.00
20120005	2/1/20	*****6232	Rosario Aguilar	DD - ES	783.00
20120006	2/1/20	*****9530	Demetrius Alexander	DD - ES	1,754.00
20120007	2/1/20	*****5726	Jane Alexander	DD - ES	931.00
20120008	2/1/20	*****9681	Dale Alvarez	DD - ES	1,596.00
20120010	2/1/20	*****0104	Cecilia Anderson	DD - ES	2,643.00
20120011	2/1/20	*****9111	Shawn Anderson	DD - ES	1,681.00
20120012	2/1/20	*****5951	Stoneman Apartments	DD - ES	28,482.00
20120013	2/1/20	*****5951	Stoneman Apartments	DD - ES	16,271.00
20120014	2/1/20	*****8701	Mariteresa Arenson c/o Select 1 Realty	DD - ES	1,735.00
20120015	2/1/20	*****0707	Sergeant or Sima Austin	DD - ES	1,754.00
20120016	2/1/20	*****4941	Shruti Motilal Ba-Harani	DD - ES	2,148.00
20120017	2/1/20	*****2764	Mel L. Banagan	DD - ES	1,832.00
20120018	2/1/20	*****4138	Carlos G. Barraza	DD - ES	808.00
20120019	2/1/20	*****3909	Ken Bartlett	DD - ES	1,377.00
20120020	2/1/20	*****5979	John Bedford	DD - ES	1,077.00
20120021	2/1/20	*****9093	Holly A Hawkins	DD - ES	6,208.00
20120023	2/1/20	*****8614	Charles Bell and Camino Johnson-Bell	DD - ES	1,618.00
20120024	2/1/20	*****2521	Belmont Apartments	DD - ES	33,868.00
20120025	2/1/20	*****2521	Belmont Apartments	DD - ES	31,293.00
20120026	2/1/20	*****2521	Belmont Apartments	DD - ES	29,009.00
20120027	2/1/20	*****2521	Belmont Apartments	DD - ES	18,543.00

20120028	2/1/20	*****5996	Alex Benjamin	DD - ES	1,572.00
20120029	2/1/20	*****6465	Tennyson Berry	DD - ES	1,695.00
20120030	2/1/20	*****8634	Bethel Global Development LLC	DD - ES	1,742.00
20120031	2/1/20	*****2209	Gina Bhatia	DD - ES	1,796.00
20120032	2/1/20	*****7075	Som N Bhatia	DD - ES	3,969.00
20120033	2/1/20	*****0602	Pinakin Bhatt	DD - ES	2,386.00
20120034	2/1/20	*****8470	Joseph B. Bachir	DD - ES	1,629.00
20120035	2/1/20	*****5924	Steven Booras	DD - ES	2,265.00
20120036	2/1/20	*****1438	2018-2 IH Borrower LP	DD - ES	2,104.00
20120037	2/1/20	*****2439	Rosie M Boyd	DD - ES	2,498.00
20120038	2/1/20	*****3037	Kelly Ann Bradford	DD - ES	1,451.00
20120039	2/1/20	*****6215	Janet Brown	DD - ES	2,066.59
20120040	2/1/20	*****7469	Jessica G. Platt	DD - ES	1,485.00
20120041	2/1/20	*****9783	Lauren H Brown	DD - ES	1,753.00
20120042	2/1/20	*****9954	Blue Sapphire Homes, Inc.	DD - ES	2,273.00
20120043	2/1/20	*****2142	Huong T. Bui	DD - ES	3,900.00
20120044	2/1/20	*****3187	Burga Family California Trust	DD - ES	1,946.00
20120047	2/1/20	*****3026	Jerome Busby	DD - ES	1,812.00
20120049	2/1/20	*****4042	Donnell I. Carson	DD - ES	1,851.00
20120050	2/1/20	*****5079	Castle Creek Company, Inc.	DD - ES	1,557.00
			Trust Account		
20120051	2/1/20	*****6006	Christopher Todd Chambers	DD - ES	2,006.00
20120052	2/1/20	*****6869	Cora Ann Chambers	DD - ES	2,000.00
20120053	2/1/20	*****6228	Gayle Chamberlain	DD - ES	856.00
20120054	2/1/20	*****0398	Kan Chuen Chan	DD - ES	2,050.00
20120055	2/1/20	*****5571	P. M. Chaobal	DD - ES	2,499.00
20120056	2/1/20	*****9661	Chao Chen	DD - ES	2,150.00
20120057	2/1/20	*****1853	Hong Chen	DD - ES	4,568.00
20120058	2/1/20	*****8946	Jienlin Chen	DD - ES	1,713.00
20120059	2/1/20	*****0128	Ping Chen	DD - ES	2,175.00
20120060	2/1/20	*****4714	Wenhua Chen	DD - ES	2,361.00
20120061	2/1/20	*****5473	Hwa-Yoong Chiu	DD - ES	2,400.00
20120062	2/1/20	*****3211	Ada Choi	DD - ES	2,241.00
20120063	2/1/20	*****2454	Chun Ok Choi	DD - ES	6,076.00
20120064	2/1/20	*****0310	City of Pittsburg Housing Authority	DD - ES	5,343.00
20120065	2/1/20	*****3591	Juan F. Clara	DD - ES	1,345.00
20120066	2/1/20	*****7054	Ping Cao	DD - ES	1,094.00
20120067	2/1/20	*****1362	College Park Housing Authority	DD - ES	851.28
20120068	2/1/20	*****9873	Angel Contreras	DD - ES	2,860.00
20120069	2/1/20	*****1814	Tonette Sharice Cooper	DD - ES	2,689.00

20120070	2/1/20	*****0855	Adolph Rudolph Cortesi III	DD - ES	1,580.00
20120071	2/1/20	*****5708	David Elmer Cortesi	DD - ES	1,541.00
20120072	2/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	2,886.35
20120073	2/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	6,428.98
20120074	2/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	2,924.70
20120075	2/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	4,901.98
20120076	2/1/20	*****7194	Maria G. Costa	DD - ES	771.00
20120077	2/1/20	*****1944	Melonie C. Miles - Trustee Phillip Cotton and Freddie Cotton 2005 Trust	DD - ES	2,007.00
20120078	2/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	21,731.00
20120079	2/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	26,342.00
20120080	2/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	22,281.00
20120081	2/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	3,061.00
20120082	2/1/20	*****6569	Jeannette D. Crespo	DD - ES	2,526.00
20120083	2/1/20	*****7900	Patricia Crosby	DD - ES	1,450.00
20120084	2/1/20	*****3327	Jorge Robert Dagys Delevan Catty Leticia Pajoluk	DD - ES	2,030.00
20120085	2/1/20	*****6248	Justin Dailey	DD - ES	1,510.00
20120086	2/1/20	*****8853	Antoinette Davis	DD - ES	1,419.00
20120087	2/1/20	*****2963	Audrey Davis	DD - ES	1,484.00
20120088	2/1/20	*****0396	Kesha E. Davis	DD - ES	1,286.00
20120089	2/1/20	*****8929	Kevin Davidson	DD - ES	1,200.00
20120090	2/1/20	*****4961	Paulette Davis	DD - ES	1,651.00
20120091	2/1/20	*****6115	Roshan M. Davis	DD - ES	1,438.00
20120092	2/1/20	*****9068	Jagdeep or Shashi Dayal	DD - ES	4,407.00
20120093	2/1/20	*****2031	Wayman Dea	DD - ES	2,274.00
20120094	2/1/20	*****8370	Charles Dellamore	DD - ES	1,660.00
20120095	2/1/20	*****5882	David De La Torre	DD - ES	1,364.00
20120097	2/1/20	*****1004	Brigitte P. Doan	DD - ES	7,266.00
20120098	2/1/20	*****3531	Anna Phuongnam Thi Do	DD - ES	2,048.00
20120099	2/1/20	*****9716	JoAnn or Larry Domina	DD - ES	1,137.00
20120100	2/1/20	*****6538	Linda Duong	DD - ES	1,048.00
20120101	2/1/20	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	4,062.00
20120102	2/1/20	*****0372	Doris Engle Family Ltd Partnership c/o Select 1 Realty	DD - ES	1,310.00
20120103	2/1/20	*****3757	Alma B Espiritu	DD - ES	1,732.00
20120104	2/1/20	*****8122	Gerardo M. Esquivel	DD - ES	1,348.00

20120105	2/1/20	*****6027	Jianxin Fang	DD - ES	4,858.00
			Jia Liu		
20120106	2/1/20	*****3602	Favian M. Wong	DD - ES	1,056.00
20120107	2/1/20	*****3835	Michael Mao	DD - ES	2,149.00
			C/O Jing Feng		
20120108	2/1/20	*****8236	Anthony Ferrell	DD - ES	1,749.00
20120109	2/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	17,886.00
20120110	2/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	18,278.26
20120111	2/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	17,546.00
20120112	2/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	1,108.00
20120113	2/1/20	*****2790	Barbara J. Fierner	DD - ES	1,675.00
20120114	2/1/20	*****9447	Joseph Field	DD - ES	1,154.00
20120115	2/1/20	*****7691	Hernan Roberto Figueroa	DD - ES	1,362.00
20120116	2/1/20	*****0962	Tochia D. Brewster Fleeton	DD - ES	1,444.00
20120117	2/1/20	*****5773	Alexander Flowers	DD - ES	1,340.00
20120118	2/1/20	*****1547	HomeForward (Housing Authority of Portland)	DD - ES	1,677.00
20120119	2/1/20	*****4032	Fox Creek Apartments	DD - ES	24,556.00
20120120	2/1/20	*****4032	Fox Creek Apartments	DD - ES	9,421.00
20120121	2/1/20	*****0284	Monica Fraga	DD - ES	1,689.00
20120122	2/1/20	*****6894	Rejois O. Frazier or Leroy Myers	DD - ES	1,728.00
20120123	2/1/20	*****6265	Mr. Darren Fuller	DD - ES	1,384.00
20120124	2/1/20	*****8997	Fan Fuller	DD - ES	364.00
20120125	2/1/20	*****9634	Gialene Gaines	DD - ES	1,750.00
20120126	2/1/20	*****8306	Bao Wen Gao	DD - ES	2,968.00
20120127	2/1/20	*****6981	Adraine Gardner	DD - ES	2,165.00
20120128	2/1/20	*****4278	Antoinette L Garcia	DD - ES	1,345.00
20120129	2/1/20	*****7036	David Gardner	DD - ES	2,820.00
20120130	2/1/20	*****0785	Rupesh Garg	DD - ES	1,977.00
			Samantha Garg		
20120131	2/1/20	*****5111	Gateway Apartments	DD - ES	4,701.00
20120132	2/1/20	*****5298	Parvindokht Ghaboulidashti	DD - ES	1,103.00
20120133	2/1/20	*****2770	Eva Gholson	DD - ES	3,300.00
20120134	2/1/20	*****1145	Vernon or Eva Gholson	DD - ES	2,620.00
20120135	2/1/20	*****5958	Jacqueline Gill	DD - ES	1,695.00
20120136	2/1/20	*****3566	Mahavir Gill	DD - ES	5,279.00
			Mahavir S Gill Sr		
20120137	2/1/20	*****8187	Sukpran Gill	DD - ES	1,487.00
20120138	2/1/20	*****6084	Gold A and S LLC	DD - ES	2,412.00
20120139	2/1/20	*****3032	Jesse Gonzaga	DD - ES	2,181.00
20120140	2/1/20	*****6940	Frances Greene	DD - ES	2,107.00
20120141	2/1/20	*****4872	Rodney Green	DD - ES	1,136.00
20120142	2/1/20	*****3361	Rupinder Grewal	DD - ES	1,996.00

20120143	2/1/20	*****7325	Patricia Gridley	DD - ES	1,025.00
20120144	2/1/20	*****6305	Italo Grossi	DD - ES	1,570.00
20120145	2/1/20	*****6721	Amparo Guardado Cesar Q. Guardado	DD - ES	1,258.00
20120146	2/1/20	*****0940	Krystle Guan	DD - ES	4,372.00
20120147	2/1/20	*****5987	Bob Gunson Real Estate C/O Julie Hang	DD - ES	1,422.00
20120148	2/1/20	*****5267	Abhilash Gupta	DD - ES	3,250.00
20120149	2/1/20	*****7930	Donald R. Watson, Sr.	DD - ES	442.00
20120150	2/1/20	*****2314	Nicole Hackett	DD - ES	1,956.00
20120151	2/1/20	*****6176	Asharfun Nisha Hafiz	DD - ES	1,720.00
20120152	2/1/20	*****0457	Jeffrey Paul Hagler	DD - ES	3,612.00
20120153	2/1/20	*****9827	Delores Jane Hall	DD - ES	1,532.00
20120154	2/1/20	*****4299	Clarence Jerome Hardison	DD - ES	1,658.00
20120155	2/1/20	*****6228	David L Hart	DD - ES	1,779.00
20120156	2/1/20	*****1769	Lawrence Harrold	DD - ES	7,193.00
20120157	2/1/20	*****7423	Delta Hawaii Garden Apartments LLC	DD - ES	5,661.00
20120158	2/1/20	*****5859	Chuanhu He	DD - ES	1,920.00
20120159	2/1/20	*****6728	David T. Hennigan	DD - ES	16,381.00
20120160	2/1/20	*****3097	Silvester C. Henderson	DD - ES	3,943.00
20120161	2/1/20	*****5221	Anna Hernandez	DD - ES	1,512.00
20120162	2/1/20	*****3423	Sally Lea Hickman	DD - ES	1,493.00
20120163	2/1/20	*****1603	Marva Hill	DD - ES	448.00
20120164	2/1/20	*****6255	Carl E. Hoard II	DD - ES	640.00
20120165	2/1/20	*****7386	Hanh Huu Hoang	DD - ES	2,789.00
20120166	2/1/20	*****5654	Havy S Hoag	DD - ES	5,215.00
20120167	2/1/20	*****4106	Albert Ho	DD - ES	1,786.00
20120168	2/1/20	*****2084	Annie Ho The Annie Ho Living Trust	DD - ES	1,161.00
20120169	2/1/20	*****8576	Joyce Ann Hoffman	DD - ES	1,452.00
20120170	2/1/20	*****7451	Gloria H. Holbrook	DD - ES	1,516.00
20120171	2/1/20	*****4543	Ronald G. Holmes	DD - ES	950.00
20120172	2/1/20	*****2768	Invitation Homes	DD - ES	2,165.00
20120173	2/1/20	*****5700	Tony Ho	DD - ES	1,261.00
20120174	2/1/20	*****9956	Cheng Huang	DD - ES	2,899.00
20120175	2/1/20	*****1535	Fanny Kao Huang	DD - ES	1,806.00
20120176	2/1/20	*****8816	Ming Zin Huang	DD - ES	2,801.00
20120177	2/1/20	*****7984	Tao Huang	DD - ES	7,836.00
20120178	2/1/20	*****9084	Nancy Xiu Zhen Hu	DD - ES	2,103.00
20120179	2/1/20	*****6229	Thinh Trieu Huynh	DD - ES	2,400.00
20120180	2/1/20	*****0778	IGreen House Inc.	DD - ES	1,189.00
20120181	2/1/20	*****4320	IH2 Property West, L.P.	DD - ES	1,361.00

20120182	2/1/20	*****7951	IH5 Property West LP	DD - ES	2,904.00
20120183	2/1/20	*****8323	Keyee Investment LLC	DD - ES	782.00
20120184	2/1/20	*****1017	LaShon D Irving	DD - ES	2,143.00
20120185	2/1/20	*****0911	Mario Isidro	DD - ES	1,955.00
20120186	2/1/20	*****6821	Michael or Kay Isola	DD - ES	909.00
20120187	2/1/20	*****4913	Jabbarr Love	DD - ES	1,321.00
20120188	2/1/20	*****2036	Brandi Jackson c/o Perry Realty Team	DD - ES	2,165.00
20120189	2/1/20	*****5120	Deepika Sameer Jain	DD - ES	10,105.00
20120190	2/1/20	*****4910	Sameer Jain	DD - ES	5,831.00
20120191	2/1/20	*****3307	Vishal S. Jain	DD - ES	1,952.00
20120192	2/1/20	*****1349	Jason Le	DD - ES	2,561.00
20120193	2/1/20	*****6917	Jian Xing Zhang	DD - ES	1,493.00
20120194	2/1/20	*****5506	Jason K. Johnson	DD - ES	2,804.00
20120195	2/1/20	*****8569	Ronita Johnson	DD - ES	1,487.00
20120196	2/1/20	*****8867	James Jones	DD - ES	1,963.00
20120197	2/1/20	*****2434	Sharon Jones	DD - ES	1,756.00
20120198	2/1/20	*****4905	Mostaeen B Jouya	DD - ES	2,219.00
20120199	2/1/20	*****3526	JPH Investment Trust	DD - ES	1,527.00
20120200	2/1/20	*****5647	Om Parkash Kalra	DD - ES	3,135.00
20120201	2/1/20	*****8425	Wei Kang	DD - ES	4,216.00
20120202	2/1/20	*****7429	Navkirandeep Kaur	DD - ES	2,436.00
20120203	2/1/20	*****6180	K. E. M. Group LLC	DD - ES	1,899.00
20120204	2/1/20	*****9411	Anthony Keslinke	DD - ES	1,502.00
20120205	2/1/20	*****2578	Faraz Ali Khan	DD - ES	1,174.00
20120206	2/1/20	*****0839	Alan T. Kilpatrick	DD - ES	441.00
20120207	2/1/20	*****0888	KW Kirker Creek, LLC	DD - ES	2,993.00
20120208	2/1/20	*****9221	John N Kitta	DD - ES	2,651.00
20120209	2/1/20	*****7475	Qi Yun Kuang	DD - ES	6,510.00
20120210	2/1/20	*****8506	Simon Kailiang Kuang	DD - ES	1,658.00
20120211	2/1/20	*****9316	Zdzislaw Kujawa	DD - ES	1,301.00
20120212	2/1/20	*****2585	Daniel Kwan	DD - ES	3,525.00
20120213	2/1/20	*****6229	Simon Chuen-Sang Kwong	DD - ES	1,153.00
20120214	2/1/20	*****8326	Thomas LaFleur	DD - ES	1,487.00
20120215	2/1/20	*****7845	Chow Kang Lam	DD - ES	2,102.00
20120216	2/1/20	*****6520	Shirley Manly-Lampkin	DD - ES	1,042.00
20120217	2/1/20	*****6102	Maria Lara	DD - ES	1,608.00
20120218	2/1/20	*****7975	Peter C. Larsen	DD - ES	1,449.00
20120219	2/1/20	*****2401	Kevin Lassair Terrilyn Lassair	DD - ES	1,954.00
20120220	2/1/20	*****4732	Latif, LLC	DD - ES	3,167.00

20120221	2/1/20	*****8107	Marnita G. Lawson	DD - ES	1,093.00
20120222	2/1/20	*****2293	LCSTAR, LLC	DD - ES	4,481.00
20120223	2/1/20	*****0984	Dao Tran Le	DD - ES	550.00
20120224	2/1/20	*****8548	Jack Wai Lee	DD - ES	2,190.00
20120225	2/1/20	*****1755	Siu Wan Windytiti Lee	DD - ES	1,926.00
20120226	2/1/20	*****2527	Steven Lee	DD - ES	1,678.00
20120227	2/1/20	*****5289	Yuhjen Juang Lee	DD - ES	1,790.00
20120228	2/1/20	*****7087	Huy Nguyen Le	DD - ES	2,700.00
20120229	2/1/20	*****1860	Lena Le	DD - ES	897.00
20120230	2/1/20	*****3782	Joseph C. Lerma	DD - ES	1,016.00
20120231	2/1/20	*****3555	Yiping I. and Frederic Leroudier	DD - ES	2,100.00
20120232	2/1/20	*****3410	John M. Leung	DD - ES	7,637.00
20120233	2/1/20	*****3743	May Leung or Rodney Chen	DD - ES	3,788.00
20120234	2/1/20	*****2110	Peter Leung	DD - ES	2,551.00
20120235	2/1/20	*****5185	Fortunee Lichaa	DD - ES	936.00
20120236	2/1/20	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	9,391.00
20120237	2/1/20	*****8871	Jie Li	DD - ES	1,984.00
20120238	2/1/20	*****7827	Jinhuan Li	DD - ES	1,524.00
20120239	2/1/20	*****9346	Joshua Li	DD - ES	1,437.00
20120240	2/1/20	*****5495	Jian S Lin	DD - ES	1,669.00
20120241	2/1/20	*****2649	Tim Lindstrom c/o AAA Property Management	DD - ES	1,133.00
20120242	2/1/20	*****3881	Vivian Y Li	DD - ES	516.00
20120244	2/1/20	*****0050	Wei Min Li	DD - ES	1,712.00
20120245	2/1/20	*****9003	Ying Hong Li	DD - ES	1,513.00
20120246	2/1/20	*****0198	Belkis Zhong Li	DD - ES	1,609.00
20120247	2/1/20	*****1646	Paul Long	DD - ES	2,429.00
20120248	2/1/20	*****1474	Los Medanos Village Apartments	DD - ES	17,984.00
20120249	2/1/20	*****7531	Tony or Yvonne Louie	DD - ES	1,410.00
20120250	2/1/20	*****5602	Marshall & Sonya Lowe	DD - ES	1,672.00
20120251	2/1/20	*****3708	Anthony Charles Loyola	DD - ES	1,300.00
20120252	2/1/20	*****7720	Jose Loza	DD - ES	843.00
20120253	2/1/20	*****2354	Andrew Kin Lui	DD - ES	5,494.00
20120254	2/1/20	*****4658	Wei Liu Guangxin Frank Liu	DD - ES	1,871.00
20120255	2/1/20	*****7843	The Entrust Group, Inc. FBO Theodore Lum IRA (acct #34892)	DD - ES	2,500.00
20120256	2/1/20	*****1821	Curtis H. Lundberg	DD - ES	581.00
20120257	2/1/20	*****1596	Kenneth Luong	DD - ES	1,581.00
20120258	2/1/20	*****1494	Xiangwen Lu	DD - ES	2,767.00
20120259	2/1/20	*****2147	Chi Vien Ly	DD - ES	1,976.00

20120260	2/1/20	*****6525	Madelyn Ann Massey Trustee of the 2017 Massey Family Trust	DD - ES	1,640.00
20120261	2/1/20	*****5865	Rakesh Madra	DD - ES	1,237.00
20120262	2/1/20	*****2191	Radha Mahesram	DD - ES	1,140.00
20120263	2/1/20	*****7358	Mahnoor Tariq	DD - ES	2,670.00
20120264	2/1/20	*****4372	Jennifer Leung Ma	DD - ES	3,502.00
20120265	2/1/20	*****1989	Jeff Mann	DD - ES	6,768.00
20120266	2/1/20	*****5378	Glenn Marshall	DD - ES	2,500.00
20120267	2/1/20	*****2875	Marla Y Harrison	DD - ES	537.00
20120268	2/1/20	*****4697	Elisa Aurora Martinez	DD - ES	2,776.00
20120269	2/1/20	*****9206	Demetria d Mason	DD - ES	1,850.00
20120270	2/1/20	*****6768	Matrixone Realty	DD - ES	1,041.00
20120271	2/1/20	*****5255	Helen McCarthy	DD - ES	1,936.00
20120272	2/1/20	*****6494	Dorothy McDonald	DD - ES	1,759.00
20120274	2/1/20	*****1152	Janice K McLean	DD - ES	1,452.00
20120275	2/1/20	*****4675	Meadow Glen Apartments	DD - ES	1,912.00
20120276	2/1/20	*****9866	Tatung Mei	DD - ES	3,564.00
20120277	2/1/20	*****4316	Joel Mejia	DD - ES	1,135.00
20120278	2/1/20	*****5245	Jinyu Meng	DD - ES	1,139.00
20120279	2/1/20	*****4885	Sabine Menzel	DD - ES	5,250.00
20120280	2/1/20	*****0133	Mercedes P. Johnson	DD - ES	561.00
20120281	2/1/20	*****8272	Hector Meza	DD - ES	1,650.00
20120282	2/1/20	*****9885	Andrew S Miloslavich	DD - ES	1,668.00
20120283	2/1/20	*****7437	Perchak Properties for Carol Miller	DD - ES	1,940.00
20120284	2/1/20	*****4000	Millennium Homes	DD - ES	2,198.00
20120285	2/1/20	*****9782	Maryann Miller	DD - ES	1,193.00
20120286	2/1/20	*****2618	Carlos J Miranda	DD - ES	702.00
20120287	2/1/20	*****0772	Hassan Mirabedi	DD - ES	7,923.00
20120288	2/1/20	*****6741	Gwendolyn Mitchell	DD - ES	3,812.00
20120289	2/1/20	*****7083	Ronnie Eric Moffett Estate	DD - ES	2,018.00
20120290	2/1/20	*****6340	Moe Mojaddidi	DD - ES	3,000.00
20120291	2/1/20	*****0985	Rodney Montgomery or Sharon Montgomery	DD - ES	1,647.00
20120292	2/1/20	*****4676	Erik L Morris	DD - ES	2,131.00
20120293	2/1/20	*****3624	Diane Morin	DD - ES	1,890.00
20120294	2/1/20	*****3642	Eva Munn	DD - ES	952.00
20120295	2/1/20	*****8820	Brien Brothers, LLC C/O Mynd Management, IC.	DD - ES	1,748.00
20120296	2/1/20	*****0105	Ehsan Nabkel	DD - ES	3,554.00
20120297	2/1/20	*****9276	Fariba Naji	DD - ES	1,546.00
20120298	2/1/20	*****6234	Shinder Paul Narabut	DD - ES	7,135.00
20120299	2/1/20	*****0054	NC Associates, Inc.	DD - ES	17,972.00

20120300	2/1/20	*****9180	Michael Nelson	DD - ES	2,339.00
20120301	2/1/20	*****5257	Guy Nesbeth	DD - ES	2,913.00
20120302	2/1/20	*****1072	Dominic Y Ng	DD - ES	3,127.00
20120303	2/1/20	*****3604	Knowland Ging Ng	DD - ES	4,749.00
20120304	2/1/20	*****8594	Patrick Ng Mike Perry, Property Manager	DD - ES	1,709.00
20120305	2/1/20	*****0738	Hieu Nguyen	DD - ES	1,723.00
20120306	2/1/20	*****7154	Huy Quang Nguyen	DD - ES	2,419.00
20120307	2/1/20	*****8307	Mai Thi Thanh Nguyen	DD - ES	1,925.00
20120308	2/1/20	*****4366	Quyen Nguyen	DD - ES	1,900.00
20120309	2/1/20	*****8241	Tieu Nguyen	DD - ES	1,358.00
20120310	2/1/20	*****2660	Nichole Nicholson	DD - ES	2,303.00
20120311	2/1/20	*****7265	Ernest Nichols III	DD - ES	3,719.00
20120312	2/1/20	*****6497	Peter Niloufari	DD - ES	5,266.00
20120314	2/1/20	*****8129	Kevin Nord	DD - ES	1,350.00
20120315	2/1/20	*****0056	Richard A Norte	DD - ES	2,603.00
20120316	2/1/20	*****2286	North State Financial, Inc.	DD - ES	1,502.00
20120317	2/1/20	*****7171	New Way Management Services, Inc.	DD - ES	20,045.00
20120318	2/1/20	*****1194	Jennifer Odei	DD - ES	1,439.00
20120319	2/1/20	*****5572	Dwight J Owens	DD - ES	652.00
20120320	2/1/20	*****1780	Diane Oles	DD - ES	1,754.00
20120321	2/1/20	*****4543	Esosa A. Omokaro	DD - ES	2,186.00
20120323	2/1/20	*****0588	Orange County Housing Authority Orange County Housing Authority	DD - ES	2,304.27
20120324	2/1/20	*****3741	Sandra L Ortiz	DD - ES	1,822.00
20120325	2/1/20	*****1081	Chinenye Osuagwu	DD - ES	2,582.00
20120326	2/1/20	*****9139	Olubukola Amoke Oyeade	DD - ES	2,462.00
20120327	2/1/20	*****3324	Mutlu Ozer	DD - ES	1,740.00
20120328	2/1/20	*****4083	Pacific Living, LLC	DD - ES	2,769.00
20120329	2/1/20	*****7811	Hemangini & Vijendra Patel	DD - ES	2,300.00
20120330	2/1/20	*****0885	Kokila Patel	DD - ES	1,023.00
20120331	2/1/20	*****0346	Patiala, LLC Deepinder Kaur or Ajay Singh	DD - ES	2,282.00
20120332	2/1/20	*****8684	Virendra M. Patel	DD - ES	1,105.00
20120333	2/1/20	*****8047	Jason Pauline	DD - ES	1,351.00
20120334	2/1/20	*****1939	Paula D. Williams	DD - ES	1,613.00
20120335	2/1/20	*****3189	Loycell Peacock	DD - ES	1,364.00
20120336	2/1/20	*****5165	Scott Pease	DD - ES	1,262.00
20120337	2/1/20	*****8805	Alonso R. Perez	DD - ES	1,493.00
20120338	2/1/20	*****3278	Maria Del Carmen Perez	DD - ES	239.00
20120339	2/1/20	*****6784	Lowde Y. Perkins	DD - ES	919.00
20120340	2/1/20	*****8225	Shiv Pertab	DD - ES	2,805.00

20120341	2/1/20	*****4893	Cong Thi Pham	DD - ES	2,368.00
20120342	2/1/20	*****0958	Pittsburg Park Apartments	DD - ES	3,106.00
20120343	2/1/20	*****1097	Bay Point Orphans Fund, LLC	DD - ES	3,157.00
20120344	2/1/20	*****7605	Portofino Apartments	DD - ES	7,617.00
20120345	2/1/20	*****8826	Prime Metropolis Properties, Inc.	DD - ES	5,419.00
20120346	2/1/20	*****2849	IH5 Property West LP	DD - ES	2,381.00
20120347	2/1/20	*****3398	Marples Property Management	DD - ES	3,321.00
20120348	2/1/20	*****4650	A. Meadows Property Management	DD - ES	3,324.00
20120349	2/1/20	*****6551	Parks Properties	DD - ES	1,726.00
20120350	2/1/20	*****7789	Stokley Properties LLC Harbor	DD - ES	2,381.00
20120351	2/1/20	*****8055	Property Upsurge, Inc.	DD - ES	3,235.00
20120352	2/1/20	*****5762	Husam Mousa Qana	DD - ES	2,462.00
20120353	2/1/20	*****0782	Amjad Qaqish	DD - ES	783.00
20120354	2/1/20	*****9542	Sam or Sonia Quinones	DD - ES	1,800.00
20120355	2/1/20	*****4029	Amos Radford	DD - ES	1,451.00
20120356	2/1/20	*****1034	Kuljit P Raju	DD - ES	1,302.00
20120357	2/1/20	*****2261	Paramjit K. Raju	DD - ES	3,060.00
20120358	2/1/20	*****3452	Christopher Ramirez	DD - ES	1,837.00
20120359	2/1/20	*****8489	Enrique or Stacy Ramirez	DD - ES	548.00
20120360	2/1/20	*****2162	Erika Ramirez	DD - ES	1,507.00
20120362	2/1/20	*****2283	Rohini Ram-Cline	DD - ES	1,991.00
20120363	2/1/20	*****6068	David Raughton	DD - ES	1,772.00
20120364	2/1/20	*****8337	RayCaro Inc.	DD - ES	3,026.00
20120365	2/1/20	*****8227	Croskey Real Estate, Inc.	DD - ES	1,707.00
20120366	2/1/20	*****6703	Amerasia Real Estate Fund LLC	DD - ES	4,036.00
20120367	2/1/20	*****7083	Reliant - Woods Grove, LP	DD - ES	14,944.00
20120368	2/1/20	*****7349	Eric Franklin Remson	DD - ES	1,336.00
20120369	2/1/20	*****9321	Roger Riley	DD - ES	1,901.00
20120370	2/1/20	*****4562	Rising Investments LLC	DD - ES	2,360.00
20120371	2/1/20	*****4809	Robert W. Daniels	DD - ES	2,416.00
20120372	2/1/20	*****0694	Jason Ruffin	DD - ES	2,862.00
20120373	2/1/20	*****4579	Elvira Ruiz	DD - ES	1,578.00
20120374	2/1/20	*****5248	Constance Russell	DD - ES	1,262.00
20120375	2/1/20	*****8536	Ms. Meuy Saelee	DD - ES	2,958.00
20120376	2/1/20	*****3871	Maridel P Santos	DD - ES	1,597.00
20120377	2/1/20	*****3011	Alicia Saucedo	DD - ES	1,218.00
20120378	2/1/20	*****7615	Gregory Paul Schulz	DD - ES	1,167.00
20120379	2/1/20	*****9954	Richard M. Sciortino	DD - ES	2,358.00
20120380	2/1/20	*****7031	Jacqueline Selinger	DD - ES	1,534.00
20120381	2/1/20	*****5346	Young Sook Seroy	DD - ES	2,024.00
20120382	2/1/20	*****1446	Mohinder Sharma	DD - ES	1,003.00

20120383	2/1/20	*****7239	Shailesh & Bela Patel	DD - ES	3,057.00
20120384	2/1/20	*****1357	Mohammad Shekib	DD - ES	1,946.00
20120385	2/1/20	*****1370	James Shipe, c/o Richard Grijalva, East Cty Brokers	DD - ES	1,946.00
20120386	2/1/20	*****5981	Yihui Shi	DD - ES	1,721.00
20120387	2/1/20	*****7789	Siena Court Apartments	DD - ES	12,804.00
20120388	2/1/20	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	2,954.00
20120389	2/1/20	*****7396	Sierra Pacific Properties Woodland Hills Apartments	DD - ES	11,630.00
20120390	2/1/20	*****6650	Frank M. Siino	DD - ES	896.00
20120391	2/1/20	*****8035	Joseph Michael Siino	DD - ES	1,525.00
20120392	2/1/20	*****5399	Gloria Silva	DD - ES	705.00
20120393	2/1/20	*****8407	Marc J. Simpson	DD - ES	1,271.00
20120394	2/1/20	*****3639	Raman Singh	DD - ES	2,601.00
20120395	2/1/20	*****6058	Son Singh	DD - ES	1,521.00
20120396	2/1/20	*****0700	Crystal Situ	DD - ES	1,505.00
20120397	2/1/20	*****3853	Lakesha Michelle Smith Lionel R Smith	DD - ES	1,975.00
20120398	2/1/20	*****4970	Molly Smith	DD - ES	1,870.00
20120399	2/1/20	*****9092	Sherritta M Smith	DD - ES	1,004.00
20120400	2/1/20	*****2032	Cinthia Sosa	DD - ES	1,517.00
20120401	2/1/20	*****6977	Angela E. Robinson-Spencer	DD - ES	2,000.00
20120403	2/1/20	*****5343	Deborah Steppe	DD - ES	2,046.00
20120404	2/1/20	*****1601	George W. Stephens	DD - ES	1,661.00
20120405	2/1/20	*****5308	R R Rentals	DD - ES	1,700.00
20120406	2/1/20	*****1808	Jezzy Sukaemi	DD - ES	2,433.00
20120407	2/1/20	*****7479	Ms. Li Su	DD - ES	2,571.00
20120408	2/1/20	*****8534	Suma Aryaei	DD - ES	2,702.00
20120409	2/1/20	*****1235	Summit Venture Group, LLC	DD - ES	2,485.00
20120410	2/1/20	*****6168	Kamaljeet Surila	DD - ES	1,570.00
20120411	2/1/20	*****0399	Joyce Hui Sy	DD - ES	6,451.00
20120412	2/1/20	*****1242	Hamed Tafaghodi Alexis Tafaghodi	DD - ES	1,046.00
20120413	2/1/20	*****3190	Sha Sha Teng	DD - ES	2,456.00
20120414	2/1/20	*****6283	Yun Teng Weijie Zhang	DD - ES	2,008.00
20120415	2/1/20	*****9166	Ms. Natasha Terry	DD - ES	2,719.00
20120416	2/1/20	*****2164	Quyen Minh Thai	DD - ES	1,416.00
20120417	2/1/20	*****9314	Silvia Thein and Ada Choi	DD - ES	1,779.00
20120418	2/1/20	*****7191	Tequila Nashannon Thornton	DD - ES	1,161.00
20120419	2/1/20	*****4049	ChingJen Tong	DD - ES	1,703.00

20120420	2/1/20	*****1714	Yoway Wilson Tong	DD - ES	1,671.00
20120421	2/1/20	*****1405	Lourdes or Raymond Tovar	DD - ES	1,825.00
20120422	2/1/20	*****2094	Raphael Minhtuyen Tran	DD - ES	2,825.00
20120423	2/1/20	*****1327	Thuy Tran	DD - ES	1,250.00
20120424	2/1/20	*****6165	Thanh Van Trinh	DD - ES	1,500.00
20120425	2/1/20	*****1650	Ms. Wendie Hue Trinh	DD - ES	2,180.00
20120426	2/1/20	*****3572	Nhan Chi Truong	DD - ES	978.00
20120427	2/1/20	*****5313	Sean Thuyet Truong	DD - ES	1,290.00
20120428	2/1/20	*****9321	Van Truong	DD - ES	1,523.00
20120429	2/1/20	*****8392	Xavier Van Truong	DD - ES	5,972.00
20120430	2/1/20	*****5553	David Tseng	DD - ES	2,836.00
20120431	2/1/20	*****6917	Erica Uschold	DD - ES	2,274.00
20120432	2/1/20	*****2907	Frank Lokeni Uu Martha Jauregui Morales	DD - ES	1,743.00
20120433	2/1/20	*****4582	Lidia Valladares	DD - ES	884.00
20120434	2/1/20	*****0250	Victor D Valenzuela	DD - ES	1,635.00
20120435	2/1/20	*****3371	Gary D. Vasconcellos	DD - ES	1,438.00
20120436	2/1/20	*****8457	Sareena Lata Velu	DD - ES	2,109.00
20120437	2/1/20	*****5310	Azell Vickers	DD - ES	1,313.00
20120438	2/1/20	*****9682	Nuno G Vieira	DD - ES	4,332.00
20120439	2/1/20	*****7391	Kim Uyen Minh Vu	DD - ES	908.00
20120440	2/1/20	*****2720	Stephen Cordell Wafer	DD - ES	1,063.00
20120441	2/1/20	*****2768	Huan Rong Wang	DD - ES	1,366.00
20120442	2/1/20	*****6924	Lining Wan	DD - ES	1,863.00
20120443	2/1/20	*****6945	Wei Wang	DD - ES	1,980.00
20120444	2/1/20	*****1634	Yu Ruo Wang	DD - ES	2,165.00
20120445	2/1/20	*****7593	Ms. Brigitte Warren C/O Perry Realty Team	DD - ES	2,450.00
20120446	2/1/20	*****5502	Mildred Lucille Washington	DD - ES	1,996.00
20120448	2/1/20	*****4384	Wenying Chang	DD - ES	2,616.00
20120449	2/1/20	*****5295	Holly Wen	DD - ES	1,205.00
20120450	2/1/20	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	4,895.00
20120452	2/1/20	*****7867	Ms Adrienne Wilson C/O Gabe Essoe	DD - ES	1,758.00
20120453	2/1/20	*****5057	Kathleen and John Wilson	DD - ES	1,270.00
20120454	2/1/20	*****8702	Kathy D. Williams	DD - ES	2,254.00
20120455	2/1/20	*****5480	Tasia La Vonda Williams	DD - ES	1,955.00
20120456	2/1/20	*****5026	Windeler Development Group, Inc.	DD - ES	1,245.00
20120457	2/1/20	*****1862	Danny Ching-Yam Wong	DD - ES	1,565.00
20120458	2/1/20	*****1157	Har Pan Wong	DD - ES	7,127.00

20120459	2/1/20	*****6356	Joanne Wong	DD - ES	1,690.00
20120460	2/1/20	*****1060	Kinney Ming Wong	DD - ES	1,283.00
20120461	2/1/20	*****2784	Vincent Wong	DD - ES	2,600.00
20120462	2/1/20	*****1853	WR Properties, Inc.	DD - ES	5,665.00
20120463	2/1/20	*****3962	Hong Wu	DD - ES	3,580.00
20120464	2/1/20	*****3698	Zhang Jin Wu	DD - ES	3,240.00
20120466	2/1/20	*****2651	Sheree Wynn	DD - ES	2,186.00
20120467	2/1/20	*****5388	Jian Ai Xuan	DD - ES	1,835.00
20120468	2/1/20	*****4644	Chao Xu	DD - ES	2,696.00
20120469	2/1/20	*****3880	Ping Ping Xu	DD - ES	3,884.00
			Keming Wang		
20120470	2/1/20	*****4383	Yifan Ye	DD - ES	2,561.00
			Mike Perry, Property Manager		
20120471	2/1/20	*****6779	Sally Yip	DD - ES	1,449.00
20120472	2/1/20	*****6210	Yong Qiang Lu	DD - ES	1,771.00
20120473	2/1/20	*****6178	Chris Kui You	DD - ES	2,381.00
20120474	2/1/20	*****7529	Kevin M Young	DD - ES	2,364.00
20120475	2/1/20	*****7622	Yee Yue Cheung	DD - ES	1,256.00
20120476	2/1/20	*****8664	Mohammad Zalmayyar	DD - ES	2,154.00
20120477	2/1/20	*****0668	Guangyu Zhang	DD - ES	1,468.00
20120478	2/1/20	*****7638	Jielu Zhao	DD - ES	1,156.00
20120479	2/1/20	*****2940	Wei Bin Zhang or Gao Wei	DD - ES	1,970.00
20120480	2/1/20	*****3259	Xirong Zhao	DD - ES	1,807.00
20120481	2/1/20	*****4367	Xiang Yang Zheng	DD - ES	2,529.00
20120482	2/1/20	*****3830	Joy Yi Zhou	DD - ES	2,489.00
20120483	2/1/20	*****7805	Shengguo Zhu	DD - ES	5,704.00
20120484	2/1/20	*****6132	Ying Zhu	DD - ES	5,056.00
20120485	2/1/20	*****4651	Weijie Zhang	DD - ES	1,247.00

Housing Choice Voucher	HAP	1,480,717.44
	UR	10,042.82
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	943.91
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	\$1,491,704.17

Check Summary

February 1, 2020

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
150163	2/1/20	*****5587	Alphonso G Collins	41.00
150167	2/1/20	*****0064	Ayaanna R Ireland	85.00
150177	2/1/20	*****8461	Irvin Brown	18.00
150189	2/1/20	*****5735	Michael Wimmer	170.00
150199	2/1/20	*****7726	Quamie Goodman	83.00
150204	2/1/20	*****2665	Stacy Smith	13.00
150208	2/1/20	*****7845	Troy Mills	29.00
150276	2/1/20	*****9325	JOW & AAW, LLC	1,594.00
150278	2/1/20	*****9326	Western Addition Apartments, LLC	2,542.00
150279	2/1/20	*****9810	Housing Authority of the County of Alameda	1,604.42
20120009	2/1/20	*****4636	Felipe Amarante	DD - ES 1,479.00
20120019	2/1/20	*****3909	Ken Bartlett	DD - ES 2,024.00
20120022	2/1/20	*****7492	Adrienne Kelly Belton	DD - ES 1,060.00
20120045	2/1/20	*****8860	Joe Burns	DD - ES 1,069.00
20120046	2/1/20	*****8764	William Joseph Burgoyne	DD - ES 722.00
20120048	2/1/20	*****2513	Clara Beatriz Cardenas	DD - ES 1,493.00
20120072	2/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 12,106.92
20120073	2/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 8,136.38
20120074	2/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 9,001.77
20120075	2/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 6,964.46
20120078	2/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 5,592.00
20120079	2/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 4,048.00
20120080	2/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 7,080.00
20120081	2/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES 1,212.00
20120096	2/1/20	*****9507	Olga M. Disney	DD - ES 1,169.00
20120101	2/1/20	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES 600.00
20120109	2/1/20	*****3881	FFAH Marina Heights LLC	DD - ES 3,003.00
20120110	2/1/20	*****3881	FFAH Marina Heights LLC	DD - ES 2,351.00
20120111	2/1/20	*****3881	FFAH Marina Heights LLC	DD - ES 2,739.00
20120120	2/1/20	*****4032	Fox Creek Apartments	DD - ES 540.00
20120131	2/1/20	*****5111	Gateway Apartments	DD - ES 4,163.00

20120148	2/1/20	*****5267	Abhilash Gupta	DD - ES	1,730.00
20120159	2/1/20	*****6728	David T. Hennigan	DD - ES	2,119.00
20120236	2/1/20	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	1,140.00
20120243	2/1/20	*****1547	Paul Livson	DD - ES	1,551.00
20120273	2/1/20	*****6342	James & Diana Gail McDonald c/o Yolanda McDonald	DD - ES	1,500.00
20120313	2/1/20	*****9886	Northstar Financial Group, LLC	DD - ES	3,881.00
20120322	2/1/20	*****8283	Kolawole O. Onafowode	DD - ES	1,562.00
20120348	2/1/20	*****4650	A. Meadows Property Management	DD - ES	431.00
20120361	2/1/20	*****7228	Ramsey Horton	DD - ES	1,265.00
20120365	2/1/20	*****8227	Croskey Real Estate, Inc.	DD - ES	1,572.00
20120366	2/1/20	*****6703	Amerasia Real Estate Fund LLC	DD - ES	5,145.00
20120367	2/1/20	*****7083	Reliant - Woods Grove, LP	DD - ES	3,488.00
20120387	2/1/20	*****7789	Siena Court Apartments	DD - ES	1,013.00
20120402	2/1/20	*****3465	Ramzi D Srouji	DD - ES	1,661.00
20120422	2/1/20	*****2094	Raphael Minhtuyen Tran	DD - ES	1,776.00
20120447	2/1/20	*****4563	Isidoro Weitzman	DD - ES	2,045.00
20120450	2/1/20	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	1,663.00
20120451	2/1/20	*****9380	Tracy J. Whitehead	DD - ES	282.00
20120462	2/1/20	*****1853	WR Properties, Inc.	DD - ES	1,700.00
20120465	2/1/20	*****2556	Drewcillia Wyatt	DD - ES	1,291.00

VASH

HAP	116,910.00
UR	439.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	2,198.95
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$119,547.95

Grand Total

HAP	1,597,627.44
UR	10,481.82
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	3,142.86
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$1,611,252.12

DD-1,561,057.94+
CKS-50,194.18+
1,611,252.12**

Final 2/1/20-check Run

HAP (Regular)	\$ 1,183,699.44	
HAP (VASH)	116,910.00	F
HAP (Port-In)	277,272.00	E
HAP (Port-Out)	19,746.00	D
Utility Reimbursement	10,481.82	C
Admin Fee	3,142.86	B
Total	<u>\$ 1,611,252.12</u>	A

gm 1/27/20

p20 1/27/20

Housing Choice Voucher

HAP	32,868.00
UR	17.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	293.40
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$33,178.40

Check Summary

February 15, 2020

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
21520020	2/15/20	*****7396	Sierra Pacific Properties Peppertree Apartments	1,228.00

VASH		HAP	1,228.00
		UR	0.00
		Damage Claim	0.00
		Vacancy Claim	0.00
		Administrative Fee	0.00
		FSS Escrow Account	0.00
		Shelter Plus Security Deposit	0.00
		Other	0.00
		All Payments	\$1,228.00

Grand Total

HAP (Regular)	\$ 19,233.40	
HAP (VASH)	1,228.00	F
HAP (Port-In)	3,838.00	E
HAP (Port-Out)	9,797.00	D
Utility Reimbursement	17.00	C
Admin Fee	293.00	B
Total	<u>\$ 34,406.40</u>	A

HAP	34,096.00
UR	17.00
Damage Claim	0.00
Vacancy Claim	0.00
Administrative Fee	293.40
FSS Escrow Account	0.00
Shelter Plus Security Deposit	0.00
Other	0.00
All Payments	\$34,406.40

DD - 31,921.40 +
 CKS - 2,485.00 + ✓
 34,406.40 +
 02/10/2020 Page 2

Check Summary

February 15, 2020

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 150296	2/15/20	*****9835	Darrell C Carter	15.00
150297	2/15/20	*****8929	Dstiny N Paillet	2.00
150298	2/15/20	*****6137	Guild Mortgage	2,468.00
* 21520001	2/15/20	*****5759	Rosa Aguirre DD - ES	2,166.00
21520002	2/15/20	*****5951	Stoneman Apartments DD - ES	159.00
21520003	2/15/20	*****2521	Belmont Apartments DD - ES	783.00
21520004	2/15/20	*****6006	Christopher Todd Chambers DD - ES	144.00
21520005	2/15/20	*****9884	Gayle Briley Chamberlain RVOC TR C/O Sheryl O'Brien- Trustee DD - ES	856.00
21520006	2/15/20	*****3591	Juan F. Clara DD - ES	171.00
21520007	2/15/20	*****0746	Contra Costa County Housing Authority DD - ES	10,090.40
21520008	2/15/20	*****3881	FFAH Marina Heights LLC DD - ES	1,263.00
21520009	2/15/20	*****2931	William H. Gardiner DD - ES	2,254.00
21520010	2/15/20	*****9084	Nancy Xiu Zhen Hu DD - ES	542.00
21520011	2/15/20	*****3307	Vishal S. Jain DD - ES	111.00
21520012	2/15/20	*****2354	Andrew Kin Lui DD - ES	173.00
21520013	2/15/20	*****0054	NC Associates, Inc. DD - ES	268.00
21520014	2/15/20	*****3516	New Way Management Services DD - ES	3,040.00
21520015	2/15/20	*****3604	Knowland Ging Ng DD - ES	96.00
21520016	2/15/20	*****2744	SK Pittsburg Bay Point SK Pittsburg Bay Point DD - ES	803.00
21520017	2/15/20	*****8227	Croskey Real Estate, Inc. DD - ES	166.00
21520018	2/15/20	*****4562	Rising Investments LLC DD - ES	2,136.00
21520019	2/15/20	*****7789	Siena Court Apartments DD - ES	195.00
21520020	2/15/20	*****7396	Sierra Pacific Properties Peppertree Apartments DD - ES	970.00
21520021	2/15/20	*****7396	Sierra Pacific Properties Woodland Hills Apartments DD - ES	2,002.00
21520022	2/15/20	*****9314	Silvia Thein and Ada Choi DD - ES	36.00
21520023	2/15/20	*****2407	Katherine Zhao DD - ES	2,269.00

Check Register Report

2/10/2020

Date Range: 2/15/2020...2/15/2020

VMS Date Range: ...

Program: -

Payment Type:

Check Numbers: ...

Direct Deposit: Include Direct Deposit

Check Cleared: All

Port Status: Include Port Ins

Zero HAPs: Include Zero HAPs

Voided Payments: Include Voided Payments

Held Checks: Exclude Held Checks

Grouped by:

Sorted by:

Check Number

✓ Check Number	Check Date	VMS Date	Payee Name	DD	Amount
* ☐ 21520001	02/15/2020	02/01/2020	Rosa Aguirre	☒	\$2166.00
☐ 21520002	02/15/2020	02/01/2020	Stoneman Apartments	☒	\$159.00
☐ 21520003	02/15/2020	12/01/2019	Belmont Apartments	☒	\$783.00
☐ 21520004	02/15/2020	02/01/2020	Christopher Todd Chambers	☒	\$144.00
☐ 21520005	02/15/2020	02/01/2020	Gayle Briley Chamberlain RVOC TR	☒	\$856.00
☐ 21520006	02/15/2020	02/01/2020	Juan F. Clara	☒	\$171.00
☐ 21520007	02/15/2020	12/26/2019	Contra Costa County Housing	☒	\$10090.40
☐ 21520008	02/15/2020	02/01/2020	FFAH Marina Heights LLC	☒	\$1263.00
☐ 21520009	02/15/2020	02/01/2020	William H. Gardiner	☒	\$2254.00
☐ 21520010	02/15/2020	01/01/2020	Nancy Xiu Zhen Hu	☒	\$542.00
☐ 21520011	02/15/2020	02/01/2020	Vishal S. Jain	☒	\$111.00
☐ 21520012	02/15/2020	02/01/2020	Andrew Kin Lui	☒	\$173.00
☐ 21520013	02/15/2020	02/01/2020	NC Associates, Inc.	☒	\$268.00
☐ 21520014	02/15/2020	01/23/2020	New Way Management Services	☒	\$3040.00
☐ 21520015	02/15/2020	02/01/2020	Knowland Ging Ng	☒	\$96.00
☐ 21520016	02/15/2020	02/10/2020	SK Pittsburg Bay Point	☒	\$803.00
☐ 21520017	02/15/2020	02/01/2020	Croskey Real Estate, Inc.	☒	\$166.00
☐ 21520018	02/15/2020	02/01/2020	Rising Investments LLC	☒	\$2136.00
☐ 21520019	02/15/2020	02/01/2020	Siena Court Apartments	☒	\$195.00
☐ 21520020	02/15/2020	01/31/2020	Sierra Pacific Properties	☒	\$2198.00
☐ 21520021	02/15/2020	01/30/2020	Sierra Pacific Properties	☒	\$2002.00
☐ 21520022	02/15/2020	12/01/2019	Silvia Thein and Ada Choi	☒	\$36.00
☐ 21520023	02/15/2020	02/01/2020	Katherine Zhao	☒	\$2269.00

Total	\$31,921.40
Average	\$760.03
Unit Count	11
Average Weighted by Unit Count	\$1,670.73
Hard to House Count	5

Check Register Report

2/10/2020

Date Range: 2/15/2020...2/15/2020
 VMS Date Range: ...
 Program: -
 Payment Type:
 Check Numbers: ...
 Direct Deposit: Exclude Direct Deposit
 Check Cleared: All
 Port Status: Include Port Ins
 Zero HAPs: Include Zero HAPs
 Voided Payments: Include Voided Payments
 Held Checks: Exclude Held Checks

Grouped by:
 Sorted by:

Check Number

✓ Check Number	Check Date	VMS Date	Payee Name	DD	Amount
☐ 150296	02/15/2020	02/01/2020	Darrell C Carter	☐	\$15.00
☐ 150297	02/15/2020	02/01/2020	Dstiny N Paillet	☐	\$2.00
☐ 150298	02/15/2020	02/01/2020	Guild Mortgage	☐	\$2468.00

Total	\$2,485.00
Average	\$828.33
Unit Count	1
Average Weighted by Unit Count	\$2,468.00
Hard to House Count	

PITTSBURG HOUSING AUTHORITY

Disbursement List Summary For the month of March 2020

	Ck#	Amount	HAP ¹	VASH ²	UR ³	Portability	Admin. Fee	TOTAL
VOUCHERS	150299--150436	1,688,838.17	1,179,067.18	186,521.00	10,368.82	305,559.00	7,322.17	1,688,838.17
	30120001-30120472							-
	150438	63,599.26	19,565.43	24,497.00	177.00	17,736.00	1,623.83	63,599.26
	31520003-31520015							-
	TOTAL	1,752,437.43	1,198,632.61	211,018.00	10,545.82	323,295.00	8,946.00	\$ 1,752,437.43

¹Housing Assistance Payment

²Veterans Affairs Supportive Housing

³Utility Reimbursement

	Amount	Description	TOTAL
ADMINISTRATIVE EXPENSES	Paid to	\$ 32,955.33 Full Time salaries	\$ 32,955.33
	City of Pittsburgh	\$ - Stipend	-
	(3/20 Operating)	- Part Time salaries	-
		543.25 Overtime salaries	543.25
		2,255.62 Retirement	2,255.62
		7,257.25 Retirement-Pension bonds	7,257.25
		7,682.33 Health Insurance	7,682.33
		- CalPERS Unfunded Liability - Non Sworn	-
		166.86 Additional CalPERS Pension Contribution	166.86
		61.90 Life Insurance	61.90
		481.13 Dental Insurance	481.13
		314.06 Vision	314.06
		1,737.71 Workers Comp	1,737.71
		204.82 Unemployment Insurance	204.82
		103.73 Disability Ins.	103.73
		2,603.04 FICA	2,603.04
		665.62 Deferred Compensation	665.62
		930.92 Allocated Retiree/Med/Vac Buy-Bk/Empl Term	930.92
		595.58 Pension 115 Trust	595.58
		2,675.33 Retiree OPEB Costs	2,675.33
		819.75 Office Supplies	819.75
		- Computer Software	-
		- Textbooks	-
		593.99 Postage	593.99
		- Misc Equip & Furniture < \$5,000	-
		67.04 Other Special Departmental Supplies	67.04
		987.85 Utilities (Gas, Electric & Water)	987.85
		150.46 Telephone - Regular	150.46
		- Telephone - Other	-
		- Membership Dues & Subscriptions	-
		- Travel, Training, & Conference	-
		2,454.75 Insurance - Alloc Chgs	2,454.75
		- Legal Fees	-
		- Auditing Expense	-
		- Settlement Hearing	-
		3,629.60 Other Contractual & Professional Service	3,629.60
		- Advertising & Promotion	-
		2,782.02 Maintenance Agreements	2,782.02
		- Maintenance & Repairs	-
		311.90 Equipment Rental	311.90
		2,375.00 Building Rental	2,375.00
		581.25 Fleet Maintenance Alloc Chgs	581.25
		1,734.75 Building Maintenance Alloc Chgs	1,734.75
		1,721.25 Information Systems Alloc Chgs	1,721.25
		4,735.58 Admin overhead paid to city	4,735.58
		- 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	-
		1,645.71 Maintenance & Repairs	1,645.71
		- Property Tax payment	-
		213.59 Other fees	213.59
		1,556.67 Transfer-Out to OPEB (Unfunded Liabilities)	1,556.67
	TOTAL	87,595.64	87,595.64

VOIDED CHECKS &	Ck#	Amount	Reason	TOTAL
				-
				-
	TOTAL	-		\$ -

NET of Issued and Voided **\$ 1,840,033.07**

Lauren 4/6/20

Check Summary

March 1, 2020

Check Number	Check Date	Payee Tax ID	Payee	Amount
Housing Choice Voucher				
* 150299	3/1/20	*****6316	Alina D Arana	23.00
150300	3/1/20	*****1508	Angela N Taylor	98.00
150301	3/1/20	*****9373	Antonio R Nazareta	109.00
150303	3/1/20	*****0898	Burhan Nawabi	57.00
150304	3/1/20	*****0284	Christopher R Wingfield	233.00
150305	3/1/20	*****7655	Ciara Fagin	78.00
150306	3/1/20	*****5232	Danielle M Thomas	151.00
150307	3/1/20	*****9835	Darrell C Carter	15.00
150308	3/1/20	*****3976	Darren M Thompson	23.00
150309	3/1/20	*****0221	Daytre Harvey	142.00
150310	3/1/20	*****2319	Delfonse A Lewis	173.00
150311	3/1/20	*****8929	Dstiny N Paillet	2.00
150312	3/1/20	*****2521	Erica W Kelley	34.00
150313	3/1/20	*****8647	Ernest Harris JR	133.00
150314	3/1/20	*****3840	Eva L Mangum	94.00
150316	3/1/20	*****5098	James Tran	130.00
150317	3/1/20	*****5317	Janae Frazier	364.00
150318	3/1/20	*****4091	Joshua C Perez	80.00
150319	3/1/20	*****2309	Kawanda M Dotson	23.00
150320	3/1/20	*****1086	Kimberly A Sanders	98.00
150321	3/1/20	*****7295	Kimberly Hardy	37.00
150322	3/1/20	*****7253	Laneava S Blanks	6.00
150323	3/1/20	*****8123	Lashonda Crockett	9.00
150324	3/1/20	*****3960	Lyniece N Eddins	190.00
150325	3/1/20	*****6385	Marcia Price	144.00
150326	3/1/20	*****8042	Melissa J Perkins	200.00
150328	3/1/20	*****1697	Mieka L Bratton	49.00
150329	3/1/20	*****8275	Mildred G Botello	103.00
150330	3/1/20	*****6104	Monae J Coleman	117.00
150331	3/1/20	*****2674	Monika Smith	21.00
150332	3/1/20	*****3086	Montalabra T Perea	67.00
150333	3/1/20	*****9905	Nakisha Fountain	225.00
150334	3/1/20	*****0912	Nicolas A Wagnon	2.00
150335	3/1/20	*****8665	Nieza M Burrus	233.00

150336	3/1/20	*****4119	Pashenia D Sanders	182.00
150337	3/1/20	*****6216	Ricola N Tiger	18.00
150338	3/1/20	*****6935	Samaiyah A Warren	154.00
150339	3/1/20	*****3403	Shanae V Washington	81.00
150340	3/1/20	*****1512	Shawn A Prince	37.00
150342	3/1/20	*****3542	Starr C Bronson	12.00
150343	3/1/20	*****6806	Thelma R Hearne	13.00
150344	3/1/20	*****5301	Tiffany N Butler	81.00
150345	3/1/20	*****5605	Tomicka M Brumfield	245.00
150346	3/1/20	*****4760	Totiona B Richardson	9.00
150348	3/1/20	*****2890	Raquel E Miller	41.00
150349	3/1/20	*****8147	Willa Gohegan	33.00
150350	3/1/20	*****8623	Kimberly A Limas	201.00
150351	3/1/20	*****0164	Bobbie J Royston	109.00
150352	3/1/20	*****4208	Ono c Rothschild	296.00
150353	3/1/20	*****2184	Evelyn Smith	53.00
150354	3/1/20	*****5175	Mary C Johnson	48.00
150355	3/1/20	*****9858	Livis J Sanders	122.00
150356	3/1/20	*****8612	Regina D Tucker	68.00
150357	3/1/20	*****7316	Cruz L Araque	94.00
150358	3/1/20	*****6015	Sherron A Camp	218.00
150359	3/1/20	*****2466	Jennifer c Coney	9.00
150360	3/1/20	*****1482	Tahira M Edwards	14.00
150361	3/1/20	*****0531	Akilah Z Parker	69.00
150362	3/1/20	*****5492	Michelle m Williams	7.00
150363	3/1/20	*****4842	Tyisha C Paulk	75.00
150364	3/1/20	*****7135	Michele N Nichols	92.00
150365	3/1/20	*****5626	Lashawn P Fields	180.00
150366	3/1/20	*****5232	Kristina M Greer	16.00
150367	3/1/20	*****3113	Mannah S Parrott	233.00
150368	3/1/20	*****6215	Janet Brown	37.41
150369	3/1/20	*****4767	Freddie L Henderson	67.00
150370	3/1/20	*****4831	Valencia M Griffin	12.00
150371	3/1/20	*****0248	Abdul A Wardak	14.00
150372	3/1/20	*****3181	Shirley J Strausbaugh	8.00
150373	3/1/20	*****4776	Birdie D Ajaebo	2.00
150374	3/1/20	*****5844	Daarina a Bey	143.00
150375	3/1/20	*****8122	Mikesha R Harp	67.00
150376	3/1/20	*****5298	Gloria F Nelson	23.00
150377	3/1/20	*****0903	Virgie r Gray	42.00
150378	3/1/20	*****2822	Meo T Tran	7.00

150379	3/1/20	*****6507	Melissa R Griffin	23.00
150380	3/1/20	*****2140	Leslee r Rockett	52.00
150381	3/1/20	*****3869	Charlene M Best	110.00
150382	3/1/20	*****1062	Lateefah S Camacho	154.00
150383	3/1/20	*****4721	Ebony N Manning	83.00
150384	3/1/20	*****2217	Camille A Lascano	165.00
150385	3/1/20	*****9229	Sonia M Guevara	124.00
150386	3/1/20	*****5288	Nicole m Magnus	23.00
150387	3/1/20	*****1606	Tamika Brown	47.00
150388	3/1/20	*****8511	Tantasha Y Dutye	165.00
150389	3/1/20	*****3905	Aviesha c Scott	108.00
150390	3/1/20	*****5083	Crystal j Houston	212.00
150391	3/1/20	*****1696	Angela M Varela	82.00
150392	3/1/20	*****1885	Lakisha Mitchell	18.00
150393	3/1/20	*****8818	Lisa n Macpheators	197.00
150394	3/1/20	*****6573	Hermajo L Hoskins	38.00
150395	3/1/20	*****7561	Durrell L James	39.00
150396	3/1/20	*****5304	Tina M Nolen	218.00
150397	3/1/20	*****6969	Judy J Nelum	35.00
150398	3/1/20	*****2542	Sau C Ly	11.00
150399	3/1/20	*****0840	Dalisha L Bernstine	101.00
150400	3/1/20	*****6622	Dekima R Dotson	7.00
150401	3/1/20	*****6953	Nathan Banks JR	16.00
150402	3/1/20	*****3841	Hangama Karimi	141.00
150403	3/1/20	*****6605	Reshundrea M Walker	65.00
150404	3/1/20	*****2730	Jolene L Carlos	205.00
150405	3/1/20	*****6995	Graciela Arroyo	49.00
150406	3/1/20	*****0031	Tiaira A Modicue	198.00
150407	3/1/20	*****0195	Shanoria s Sasser	75.00
150408	3/1/20	*****7390	Masuda Nawabi	39.00
150409	3/1/20	*****1951	Vinisha D Thornton	76.00
150410	3/1/20	*****3796	Tiara N Burks	31.00
150411	3/1/20	*****7822	Daudi K Edmond	48.00
150412	3/1/20	*****9325	JOW & AAW, LLC	1,583.00
150413	3/1/20	*****6825	A Classey Corp. DBA: ACL Property Management	2,088.00
150414	3/1/20	*****9326	Western Addition Apartments, LLC	1,727.00
150416	3/1/20	*****0339	Shanda Arnold	1,805.00
150417	3/1/20	*****2979	Mr. Donald Rhodes C/O Paul Shatswell Estate	1,487.00
150418	3/1/20	*****9590	Aminifu Gamba	2,338.00

150419	3/1/20	*****7079	Federal D Glover		2,519.00
150420	3/1/20	*****6137	Guild Mortgage		2,468.00
150421	3/1/20	*****0348	Hartz Property Management		1,586.00
150422	3/1/20	*****1057	Diamond Hillside Apartments		1,572.00
150423	3/1/20	*****0978	King County Housing Authority		1,880.35
150424	3/1/20	*****4593	Miaogen Lu		1,954.00
150425	3/1/20	*****3124	Dante McDonald		1,046.00
150426	3/1/20	*****2593	Ba Nguyen Thu Thi Ngo		3,473.00
150427	3/1/20	*****0056	Sheryl O'Brien		856.00
150428	3/1/20	*****9182	Lorene Paysinger		1,811.00
150429	3/1/20	*****7243	Linda Phon		945.00
150431	3/1/20	*****8651	Zaoxin Rong		2,118.00
150432	3/1/20	*****8191	Albert S Tam		1,593.00
150435	3/1/20	*****5770	Ventana Rental Homes		2,731.00
150436	3/1/20	*****9322	Western Upper Haight Street Apartments, LLC		1,974.00
* 30120001	3/1/20	*****5994	Shorten Investments LLC	DD - ES	3,405.00
30120002	3/1/20	*****2626	9th Street Associates, LP	DD - ES	4,004.00
30120003	3/1/20	*****0229	Meerwais Abdiani	DD - ES	899.00
30120004	3/1/20	*****8167	ABJ Enterprises, Inc. dba Blue Line Property Management	DD - ES	17,299.00
30120005	3/1/20	*****9050	Leonda R Addison	DD - ES	2,366.00
30120006	3/1/20	*****6232	Rosario Aguilar	DD - ES	784.00
30120007	3/1/20	*****5759	Rosa Aguirre	DD - ES	2,166.00
30120008	3/1/20	*****9530	Demetrius Alexander	DD - ES	1,754.00
30120009	3/1/20	*****5726	Jane Alexander	DD - ES	931.00
30120010	3/1/20	*****9681	Dale Alvarez	DD - ES	1,596.00
30120012	3/1/20	*****0104	Cecilia Anderson	DD - ES	2,643.00
30120013	3/1/20	*****9111	Shawn Anderson	DD - ES	1,941.00
30120014	3/1/20	*****5951	Stoneman Apartments	DD - ES	29,036.00
30120015	3/1/20	*****5951	Stoneman Apartments	DD - ES	14,349.00
30120016	3/1/20	*****8701	Mariteresa Arenson c/o Select 1 Realty	DD - ES	1,982.00
30120017	3/1/20	*****0707	Sergeant or Sima Austin	DD - ES	1,754.00
30120018	3/1/20	*****4941	Shruti Motilal Ba-Harani	DD - ES	2,148.00
30120019	3/1/20	*****2764	Mel L. Banagan	DD - ES	1,832.00
30120020	3/1/20	*****4138	Carlos G. Barraza	DD - ES	808.00
30120021	3/1/20	*****3909	Ken Bartlett	DD - ES	1,377.00
30120022	3/1/20	*****5979	John Bedford	DD - ES	1,227.00
30120023	3/1/20	*****9093	Holly A Hawkins	DD - ES	6,208.00

30120025	3/1/20	*****8614	Charles Bell and Camino Johnson-Bell	DD - ES	1,618.00
30120026	3/1/20	*****2521	Belmont Apartments	DD - ES	33,198.00
30120027	3/1/20	*****2521	Belmont Apartments	DD - ES	31,102.00
30120028	3/1/20	*****2521	Belmont Apartments	DD - ES	29,088.00
30120029	3/1/20	*****2521	Belmont Apartments	DD - ES	16,515.00
30120030	3/1/20	*****5996	Alex Benjamin	DD - ES	998.00
30120031	3/1/20	*****6465	Tennyson Berry	DD - ES	1,669.00
30120032	3/1/20	*****8634	Bethel Global Development LLC	DD - ES	1,742.00
30120033	3/1/20	*****2209	Gina Bhatia	DD - ES	1,796.00
30120034	3/1/20	*****7075	Som N Bhatia	DD - ES	3,969.00
30120035	3/1/20	*****0602	Pinakin Bhatt	DD - ES	2,386.00
30120036	3/1/20	*****8470	Joseph B. Bachir	DD - ES	1,629.00
30120037	3/1/20	*****5924	Steven Booras	DD - ES	2,265.00
30120038	3/1/20	*****1438	2018-2 IH Borrower LP	DD - ES	2,104.00
30120039	3/1/20	*****2439	Rosie M Boyd	DD - ES	2,498.00
30120040	3/1/20	*****3037	Kelly Ann Bradford	DD - ES	1,451.00
30120041	3/1/20	*****6215	Janet Brown	DD - ES	2,066.59
30120042	3/1/20	*****7469	Jessica G. Platt	DD - ES	1,485.00
30120043	3/1/20	*****9954	Blue Sapphire Homes, Inc.	DD - ES	2,273.00
30120044	3/1/20	*****2142	Huong T. Bui	DD - ES	3,900.00
30120045	3/1/20	*****3187	Burga Family California Trust	DD - ES	2,476.00
30120048	3/1/20	*****3026	Jerome Busby	DD - ES	1,812.00
30120050	3/1/20	*****4042	Donnell I. Carson	DD - ES	1,851.00
30120051	3/1/20	*****5079	Castle Creek Company, Inc.	DD - ES	1,557.00
			Trust Account		
30120052	3/1/20	*****6006	Christopher Todd Chambers	DD - ES	2,150.00
30120053	3/1/20	*****6869	Cora Ann Chambers	DD - ES	2,000.00
30120054	3/1/20	*****0398	Kan Chuen Chan	DD - ES	2,050.00
30120055	3/1/20	*****5571	P. M. Chaobal	DD - ES	2,499.00
30120056	3/1/20	*****9661	Chao Chen	DD - ES	2,165.00
30120057	3/1/20	*****1853	Hong Chen	DD - ES	4,568.00
30120058	3/1/20	*****8946	Jienlin Chen	DD - ES	1,713.00
30120059	3/1/20	*****0128	Ping Chen	DD - ES	2,175.00
30120060	3/1/20	*****4714	Wenhua Chen	DD - ES	2,361.00
30120061	3/1/20	*****5473	Hwa-Yoong Chiu	DD - ES	2,400.00
30120062	3/1/20	*****3211	Ada Choi	DD - ES	2,241.00
30120063	3/1/20	*****2454	Chun Ok Choi	DD - ES	5,386.00
30120064	3/1/20	*****0310	City of Pittsburg Housing Authority	DD - ES	5,343.00
30120065	3/1/20	*****3591	Juan F. Clara	DD - ES	1,516.00
30120066	3/1/20	*****7054	Ping Cao	DD - ES	1,094.00

30120067	3/1/20	*****1362	College Park Housing Authority	DD - ES	851.28
30120068	3/1/20	*****9873	Angel Contreras	DD - ES	2,860.00
30120069	3/1/20	*****1814	Tonette Sharice Cooper	DD - ES	2,689.00
30120070	3/1/20	*****0855	Adolph Rudolph Cortesi III	DD - ES	1,593.00
30120071	3/1/20	*****5708	David Elmer Cortesi	DD - ES	1,531.00
30120072	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	4,571.70
30120074	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	1,655.35
30120076	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	3,262.70
30120077	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	5,000.63
30120080	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	3,755.70
30120081	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	2,550.63
30120082	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	3,351.70
30120084	3/1/20	*****7194	Maria G. Costa	DD - ES	771.00
30120085	3/1/20	*****1944	Melonie C. Miles - Trustee Phillip Cotton and Freddie Cotton 2005 Trust	DD - ES	2,007.00
30120086	3/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	19,002.00
30120087	3/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	26,150.00
30120088	3/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	23,925.00
30120089	3/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	1,489.00
30120090	3/1/20	*****6569	Jeannette D. Crespo	DD - ES	2,361.00
30120091	3/1/20	*****7900	Patricia Crosby	DD - ES	1,450.00
30120092	3/1/20	*****3327	Jorge Robert Dagys Delevan Catty Leticia Pajoluk	DD - ES	2,030.00
30120093	3/1/20	*****6248	Justin Dailey	DD - ES	1,510.00
30120094	3/1/20	*****8853	Antoinette Davis	DD - ES	1,491.00
30120095	3/1/20	*****2963	Audrey Davis	DD - ES	1,484.00
30120096	3/1/20	*****0396	Kesha E. Davis	DD - ES	1,286.00
30120097	3/1/20	*****8929	Kevin Davidson	DD - ES	1,200.00
30120098	3/1/20	*****4961	Paulette Davis	DD - ES	1,651.00
30120099	3/1/20	*****6115	Roshan M. Davis	DD - ES	1,438.00
30120100	3/1/20	*****9068	Jagdeep or Shashi Dayal	DD - ES	4,407.00
30120101	3/1/20	*****2031	Wayman Dea	DD - ES	2,274.00
30120102	3/1/20	*****8370	Charles Dellamore	DD - ES	1,660.00
30120103	3/1/20	*****5882	David De La Torre	DD - ES	1,364.00
30120105	3/1/20	*****1004	Brigitte P. Doan	DD - ES	4,741.00
30120106	3/1/20	*****3531	Anna Phuongnam Thi Do	DD - ES	2,048.00
30120107	3/1/20	*****9716	JoAnn or Larry Domina	DD - ES	1,137.00
30120108	3/1/20	*****6538	Linda Duong	DD - ES	1,048.00

30120109	3/1/20	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	3,937.00
30120110	3/1/20	*****0372	Doris Engle Family Ltd Partnership c/o Select 1 Realty	DD - ES	1,310.00
30120111	3/1/20	*****3757	Alma B Espiritu	DD - ES	1,732.00
30120112	3/1/20	*****8122	Gerardo M. Esquivel	DD - ES	788.00
30120113	3/1/20	*****6027	Jianxin Fang Jia Liu	DD - ES	4,858.00
30120114	3/1/20	*****3602	Favian M. Wong	DD - ES	1,056.00
30120115	3/1/20	*****3835	Michael Mao C/O Jing Feng	DD - ES	1,932.00
30120116	3/1/20	*****8236	Anthony Ferrell	DD - ES	1,749.00
30120117	3/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	18,116.00
30120118	3/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	17,456.00
30120119	3/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	18,609.00
30120120	3/1/20	*****2790	Barbara J. Fierner	DD - ES	1,675.00
30120121	3/1/20	*****9447	Joseph Field	DD - ES	1,154.00
30120122	3/1/20	*****7691	Hernan Roberto Figueroa	DD - ES	1,362.00
30120123	3/1/20	*****0962	Tochia D. Brewster Fleeton	DD - ES	1,444.00
30120124	3/1/20	*****5773	Alexander Flowers	DD - ES	1,340.00
30120125	3/1/20	*****4032	Fox Creek Apartments	DD - ES	24,512.00
30120126	3/1/20	*****4032	Fox Creek Apartments	DD - ES	8,662.00
30120127	3/1/20	*****0284	Monica Fraga	DD - ES	1,689.00
30120128	3/1/20	*****6894	Rejois O. Frazier or Leroy Myers	DD - ES	1,728.00
30120129	3/1/20	*****6265	Mr. Darren Fuller	DD - ES	1,384.00
30120130	3/1/20	*****8997	Fan Fuller	DD - ES	364.00
30120131	3/1/20	*****9634	Gialene Gaines	DD - ES	1,750.00
30120132	3/1/20	*****8306	Bao Wen Gao	DD - ES	2,968.00
30120133	3/1/20	*****6981	Adraine Gardner	DD - ES	1,640.00
30120134	3/1/20	*****4278	Antoinette L Garcia	DD - ES	1,345.00
30120135	3/1/20	*****7036	David Gardner	DD - ES	2,820.00
30120136	3/1/20	*****0785	Rupesh Garg	DD - ES	1,977.00
30120137	3/1/20	*****2931	William H. Gardiner	DD - ES	2,254.00
30120138	3/1/20	*****5111	Gateway Apartments	DD - ES	4,701.00
30120139	3/1/20	*****5298	Parvindokht Ghaboulidashti	DD - ES	1,103.00
30120140	3/1/20	*****2770	Eva Gholson	DD - ES	1,600.00
30120141	3/1/20	*****1145	Vernon or Eva Gholson	DD - ES	2,620.00
30120142	3/1/20	*****5958	Jacqueline Gill	DD - ES	1,695.00
30120143	3/1/20	*****3566	Mahavir Gill Mahavir S Gill Sr	DD - ES	5,279.00
30120144	3/1/20	*****8187	Sukpran Gill	DD - ES	1,487.00
30120145	3/1/20	*****6084	Gold A and S LLC	DD - ES	2,412.00

2,181.00	DD - ES
2,107.00	DD - ES
1,136.00	DD - ES
1,996.00	DD - ES
1,025.00	DD - ES
1,590.00	DD - ES
1,258.00	DD - ES
3,582.00	DD - ES
1,422.00	DD - ES
3,250.00	DD - ES
442.00	DD - ES
1,185.00	DD - ES
1,720.00	DD - ES
3,612.00	DD - ES
1,532.00	DD - ES
1,558.00	DD - ES
1,779.00	DD - ES
7,279.00	DD - ES
5,661.00	DD - ES
1,920.00	DD - ES
17,235.00	DD - ES
3,943.00	DD - ES
1,512.00	DD - ES
1,493.00	DD - ES
448.00	DD - ES
640.00	DD - ES
2,789.00	DD - ES
2,994.00	DD - ES
1,786.00	DD - ES
1,161.00	DD - ES
1,452.00	DD - ES
950.00	DD - ES
2,165.00	DD - ES
1,261.00	DD - ES
2,899.00	DD - ES
1,806.00	DD - ES
2,801.00	DD - ES
7,500.00	DD - ES
2,374.00	DD - ES

Check Summary

Jesse Gonzaga	3/1/20	*****3032
Frances Greene	3/1/20	*****6940
Rodney Green	3/1/20	*****4872
Rupinder Grewal	3/1/20	*****3361
Patricia Gridley	3/1/20	*****7325
Italo Grossi	3/1/20	*****6305
Amparo Guardado	3/1/20	*****6721
Cesar Q. Guardado	3/1/20	*****0940
Krystle Guan	3/1/20	*****5987
Bob Gunson Real Estate	3/1/20	*****5987
C/O Julie Hang	3/1/20	*****5267
Abhilash Gupta	3/1/20	*****7930
Donald R. Watson, Sr.	3/1/20	*****2314
Nicole Hackett	3/1/20	*****6176
Asharfun Nisha Hafiz	3/1/20	*****0457
Jeffrey Paul Hagler	3/1/20	*****9827
Delores Jane Hall	3/1/20	*****4299
Clarence Jerome Hardison	3/1/20	*****6228
David L Hart	3/1/20	*****1769
Lawrence Harold	3/1/20	*****7423
Delta Hawaii Garden Apartments LLC	3/1/20	*****5859
Chuanhu He	3/1/20	*****6728
David T. Hennigan	3/1/20	*****3097
Silvester C. Henderson	3/1/20	*****5221
Anna Hernandez	3/1/20	*****3423
Sally Lea Hickman	3/1/20	*****1603
Marva Hill	3/1/20	*****6255
Carl E. Hoard II	3/1/20	*****7386
Hanh Huu Hoang	3/1/20	*****5654
Havy S Hoag	3/1/20	*****4106
Albert Ho	3/1/20	*****2084
Annie Ho	3/1/20	*****8576
Joyce Ann Hoffman	3/1/20	*****4543
Ronald G. Holmes	3/1/20	*****2768
Invitation Homes	3/1/20	*****5700
Tony Ho	3/1/20	*****9956
Cheng Huang	3/1/20	*****1535
Fanny Kao Huang	3/1/20	*****8816
Ming Zin Huang	3/1/20	*****7984
Tao Huang	3/1/20	*****9084
Nancy Xiu Zhen Hu	3/1/20	*****9084

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30120185	3/1/20	*****6229	Thinh Trieu Huynh	DD - ES	2,400.00
30120186	3/1/20	*****0778	IGreen House Inc.	DD - ES	1,189.00
30120187	3/1/20	*****4320	IH2 Property West, L.P.	DD - ES	1,361.00
30120188	3/1/20	*****7951	IH5 Property West LP	DD - ES	2,904.00
30120189	3/1/20	*****8323	Keyee Investment LLC	DD - ES	782.00
30120190	3/1/20	*****1017	LaShon D Irving	DD - ES	2,143.00
30120191	3/1/20	*****0911	Mario Isidro	DD - ES	1,955.00
30120192	3/1/20	*****6821	Michael or Kay Isola	DD - ES	909.00
30120193	3/1/20	*****4913	Jabbarr Love	DD - ES	1,367.00
30120194	3/1/20	*****2036	Brandi Jackson c/o Perry Realty Team	DD - ES	2,165.00
30120195	3/1/20	*****5120	Deepika Sameer Jain	DD - ES	8,168.00
30120196	3/1/20	*****4910	Sameer Jain	DD - ES	5,831.00
30120197	3/1/20	*****3307	Vishal S. Jain	DD - ES	2,063.00
30120198	3/1/20	*****1349	Jason Le	DD - ES	2,561.00
30120199	3/1/20	*****6917	Jian Xing Zhang	DD - ES	1,493.00
30120200	3/1/20	*****5506	Jason K. Johnson	DD - ES	2,804.00
30120201	3/1/20	*****8569	Ronita Johnson	DD - ES	1,487.00
30120202	3/1/20	*****8867	James Jones	DD - ES	1,963.00
30120203	3/1/20	*****2434	Sharon Jones	DD - ES	1,756.00
30120204	3/1/20	*****4905	Mostaeen B Jouya	DD - ES	2,219.00
30120205	3/1/20	*****3526	JPH Investment Trust	DD - ES	1,527.00
30120206	3/1/20	*****5647	Om Parkash Kalra	DD - ES	3,135.00
30120207	3/1/20	*****8425	Wei Kang	DD - ES	4,216.00
30120208	3/1/20	*****7429	Navkirandeep Kaur	DD - ES	2,436.00
30120209	3/1/20	*****6180	K. E. M. Group LLC	DD - ES	1,848.00
30120210	3/1/20	*****9411	Anthony Keslinke	DD - ES	1,502.00
30120211	3/1/20	*****2578	Faraz Ali Khan	DD - ES	1,174.00
30120212	3/1/20	*****0839	Alan T. Kilpatrick	DD - ES	441.00
30120213	3/1/20	*****0888	KW Kirker Creek, LLC	DD - ES	2,993.00
30120214	3/1/20	*****9221	John N Kitta	DD - ES	2,634.00
30120215	3/1/20	*****7475	Qi Yun Kuang	DD - ES	6,415.00
30120216	3/1/20	*****8506	Simon Kailiang Kuang	DD - ES	1,658.00
30120217	3/1/20	*****9316	Zdzislaw Kujawa	DD - ES	1,301.00
30120218	3/1/20	*****2585	Daniel Kwan	DD - ES	3,525.00
30120219	3/1/20	*****6229	Simon Chuen-Sang Kwong	DD - ES	1,153.00
30120220	3/1/20	*****8326	Thomas LaFleur	DD - ES	1,483.00
30120221	3/1/20	*****7845	Chow Kang Lam	DD - ES	2,102.00
30120222	3/1/20	*****6520	Shirley Manly-Lampkin	DD - ES	1,042.00
30120223	3/1/20	*****6102	Maria Lara	DD - ES	1,608.00
30120224	3/1/20	*****7975	Peter C. Larsen	DD - ES	1,449.00

30120225	3/1/20	*****2401	Kevin Lassair Terrilyn Lassair	DD - ES	1,807.00
30120226	3/1/20	*****4732	Latif, LLC	DD - ES	3,167.00
30120227	3/1/20	*****8107	Marnita G. Lawson	DD - ES	1,093.00
30120228	3/1/20	*****2293	LCSTAR, LLC	DD - ES	4,481.00
30120229	3/1/20	*****0984	Dao Tran Le	DD - ES	550.00
30120230	3/1/20	*****8548	Jack Wai Lee	DD - ES	2,190.00
30120231	3/1/20	*****1755	Siu Wan Windytiti Lee	DD - ES	1,926.00
30120232	3/1/20	*****2527	Steven Lee	DD - ES	1,678.00
30120233	3/1/20	*****5289	Yuhjen Juang Lee	DD - ES	1,802.00
30120234	3/1/20	*****7087	Huy Nguyen Le	DD - ES	2,700.00
30120235	3/1/20	*****1860	Lena Le	DD - ES	897.00
30120236	3/1/20	*****3782	Joseph C. Lerma	DD - ES	1,016.00
30120237	3/1/20	*****3555	Yiping I. and Frederic Leroudier	DD - ES	2,190.00
30120238	3/1/20	*****3410	John M. Leung	DD - ES	5,514.00
30120239	3/1/20	*****3743	May Leung or Rodney Chen	DD - ES	3,788.00
30120240	3/1/20	*****2110	Peter Leung	DD - ES	2,551.00
30120241	3/1/20	*****5185	Fortunee Lichaa	DD - ES	936.00
30120242	3/1/20	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	9,391.00
30120243	3/1/20	*****8871	Jie Li	DD - ES	1,984.00
30120244	3/1/20	*****7827	Jinhuan Li	DD - ES	1,524.00
30120245	3/1/20	*****9346	Joshua Li	DD - ES	1,437.00
30120246	3/1/20	*****5495	Jian S Lin	DD - ES	1,669.00
30120247	3/1/20	*****2649	Tim Lindstrom c/o AAA Property Management	DD - ES	1,133.00
30120248	3/1/20	*****3881	Vivian Y Li	DD - ES	516.00
30120250	3/1/20	*****0050	Wei Min Li	DD - ES	1,712.00
30120251	3/1/20	*****9003	Ying Hong Li	DD - ES	1,513.00
30120252	3/1/20	*****0198	Belkis Zhong Li	DD - ES	1,609.00
30120253	3/1/20	*****1646	Paul Long	DD - ES	2,429.00
30120254	3/1/20	*****1474	Los Medanos Village Apartments	DD - ES	17,353.00
30120255	3/1/20	*****7531	Tony or Yvonne Louie	DD - ES	1,410.00
30120256	3/1/20	*****5602	Marshall & Sonya Lowe	DD - ES	1,672.00
30120257	3/1/20	*****3708	Anthony Charles Loyola	DD - ES	1,300.00
30120258	3/1/20	*****7720	Jose Loza	DD - ES	843.00
30120259	3/1/20	*****2354	Andrew Kin Lui	DD - ES	2,920.00
30120260	3/1/20	*****4658	Wei Liu Guangxin Frank Liu	DD - ES	1,871.00
30120261	3/1/20	*****7843	The Entrust Group, Inc. FBO Theodore Lum IRA (acct #34892)	DD - ES	2,500.00
30120262	3/1/20	*****1821	Curtis H. Lundberg	DD - ES	581.00

30120263	3/1/20	*****1494	Xiangwen Lu	DD - ES	2,767.00
30120264	3/1/20	*****2147	Chi Vien Ly	DD - ES	1,976.00
30120265	3/1/20	*****6525	Madelyn Ann Massey Trustee of the 2017 Massey Family Trust	DD - ES	1,636.00
30120266	3/1/20	*****5865	Rakesh Madra	DD - ES	3,208.00
30120267	3/1/20	*****2191	Radha Mahesram	DD - ES	1,140.00
30120268	3/1/20	*****7358	Mahnoor Tariq	DD - ES	2,670.00
30120269	3/1/20	*****4372	Jennifer Leung Ma	DD - ES	3,650.00
30120270	3/1/20	*****1989	Jeff Mann	DD - ES	6,768.00
30120271	3/1/20	*****5378	Glenn Marshall	DD - ES	2,500.00
30120272	3/1/20	*****2875	Marla Y Harrison	DD - ES	537.00
30120273	3/1/20	*****4697	Elisa Aurora Martinez	DD - ES	2,776.00
30120274	3/1/20	*****9206	Demetria d Mason	DD - ES	2,121.00
30120275	3/1/20	*****6768	Matrixone Realty	DD - ES	1,041.00
30120276	3/1/20	*****5255	Helen McCarthy	DD - ES	1,936.00
30120277	3/1/20	*****6494	Dorothy McDonald	DD - ES	1,759.00
30120279	3/1/20	*****1152	Janice K McLean	DD - ES	1,452.00
30120280	3/1/20	*****4675	Meadow Glen Apartments	DD - ES	1,912.00
30120281	3/1/20	*****9866	Tatung Mei	DD - ES	3,564.00
30120282	3/1/20	*****4316	Joel Mejia	DD - ES	752.00
30120283	3/1/20	*****5245	Jinyu Meng	DD - ES	1,139.00
30120284	3/1/20	*****4885	Sabine Menzel	DD - ES	4,277.00
30120285	3/1/20	*****0133	Mercedes P. Johnson	DD - ES	561.00
30120286	3/1/20	*****8272	Hector Meza	DD - ES	1,650.00
30120287	3/1/20	*****9885	Andrew S Miloslavich	DD - ES	1,668.00
30120288	3/1/20	*****7437	Perchak Properties for Carol Miller	DD - ES	1,940.00
30120289	3/1/20	*****4000	Millennium Homes	DD - ES	2,198.00
30120290	3/1/20	*****9782	Maryann Miller	DD - ES	1,193.00
30120291	3/1/20	*****2618	Carlos J Miranda	DD - ES	702.00
30120292	3/1/20	*****0772	Hassan Mirabedi	DD - ES	7,904.00
30120293	3/1/20	*****6741	Gwendolyn Mitchell	DD - ES	3,812.00
30120294	3/1/20	*****7083	Ronnie Eric Moffett Estate	DD - ES	2,018.00
30120295	3/1/20	*****6340	Moe Mojaddidi	DD - ES	3,000.00
30120296	3/1/20	*****0985	Rodney Montgomery or Sharon Montgomery	DD - ES	1,647.00
30120297	3/1/20	*****4676	Erik L Morris	DD - ES	2,131.00
30120298	3/1/20	*****3624	Diane Morin	DD - ES	1,890.00
30120299	3/1/20	*****3642	Eva Munn	DD - ES	952.00
30120300	3/1/20	*****8820	Brien Brothers, LLC C/O Mynd Management, IC.	DD - ES	1,748.00
30120301	3/1/20	*****0105	Ehsan Nabkel	DD - ES	3,554.00
30120302	3/1/20	*****9276	Fariba Naji	DD - ES	1,508.00

30120303	3/1/20	*****6234	Shinder Paul Narabut	DD - ES	7,135.00
30120304	3/1/20	*****0054	NC Associates, Inc.	DD - ES	18,191.00
30120305	3/1/20	*****9180	Michael Nelson	DD - ES	2,339.00
30120306	3/1/20	*****5257	Guy Nesbeth	DD - ES	2,913.00
30120307	3/1/20	*****3516	New Way Management Services	DD - ES	2,356.00
30120308	3/1/20	*****1072	Dominic Y Ng	DD - ES	3,127.00
30120309	3/1/20	*****3604	Knowland Ging Ng	DD - ES	4,845.00
30120310	3/1/20	*****8594	Patrick Ng Mike Perry, Property Manager	DD - ES	1,709.00
30120311	3/1/20	*****0738	Hieu Nguyen	DD - ES	1,723.00
30120312	3/1/20	*****7154	Huy Quang Nguyen	DD - ES	2,419.00
30120313	3/1/20	*****8307	Mai Thi Thanh Nguyen	DD - ES	1,925.00
30120314	3/1/20	*****4366	Quyen Nguyen	DD - ES	1,900.00
30120315	3/1/20	*****8241	Tieu Nguyen	DD - ES	1,358.00
30120316	3/1/20	*****2660	Nichole Nicholson	DD - ES	2,303.00
30120317	3/1/20	*****7265	Ernest Nichols III	DD - ES	3,719.00
30120318	3/1/20	*****6497	Peter Niloufari	DD - ES	5,266.00
30120320	3/1/20	*****8129	Kevin Nord	DD - ES	1,350.00
30120321	3/1/20	*****0056	Richard A Norte	DD - ES	1,895.00
30120322	3/1/20	*****2286	North State Financial, Inc.	DD - ES	1,502.00
30120323	3/1/20	*****7171	New Way Management Services, Inc.	DD - ES	21,435.00
30120324	3/1/20	*****1194	Jennifer Odei	DD - ES	1,439.00
30120325	3/1/20	*****5572	Dwight J Owens	DD - ES	652.00
30120326	3/1/20	*****1780	Diane Oles	DD - ES	1,754.00
30120327	3/1/20	*****4543	Esosa A. Omokaro	DD - ES	2,186.00
30120329	3/1/20	*****0588	Orange County Housing Authority Orange County Housing Authority	DD - ES	2,304.27
30120330	3/1/20	*****3741	Sandra L Ortiz	DD - ES	1,822.00
30120331	3/1/20	*****1081	Chinenye Osuagwu	DD - ES	2,582.00
30120332	3/1/20	*****9139	Olubukola Amoke Oyebade	DD - ES	2,462.00
30120333	3/1/20	*****3324	Mutlu Ozer	DD - ES	1,740.00
30120334	3/1/20	*****4083	Pacific Living, LLC	DD - ES	2,769.00
30120335	3/1/20	*****7811	Hemangini & Vijendra Patel	DD - ES	2,300.00
30120336	3/1/20	*****0885	Kokila Patel	DD - ES	1,023.00
30120337	3/1/20	*****0346	Patiala, LLC Deepinder Kaur or Ajay Singh	DD - ES	2,282.00
30120338	3/1/20	*****8684	Virendra M. Patel	DD - ES	1,105.00
30120339	3/1/20	*****8047	Jason Pauline	DD - ES	1,351.00
30120340	3/1/20	*****1939	Paula D. Williams	DD - ES	1,972.00
30120341	3/1/20	*****3189	Loycell Peacock	DD - ES	1,364.00
30120342	3/1/20	*****5165	Scott Pease	DD - ES	1,262.00
30120343	3/1/20	*****8805	Alonso R. Perez	DD - ES	1,493.00

30120344	3/1/20	*****3278	Maria Del Carmen Perez	DD - ES	239.00
30120345	3/1/20	*****6784	Lowde Y. Perkins	DD - ES	919.00
30120346	3/1/20	*****8225	Shiv Pertab	DD - ES	2,805.00
30120347	3/1/20	*****4893	Cong Thi Pham	DD - ES	2,368.00
30120348	3/1/20	*****0958	Pittsburg Park Apartments	DD - ES	3,106.00
30120349	3/1/20	*****2744	SK Pittsburg Bay Point	DD - ES	1,712.00
30120350	3/1/20	*****1097	Bay Point Orphans Fund, LLC	DD - ES	3,228.00
30120351	3/1/20	*****7605	Portofino Apartments	DD - ES	7,617.00
30120352	3/1/20	*****8826	Prime Metropolis Properties, Inc.	DD - ES	5,760.00
30120353	3/1/20	*****2849	IH5 Property West LP	DD - ES	2,411.00
30120354	3/1/20	*****3398	Marples Property Management	DD - ES	3,421.00
30120355	3/1/20	*****4650	A. Meadows Property Management	DD - ES	3,324.00
30120356	3/1/20	*****6551	Parks Properties	DD - ES	1,726.00
30120357	3/1/20	*****7789	Stokley Properties LLC Harbor	DD - ES	2,374.00
30120358	3/1/20	*****8055	Property Upsurge, Inc.	DD - ES	4,985.00
30120359	3/1/20	*****5762	Husam Mousa Qana	DD - ES	2,290.00
30120360	3/1/20	*****0782	Amjad Qaqish	DD - ES	783.00
30120361	3/1/20	*****9542	Sam or Sonia Quinones	DD - ES	1,800.00
30120362	3/1/20	*****4029	Amos Radford	DD - ES	1,451.00
30120363	3/1/20	*****1034	Kuljit P Raju	DD - ES	1,302.00
30120364	3/1/20	*****2261	Paramjit K. Raju	DD - ES	3,060.00
30120365	3/1/20	*****3452	Christopher Ramirez	DD - ES	1,837.00
30120366	3/1/20	*****8489	Enrique or Stacy Ramirez	DD - ES	548.00
30120367	3/1/20	*****2162	Erika Ramirez	DD - ES	1,507.00
30120369	3/1/20	*****2283	Rohini Ram-Cline	DD - ES	1,991.00
30120370	3/1/20	*****6068	David Raughton	DD - ES	1,772.00
30120371	3/1/20	*****8337	RayCaro Inc.	DD - ES	3,026.00
30120372	3/1/20	*****8227	Croskey Real Estate, Inc.	DD - ES	1,873.00
30120373	3/1/20	*****6703	Amerasia Real Estate Fund LLC	DD - ES	4,036.00
30120374	3/1/20	*****7083	Reliant - Woods Grove, LP	DD - ES	15,222.00
30120375	3/1/20	*****7349	Eric Franklin Remson	DD - ES	1,336.00
30120376	3/1/20	*****9321	Roger Riley	DD - ES	1,901.00
30120377	3/1/20	*****4562	Rising Investments LLC	DD - ES	4,614.00
30120378	3/1/20	*****4809	Robert W. Daniels	DD - ES	2,458.00
30120379	3/1/20	*****0694	Jason Ruffin	DD - ES	2,862.00
30120380	3/1/20	*****4579	Elvira Ruiz	DD - ES	1,578.00
30120381	3/1/20	*****5248	Constance Russell	DD - ES	1,262.00
30120382	3/1/20	*****8536	Ms. Meuy Saelee	DD - ES	2,958.00
30120383	3/1/20	*****3871	Mandel P Santos	DD - ES	1,597.00
30120384	3/1/20	*****3011	Alicia Saucedo	DD - ES	1,218.00

30120385	3/1/20	*****7615	Gregory Paul Schulz	DD - ES	1,167.00
30120386	3/1/20	*****9954	Richard M. Sciortino	DD - ES	2,358.00
30120387	3/1/20	*****7031	Jacqueline Selinger	DD - ES	1,534.00
30120388	3/1/20	*****5346	Young Sook Seroy	DD - ES	2,198.00
30120389	3/1/20	*****1446	Mohinder Sharma	DD - ES	1,003.00
30120390	3/1/20	*****7239	Shailesh & Bela Patel	DD - ES	3,057.00
30120391	3/1/20	*****1357	Mohammad Shekib	DD - ES	1,946.00
30120392	3/1/20	*****1370	James Shipe, c/o Richard Grijalva, East Cty Brokers	DD - ES	1,946.00
30120393	3/1/20	*****5981	Yihui Shi	DD - ES	1,685.00
30120394	3/1/20	*****7789	Siena Court Apartments	DD - ES	12,999.00
30120395	3/1/20	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	4,033.00
30120396	3/1/20	*****7396	Sierra Pacific Properties Woodland Hills Apartments	DD - ES	16,048.00
30120397	3/1/20	*****6650	Frank M. Siino	DD - ES	896.00
30120398	3/1/20	*****8035	Joseph Michael Siino	DD - ES	1,525.00
30120399	3/1/20	*****5399	Gloria Silva	DD - ES	705.00
30120400	3/1/20	*****8407	Marc J. Simpson	DD - ES	1,271.00
30120401	3/1/20	*****3639	Raman Singh	DD - ES	2,062.00
30120402	3/1/20	*****6058	Son Singh	DD - ES	1,521.00
30120403	3/1/20	*****0700	Crystal Situ	DD - ES	1,505.00
30120404	3/1/20	*****3853	Lakesha Michelle Smith Lionel R Smith	DD - ES	1,975.00
30120405	3/1/20	*****4970	Molly Smith	DD - ES	1,870.00
30120406	3/1/20	*****9092	Sherritta M Smith	DD - ES	1,004.00
30120407	3/1/20	*****2032	Cinthia Sosa	DD - ES	1,517.00
30120408	3/1/20	*****6977	Angela E. Robinson-Spencer	DD - ES	2,000.00
30120410	3/1/20	*****5343	Deborah Steppe	DD - ES	1,930.00
30120411	3/1/20	*****1601	George W. Stephens	DD - ES	1,661.00
30120412	3/1/20	*****5308	R R Rentals	DD - ES	1,700.00
30120413	3/1/20	*****1808	Jezzy Sukaemi	DD - ES	2,433.00
30120414	3/1/20	*****7479	Ms. Li Su	DD - ES	2,571.00
30120415	3/1/20	*****8534	Suma Aryaei	DD - ES	2,702.00
30120416	3/1/20	*****1235	Summit Venture Group, LLC	DD - ES	2,485.00
30120417	3/1/20	*****6168	Kamaljeet Surila	DD - ES	1,570.00
30120418	3/1/20	*****0399	Joyce Hui Sy	DD - ES	6,451.00
30120419	3/1/20	*****1242	Hamed Tafaghodi Alexis Tafaghodi	DD - ES	1,046.00
30120420	3/1/20	*****3190	Sha Sha Teng	DD - ES	2,385.00
30120421	3/1/20	*****6283	Yun Teng Weijie Zhang	DD - ES	2,008.00

30120422	3/1/20	*****9166	Ms. Natasha Terry	DD - ES	2,719.00
30120423	3/1/20	*****2164	Quyen Minh Thai	DD - ES	1,416.00
30120424	3/1/20	*****9314	Silvia Thein and Ada Choi	DD - ES	1,743.00
30120425	3/1/20	*****7191	Tequila Nashannon Thornton	DD - ES	779.00
30120426	3/1/20	*****4049	ChingJen Tong	DD - ES	1,703.00
30120427	3/1/20	*****1714	Yoway Wilson Tong	DD - ES	1,671.00
30120428	3/1/20	*****1405	Lourdes or Raymond Tovar	DD - ES	1,825.00
30120429	3/1/20	*****2094	Raphael MinhTuyen Tran	DD - ES	2,825.00
30120430	3/1/20	*****1327	Thuy Tran	DD - ES	1,250.00
30120431	3/1/20	*****6165	Thanh Van Trinh	DD - ES	1,500.00
30120432	3/1/20	*****1650	Ms. Wendie Hue Trinh	DD - ES	2,180.00
30120433	3/1/20	*****3572	Nhan Chi Truong	DD - ES	978.00
30120434	3/1/20	*****5313	Sean Thuyet Truong	DD - ES	1,194.00
30120435	3/1/20	*****9321	Van Truong	DD - ES	1,523.00
30120436	3/1/20	*****8392	Xavier Van Truong	DD - ES	3,892.00
30120437	3/1/20	*****5553	David Tseng	DD - ES	2,478.00
30120438	3/1/20	*****6917	Erica Uschold	DD - ES	2,274.00
30120439	3/1/20	*****2907	Frank Lokeni Lu	DD - ES	2,181.00
30120440	3/1/20	*****4582	Lidia Valladares	DD - ES	884.00
30120441	3/1/20	*****0250	Victor D Valenzuela	DD - ES	1,635.00
30120442	3/1/20	*****3371	Gary D. Vasconcellos	DD - ES	1,092.00
30120443	3/1/20	*****8457	Sareena Lata Velu	DD - ES	2,254.00
30120444	3/1/20	*****5310	Azell Vickers	DD - ES	1,313.00
30120445	3/1/20	*****9682	Nuno G Vieira	DD - ES	4,332.00
30120446	3/1/20	*****7391	Kim Uyen Minh Vu	DD - ES	908.00
30120447	3/1/20	*****2720	Stephen Cordell Water	DD - ES	1,063.00
30120448	3/1/20	*****2768	Huan Rong Wang	DD - ES	1,366.00
30120449	3/1/20	*****6924	Lining Wan	DD - ES	1,863.00
30120450	3/1/20	*****6945	Wei Wang	DD - ES	1,980.00
30120451	3/1/20	*****1634	Yu Ruo Wang	DD - ES	2,165.00
30120452	3/1/20	*****7593	Ms. Brigitte Warren	DD - ES	2,450.00
30120453	3/1/20	*****5502	Mildred Lucille Washington	DD - ES	1,996.00
30120455	3/1/20	*****4384	Wenyng Chang	DD - ES	2,616.00
30120456	3/1/20	*****5295	Holly Wen	DD - ES	1,205.00
30120457	3/1/20	*****4908	Lewis White & Ruth White	DD - ES	4,895.00
30120459	3/1/20	*****7867	Ms Adrienne Wilson	DD - ES	1,758.00
30120460	3/1/20	*****5057	C/O Gabe Essoe	DD - ES	1,270.00
30120460	3/1/20	*****5057	Kathleen and John Wilson	DD - ES	1,270.00

30120461	3/1/20	****8702	Kathy D. Williams	DD - ES	2,254.00
30120462	3/1/20	****5480	Tasia La Vonda Williams	DD - ES	1,955.00
30120463	3/1/20	****5026	Windle Development Group, Inc.	DD - ES	1,166.00
30120464	3/1/20	****1862	Danny Ching-Yam Wong	DD - ES	1,565.00
30120465	3/1/20	****1157	Har Pan Wong	DD - ES	7,127.00
30120466	3/1/20	****6356	Joanne Wong	DD - ES	1,690.00
30120467	3/1/20	****1060	Kinney Ming Wong	DD - ES	1,283.00
30120468	3/1/20	****2784	Vincent Wong	DD - ES	2,392.00
30120469	3/1/20	****1853	WR Properties, Inc.	DD - ES	5,665.00
30120470	3/1/20	****3962	Hong Wu	DD - ES	3,536.00
30120471	3/1/20	****3698	Zhang Jin Wu	DD - ES	2,607.00
30120473	3/1/20	****2651	Sheree Wynn	DD - ES	2,186.00
30120474	3/1/20	****5388	Jian Ai Xuan	DD - ES	1,784.00
30120475	3/1/20	****4644	Chao Xu	DD - ES	2,696.00
30120476	3/1/20	****3880	Ping Ping Xu	DD - ES	3,884.00
30120477	3/1/20	****4383	Yifan Ye	DD - ES	2,561.00
30120478	3/1/20	****6779	Mike Perry, Property Manager	DD - ES	1,449.00
30120479	3/1/20	****6210	Yong Qiang Lu	DD - ES	1,771.00
30120480	3/1/20	****6178	Chris Kui You	DD - ES	2,381.00
30120481	3/1/20	****7529	Kevin M Young	DD - ES	2,364.00
30120482	3/1/20	****7622	Yee Yue Cheung	DD - ES	1,256.00
30120483	3/1/20	****8664	Mohammad Zalmatyar	DD - ES	2,154.00
30120484	3/1/20	****0668	Guangyu Zhang	DD - ES	1,468.00
30120485	3/1/20	****7638	Jielu Zhao	DD - ES	1,156.00
30120486	3/1/20	****2407	Katherine Zhao	DD - ES	2,269.00
30120487	3/1/20	****2940	Wei Bin Zhang or Gao Wei	DD - ES	1,970.00
30120488	3/1/20	****3259	Xirong Zhao	DD - ES	1,807.00
30120489	3/1/20	****4367	Xiang Yang Zheng	DD - ES	2,529.00
30120490	3/1/20	****3830	Joy Yi Zhou	DD - ES	2,489.00
30120491	3/1/20	****7805	Shengguo Zhu	DD - ES	5,704.00
30120492	3/1/20	****6132	Ying Zhu	DD - ES	5,056.00
30120493	3/1/20	****4651	WeiJie Zhang	DD - ES	1,247.00

Housing Choice Voucher	HAP	1,484,626.18
	UR	10,053.82
	Damage Claim	0.00
	Vacancy Claim	0.00
	Administrative Fee	1,177.31
	FSS Escrow Account	0.00
	Shelter Plus Security Deposit	0.00
	Other	0.00
	All Payments	\$1,495,857.31

Check Summary

March 1, 2020

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
150302	3/1/20	*****0064	Ayaanna R Ireland	85.00
150315	3/1/20	*****8461	Irvin Brown	18.00
150327	3/1/20	*****5735	Michael Wimmer	170.00
150341	3/1/20	*****2665	Stacy Smith	13.00
150347	3/1/20	*****7845	Troy Mills	29.00
150412	3/1/20	*****9325	JOW & AAW, LLC	2,832.00
150414	3/1/20	*****9326	Western Addition Apartments, LLC	1,487.00
150415	3/1/20	*****9810	Housing Authority of the County of Alameda	16,164.17
150430	3/1/20	*****2116	MSR Rental Properties, LLC C/O EEN Property Management	1,700.00
150433	3/1/20	*****5035	Housing Authority of the City of Vallejo	14,902.80
150434	3/1/20	*****5035	Housing Authority of the City of Vallejo	1,561.75
30120011	3/1/20	*****4636	Felipe Amarante	DD - ES 1,479.00
30120021	3/1/20	*****3909	Ken Bartlett	DD - ES 2,024.00
30120024	3/1/20	*****7492	Adrienne Kelly Belton	DD - ES 1,060.00
30120046	3/1/20	*****8860	Joe Burns	DD - ES 1,069.00
30120047	3/1/20	*****8764	William Joseph Burgoyne	DD - ES 722.00
30120049	3/1/20	*****2513	Clara Beatriz Cardenas	DD - ES 1,493.00
30120072	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 2,474.75
30120073	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 323.26
30120074	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 4,287.55
30120075	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 11,592.45
30120076	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 7,047.59
30120077	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES 6,567.11

30120078	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	6,768.50
30120079	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	7,343.77
30120080	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	7,168.22
30120081	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	12,683.45
30120082	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	11,662.79
30120083	3/1/20	*****0746	Contra Costa County Housing Authority	DD - ES	146.70
30120086	3/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	5,260.00
30120087	3/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	4,048.00
30120088	3/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	5,658.00
30120089	3/1/20	*****3772	Creekside Apartment Investors LLC DBA Creekside Village	DD - ES	1,212.00
30120104	3/1/20	*****9507	Olga M. Disney	DD - ES	1,169.00
30120109	3/1/20	*****3406	Mercy Housing California XXXVIII East Leland Court Apartments	DD - ES	600.00
30120117	3/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	3,003.00
30120118	3/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	3,990.00
30120119	3/1/20	*****3881	FFAH Marina Heights LLC	DD - ES	1,100.00
30120126	3/1/20	*****4032	Fox Creek Apartments	DD - ES	540.00
30120138	3/1/20	*****5111	Gateway Apartments	DD - ES	4,163.00
30120155	3/1/20	*****5267	Abhilash Gupta	DD - ES	1,730.00
30120166	3/1/20	*****6728	David T. Hennigan	DD - ES	2,119.00
30120237	3/1/20	*****3555	Yiping I. and Frederic Leroudier	DD - ES	3,512.00
30120242	3/1/20	*****3386	James J. Busby and Irvin Deutcher a Partnership DBA Crestview Apartments	DD - ES	1,140.00
30120249	3/1/20	*****1547	Paul Livson	DD - ES	1,551.00
30120278	3/1/20	*****6342	James & Diana Gail McDonald c/o Yolanda McDonald	DD - ES	1,500.00
30120319	3/1/20	*****9886	Northstar Financial Group, LLC	DD - ES	3,663.00
30120328	3/1/20	*****8283	Kolawole O. Onafowode	DD - ES	1,562.00
30120355	3/1/20	*****4650	A. Meadows Property Management	DD - ES	431.00
30120368	3/1/20	*****7228	Ramsey Horton	DD - ES	1,265.00
30120372	3/1/20	*****8227	Croskey Real Estate, Inc.	DD - ES	1,572.00
30120373	3/1/20	*****6703	Amerasia Real Estate Fund LLC	DD - ES	2,908.00
30120374	3/1/20	*****7083	Reliant - Woods Grove, LP	DD - ES	3,488.00
30120394	3/1/20	*****7789	Siena Court Apartments	DD - ES	1,013.00
30120395	3/1/20	*****7396	Sierra Pacific Properties Peppertree Apartments	DD - ES	1,190.00
30120409	3/1/20	*****3465	Ramzi D Srouji	DD - ES	1,661.00
30120429	3/1/20	*****2094	Raphael Minhtuyen Tran	DD - ES	1,776.00
30120454	3/1/20	*****4563	Isidoro Weitzman	DD - ES	2,045.00

30120457	3/1/20	*****4908	Lewis White & Ruth White Elma Ruth White	DD - ES	1,663.00
30120458	3/1/20	*****9380	Tracy J. Whitehead	DD - ES	282.00
30120472	3/1/20	*****2556	Drewcillia Wyatt	DD - ES	1,291.00

VASH

HAP	186,521.00	(F)
UR	315.00	
Damage Claim	0.00	
Vacancy Claim	0.00	
Administrative Fee	6,144.86	
FSS Escrow Account	0.00	
Shelter Plus Security Deposit	0.00	
Other	0.00	
All Payments	\$192,980.86	

Grand Total

3/1/20 Check Run

HAP (Regular)	\$ 1,179,067.18	
HAP (VASH)	186,521.00	F
HAP (Port-In)	281,005.00	E
HAP (Port-Out)	24,554.00	D
Utility Reimbursement	10,368.82	C
Admin Fee	7,322.17	B
Total	\$ 1,688,838.17	A

HAP	1,671,147.18	
UR	10,368.82	(C)
Damage Claim	0.00	
Vacancy Claim	0.00	
Administrative Fee	7,322.17	(B)
FSS Escrow Account	0.00	
Shelter Plus Security Deposit	0.00	
Other	0.00	
All Payments	\$1,688,838.17	(A)

~~CKS-88,167.48+~~
~~DD-1,600,670.69+~~
 1,688,838.17*

pr 2/26/20

pr 2/26/20

Check Summary

March 15, 2020

Check Number	Check Date	Payee Tax ID	Payee	Amount
VASH				
150438	3/15/20	*****2062	John M Ferguson	56.00
31520003	3/15/20	*****0746	Contra Costa County Housing Authority DD - ES	14,835.12
31520004	3/15/20	*****0746	Contra Costa County Housing Authority DD - ES	5,580.75
31520005	3/15/20	*****0746	Contra Costa County Housing Authority DD - ES	2,717.86
31520007	3/15/20	*****3881	FFAH Marina Heights LLC DD - ES	1,141.00
31520015	3/15/20	*****7396	Sierra Pacific Properties DD - ES	1,406.00
			Peppertree Apartments	

VASH	<u>3/15/20 Check Run</u>	HAP	24,497.00	(F)
		UR	56.00	
		Damage Claim	0.00	
		Vacancy Claim	0.00	
		Administrative Fee	1,183.73	
		FSS Escrow Account	0.00	
		Shelter Plus Security Deposit	0.00	
		Other	0.00	
		All Payments	\$25,736.73	

Grand Total

HAP (Regular)	\$ 19,565.43		HAP	61,798.43
HAP (VASH)	24,497.00	F	UR	177.00
HAP (Port-In)	11,143.00	E	Damage Claim	0.00
HAP (Port-Out)	6,593.00	D	Vacancy Claim	0.00
Utility Reimbursement	177.00	C	Administrative Fee	1,623.83
Admin Fee	1,623.83	B	FSS Escrow Account	0.00
Total	<u>\$ 63,599.26</u>	A	Shelter Plus Security Deposit	0.00
			Other	0.00
			All Payments	\$63,599.26

Ym
3/11/20

DD-53,644.21+
CKS-9,955.05+
63,599.26*

Prasanna 3/10/20



**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 Minute Order Approving an Annual Report Pursuant to SB 341

MEETING DATE: April 20, 2020

EXECUTIVE SUMMARY

The Housing Authority of the City of Pittsburg (Housing Authority) has reviewed and considered the Housing Successor Agency's annual report regarding housing activities through June 30, 2019 (Report).

FISCAL IMPACT

There is no fiscal impact in approving the Report. The Report provides a snapshot of housing activities that have occurred during a specified period.

RECOMMENDATION

Staff recommends that the Governing Board of the Housing Authority approve the Report.

BACKGROUND

The Redevelopment Agency of the City of Pittsburg (Agency) is a redevelopment agency formed, existing and exercising its powers pursuant to California Community Redevelopment Law Health and Safety Code Section 33000 et seq. (CRL). Pursuant to authority granted under the CRL, the Agency has the responsibility to implement the redevelopment plan established by the Community Development Plan for the Los Medanos Community Development Project by Ordinance No. 93-1063, adopted by the City Council on June 7, 1993 (as subsequently amended and restated by Resolution 07-1221 and as may be further amended from time to time).

On June 29, 2011, the Governor signed into law ABX1 26, also referred to as the "Dissolution Act" which automatically suspended redevelopment activities and on December 29, 2011, the California State Supreme Court upheld the provisions of the Dissolution Act, thereby dissolving all redevelopment agencies on February 1, 2012 (Dissolution Date). The Dissolution Act provides that prior to the Dissolution Date, the City may elect to assume the

assets and responsibilities for the housing functions previously performed by the Agency or by default the housing functions will be transferred to the local housing authority.

On January 17, 2012, by City Resolution 12-11753 and Housing Authority Resolution 12-261, the City elected to transfer, and the Housing Authority elected to assume all the rights, responsibilities, and functions related to housing previously performed by the Agency to the Housing Authority.

On October 13, 2013, SB 341 was approved by the Governor and filed with the Secretary of State. SB 341 amended Health and Safety Code 34176 and changed the former annual report due from the Agency to both the State Controller and Department of Housing and Community Development (HCD).

As a result of the Coronavirus (COVID-19) and the Shelter in Place Order (Order) mandated by the Contra Costa County Health Services, the regularly scheduled Housing Authority Meeting on March 16, 2020 was cancelled, thereby missing the requirement for timely submission of the Report by April 1st. Also on March 16, 2020, the City Council adopted Resolution 20-13757, proclaiming a local emergency due to the COVID-19.

SUBCOMMITTEE FINDINGS

The Report was not discussed in a subcommittee.

STAFF ANALYSIS

The Housing Authority will file the Report and any supporting documents, if applicable, as an addendum to the City's Annual Progress Report filed by the Planning Department. Upon receiving Housing Authority Governing Board approval and once this Minute Order has been certified by the Agency Secretary, the Report will be submitted to HCD.

ATTACHMENTS: Report

Report Prepared By: Maria M. Aliotti, Director of Community Services

For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.

7

Address	Status
NA	

Description of any outstanding obligations pursuant to 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.

8

Outstanding Obligation	Status
NA	

9 The information required by subparagraph (B) of paragraph (3) of subdivision (a):

Targeting Requirements	Status
NA	

Percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.

10

Low Income Senior Housing	# of Units
Presidio Village	103
Delta Hawaii	5
Siena Court	110
Total	218
Deed Restricted Total	1092
Percentage of Senior Housing	20%

11 Amount of any excess surplus.

NA

Amount of time that the successor agency has had excess surplus.

NA

Housing successor's plan for eliminating surplus.

For FY 18-19, \$400,000 is pledged to SAHA Development for the Veterans Square project (very to extremely low income housing project for veterans). SAHA (formerly Domus) has raised the necessary funds and anticipates construction to commence fall 2020. \$10,000 funded housing counseling services. For FY 19-20: 1) \$500,000 is budgeted for acquisition of tax defaulted properties to be used as rental housing for the Housing Authority Section 8 Program; 2) \$100,000 for housing rehab to preserve affordable units; and 3) \$10,000 for housing counseling services.



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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of two City Council Resolutions to Approve the Community Development Block Grant 2020-2025 Consolidated Plan and to Approve the 2020-2021 Annual Action Plan

MEETING DATE: April 20, 2020

EXECUTIVE SUMMARY

The Department of Housing and Urban Development (HUD) requires the City Council to review and approve the 2020-2025 Contra Costa Consortium Consolidated Plan (Consolidated Plan) and the City of Pittsburg 2020-2021 Annual Action Plan (Action Plan). The Consolidated Plan fulfills HUD's requirement of entitlement jurisdictions creating a plan that describes how Community Development Block Grant (CDBG) funds will be expended over the period of July 1, 2020 through June 30, 2025. The Action Plan states the funding recommendations for fiscal year (FY) 2020-2021. HUD requires a 30-day public comment period before the City submits the Consolidated Plan and Action Plan.

FISCAL IMPACT

There is no fiscal impact with approving the Consolidated Plan.

The breakdown of the total CDBG funding for the FY 2020-2021 Action Plan is as follows:

Entitlement Funds from HUD:	\$609,112
Prior Year 2019-2020 Program Income:	\$ 4,217
<u>Unallocated Funds from Prior Years:</u>	<u>\$ 35,000</u>
Total Funding for FY 2020-2021:	\$648,329

The CDBG fund account number is 233-41411. The breakdown of how the \$648,329 is allocated is depicted in Exhibit B of this Staff Report.

RECOMMENDATION

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

BACKGROUND

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

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

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

The City's CDBG funds can only be used for projects and programs that benefit Pittsburg residents. In order to comply with HUD'S 70% rule which requires grantees to ensure that at least 70% of its expenditures over a particular time period must be used for activities that benefit low- and moderate-income persons, the City has determined that its use of CDBG entitlement funds shall begin on July 1, 2020 and end June 30, 2025. The Action Plan has been prepared in compliance with the Consolidated Plan. HUD must approve both the Consolidated Plan and the City's Action Plan.

SUBCOMMITTEE FINDINGS

Staff compiled 23 completed applications for review by the CDBG Subcommittee (Subcommittee). The Subcommittee ranked each applicant using an 85-point evaluation criteria which assessed Community Needs and Priorities, Benefits to Target Population, Organizational and Administrative Capacity, and Financial Analysis.

The Subcommittee met on February 24, 2020 to provide evaluation results and determine funding recommendations

STAFF ANALYSIS

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

Below is a brief summary of the overall objectives identified within the Consolidated Plan. Pittsburg's priority needs are Affordable Housing, Reduce/Alleviate Homelessness and Non-Housing Community Development which includes and Administration.

Priority Need: Affordable Housing (AH)*Objectives/Strategies for Affordable Housing:*

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

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

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

Priority Need: Reduce/Alleviate Homelessness (H)*Objectives/Strategies for Homelessness:*

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

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

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

Priority Need: Non-Housing Community Development (CD)*Objectives/Strategies for Non-Housing Community Development:**Public Services*

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

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

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

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

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

Economic Development

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

Infrastructure and Public Facilities

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

Administration

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

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

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

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

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

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

As required, there was a 30-day public comment period that commenced on March 20, 2020 and expired on April 19, 2020.

ATTACHMENTS: Resolution to Adopt the 2020-2025 Consolidated Plan
Resolution to Adopt the 2020-2021 Annual Action Plan
Exhibit A – 2020-2025 Consolidated Plan & 2020-2021 Annual Action Plan
Exhibit B – 2020-2021 Action Plan Budget Allocation

Report Prepared By: Melaine Venenciano, Senior Administrative Analyst

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution to)
Approve the Community Development Block)
Grant 2020-2021 Annual Action Plan)

RESOLUTION NO.

The Pittsburg City Council FINDS AND DETERMINES as follows:

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

WHEREAS, the entitlement jurisdictions of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa Consortium (Consortium). Together, the Consortium prepared a joint 2020-2025 Consolidated Plan (Consolidated Plan) to assess the needs of each jurisdiction and to guide the use of funds within each individual member community

WHEREAS, the Consolidated Plan is a detailed planning document that provides a needs assessment, describes the jurisdiction's non-housing community development needs, its housing needs and market conditions, sets out a five-year strategy identifying priorities and objectives, and establishes the 2020-2021 Annual Action Plan (Action Plan) which outlines intended uses of the funds. The Action Plan incorporates the requirements of HUD's CDBG Program; and

WHEREAS, the City's CDBG funds can only be used for projects and programs for Pittsburg residents. In order to comply with HUD'S 70% rule which requires grantees to ensure that at least 70% of its expenditures over a particular time period must be used for activities that benefit low- and moderate-income persons. The City has determined that its use of CDBG entitlement funds shall be begin on July 1, 2020 and end June 30, 2021. The Action Plan has been prepared in compliance with the Consolidated Plan. HUD must approve both the Consolidated Plan and the Action Plan; and

WHEREAS, staff compiled 23 completed applications for review by the CDBG Subcommittee (Subcommittee). The Subcommittee ranked each applicant using an 85-point evaluation criteria which assessed Community Needs and Priorities, Benefits to Target Population, Organizational and Administrative Capacity, and Financial Analysis; and

WHEREAS, the Subcommittee met on February 24, 2020 to provide evaluation results and determine funding recommendations; and

WHEREAS, the City solicited comments from March 20, 2020 through April 19, 2020 and conducted a public hearing on April 20, 2020 to receive testimony and close the comment period.

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 hereby approves the Action Plan, including the CDBG application form SF-424 and the required certifications.
- Section 3. The public comment period on the Action Plan, which includes the funding recommendations is hereby closed.
- Section 4. The City Manager or his designee will submit to HUD the Action Plan and all understandings and assurances contained therein and in connection with the submission will provide additional information as may be required.
- Section 5. The City Manager or his designee is hereby authorized to execute the necessary documents and take such further actions as may be necessary or appropriate to carry out the City's obligations under this Resolution.
- Section 6. The City Clerk shall certify to the adoption of this Resolution.
- Section 7. This Resolution becomes effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of April 2020 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City County Resolution to)
Approve the Community Development Block)
Grant 2020-2025 Consolidated Plan)

RESOLUTION NO.

The Pittsburg City Council FINDS AND DETERMINES as follows:

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

WHEREAS, the entitlement jurisdictions of Antioch, Concord, Pittsburg, Walnut Creek and the Urban County (all other cities and the unincorporated areas) constitute the Contra Costa Consortium (Consortium). Together, the Consortium prepared a joint 2020-2025 Consolidated Plan (Consolidated Plan) to assess the needs of each jurisdiction and to guide the use of funds within each individual member community; and

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

WHEREAS, the City solicited comments from March 20, 2020 through April 19, 2020 and conducted a public hearing on April 20, 2020 to receive testimony and close the comment period.

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

- Section 1. The above recitals are true and correct and incorporated herein.
- Section 2. The Consolidated Plan attached as Exhibit "A" to the Staff Report is hereby approved.
- Section 3. The public comment period on the Consolidated Plan is now closed and any public comments received during the public comment period and public hearing will be incorporated in the Consolidated Plan and submitted to HUD no later than May 15, 2020.
- Section 4. The City Manager or his designee is authorized to submit the Consolidated Plan to HUD along with executing all required documents.

Section 5. The City Manager is hereby authorized to take such further actions as may be necessary or appropriate to carry out the City's obligations pursuant to this Resolution.

Section 6. The City Clerk shall certify to the adoption of this Resolution.

Section 7. This resolution becomes effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of April 2020 by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

EXHIBIT A

CITY OF PITTSBURG



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM 2020-2025 Consolidated Plan and 2020-2021 Annual Action Plan

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

Executive Summary

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

1. Introduction

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

The Consolidated Plan fulfills the requirement that recipients of CDBG funds create a plan describing how these funds will be expended over a five-year period. This Consolidated Plan is for the period of July 1, 2020, to June 30, 2025.

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

The Consolidated Plan process also includes the development of the first-year Annual Action Plan which is the annual plan the City prepares pursuant to the goals outlined in the Consolidated Plan. The Annual Action Plan details the activities that Pittsburg will undertake to address the housing and community development needs and local objectives using CDBG funds received during program year 2020-2021.

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

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

Priority Need: Affordable Housing

Objectives/Strategies for Affordable Housing

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

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

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

Priority Need: Reduce/Alleviate Homelessness

Objectives/Strategies for Homelessness:

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

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

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

Priority Need: Non-Housing Community Development

Objectives/Strategies for Non-Housing Community Development

Public Services

CD-1: General Public Services. Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure

access to programs that promote prevention and early intervention related to a variety of social concerns.

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

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

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

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

Economic Development

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

Infrastructure and Public Facilities

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

Administration

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

3. Evaluation of past performance

The City is committed to improving and ensuring compliance with CDBG program requirements. Staff continues to work closely with HUD staff for guidance with program administration and identifying areas for improvement. Previous funded programs and

activities were on schedule and grant disbursements were made in a timely manner. The Pittsburgh grant program continues to accomplish its objectives and remain compliant as outlined below:

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

The City is committed to working collaboratively with the Consortium to implement goals and policies identified in the 2020-2025 Consolidated Plan and will continue to focus on ensuring that activities funded meet required performance measurements. The Consortium members continue to increase inter-jurisdictional activities by holding quarterly meetings and joint subrecipient monitoring.

4. Summary of citizen participation process and consultation process

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

The Consortium's outreach and consultation strategies included the formation of community outreach partnerships with affordable housing, social service, and mental

health providers; workforce developers; community advocates; and others. Subrecipients alerted their clients and program beneficiaries that an important planning process was being undertaken and encouraged active participation by beneficiaries.

Public Participation Outreach efforts included:

- **Public Meetings across the County** - West County (City of Richmond 3/27/19), Central County (City of Concord, 3/28/19), East County (City of Pittsburg 3/25/19), Far East County (Cities of Brentwood 5/14/19, Oakley 4/10/19 and Bethel Island 11/14/19).
- **Focus Groups** - Population or topic specific groups with Executive Directors and top program staff on the needs of: 1) Seniors and Disabled; 2) Youth; 3) Families and General; 4) Economic Development; 5) Persons who are Homeless (conducted in conjunction with CoC); and 6) Affordable Housing
- **Community Needs Survey** - Over 1,400 responses in English and Spanish were received to the community needs survey which help access the perceptions of residents and agencies regarding the need for a wide variety of services for lower income people, those who are homeless and disabled, as well as for housing, economic development and infrastructure needs.
- **Email Contact** - Over 600 agencies, city/county/state and federal contacts, and interested parties in the Contra Costa Interested Parties list were contacted to let them know about the Consolidated Plan process and the community survey.
- **Website Posting** - Links to the community needs survey and other Consortium Consolidated Plan processes and public meetings were posted each of the jurisdiction's websites.
- **Social Media Outreach** – Email blasts about the community needs survey were sent out through NextDoor throughout the County, achieving notification of over half of all households. Outreach materials for the community survey and public meetings were shared on Twitter and Facebook.

5. Summary of public comments

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

<Insert future comments if applicable.>

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

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

7. Summary

The development of the 2020-2025 Contra Costa Consortium Consolidated Plan was very inclusive and reached more people by utilizing such technology via the web survey, posting and sharing on social media, information on a dedicated websites, and email. As technology continues to change, the Consortium is looking for new ways to better connect Contra Costa residents to important issues and resources.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator		City of Pittsburgh

Table 1– Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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

1. Introduction

The consolidated planning process requires jurisdictions to reach out to and consult with other public and private agencies when developing the Consolidated Plan. The Consolidated Plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

The Consortium held six public meetings in the Spring of 2019 to solicit input for the 2020-2025 Consolidated Plan. Those attending were asked to comment on the level of housing and community development needs in Contra Costa County and the relative priority of those needs. All public meetings were advertised in the Contra Costa Times. Through the Consolidated Plan process, the Consortium developed a comprehensive list of priority housing and community development needs for the entire consortium area. The focus groups and community meetings provided critical input for prioritizing the housing and community needs.

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

Key consultations included:

- **Housing** – The Consortium hosted a focus group with the primary nonprofit providers in the county which produced feedback on current market challenges and reducing barriers to program development.
- **Homelessness** – The Consortium hosted focus group on homelessness with over 60 participants including all major homeless providers and many of the smaller providers not currently participating in HMIS. Ideas emerged from discussions which can help further outreach and integration of various systems.
- **Families and Children** – The Consortium consulted with major providers in a focus group that highlighted the needs of families and children which was used to develop the Consolidated Plan priority needs.
- **Economic Development** – Representatives from various agencies including the Small Business Development Center, Opportunity Junction, COCO Kids were part

of the Consortium focus group to learn more about the needs and challenges in economic development throughout the county.

- **Elderly and Disabled** – Representatives from various agencies including the Ombudsman, Meals on Wheels, Choice in Aging, Mobility Matters, CC Senior Legal Services, Monument Crisis Center, Contra Costa Interfaith Housing, and Lion's Blind Center and Independent Living Resources were part of the Consortium focus group.
- **Youth from Lower Income Households** - Representatives from various agencies including the CocoKids, Community Violence Solutions, Rainbow Community Center, RYSE Center, Village Community Resource Center were part of the Consortium focus group.

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

City staff held a CDBG subcommittee meeting on September 16, 2019 with two council members and two members from the Community Advisory Commission to discuss results of the Consortium focus group discussions and comments from the public meetings. These results assisted in deriving Pittsburg's community needs and priorities.

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

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

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

The Consortium worked closely with the three Public Housing Authorities of Contra Costa, Pittsburg and Richmond in the co-development of the 2020-2025 Analysis of Impediments as well as the Consolidated Plan. City staff works closely with the Pittsburg Housing Authority by providing information regarding programs that can enhance the living situation of its clients by providing resources to assist with becoming a homeowner.

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

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

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

Chronic homelessness – The Pittsburg Police Department have assigned police officers specifically to address the needs of the homeless population in the city. The police officers offer resources that can assist people on the street such as food gift cards, water, clothing, and lodging. These efforts are made possible through a grant from the Los Medanos Healthcare District. Through the relationships that have formed with individuals experiencing homelessness, the Police Officers, are able to identify a few that are ready to make a change. With these few individuals, the City is experimenting with a pilot job program that may allow them to become part time hires within the Public Works Department.

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

Veterans – CDBG funds were allocated for the land acquisition for the Veterans Square housing project which consists of twenty-nine (29) units of much needed affordable housing for lower income households. Nineteen (19) of the 29 units will be dedicated to veterans and will also serve special needs households. Ten (10) of the units will be set aside for homeless residents with serious mental illness through the Department of Housing and Community Development's (HCD) No Place Like Home Program. There will be seven (7) ADA units and its design facilitates aging in place. Onsite services will be offered by a qualified service provider experienced in serving the tenant population. These services will include health and wellness classes, education and employment services and social activities. The Pittsburg Housing Authority administers 160 Veteran Affairs Supportive Housing (VASH) vouchers and will provide a loan towards the construction of the Veterans Square housing project.

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

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

Pittsburg does not receive ESG funds but Contra Costa County is a recipient of these funds and coordinates its allocation with the CoC. H3 administers the CoC's Homeless Management Information System (HMIS). This data is reviewed by H3 and the Council on Homelessness throughout the year to determine how to allocate ESG and CoC funds, develop standards for performance and compliance, evaluate project and system level outcomes, and recommend policy and legislative action. The Council has two subcommittees (CoC-ESG Provider Committee and the System Performance Committee) dedicated to those purposes. Those committees meet multiple times throughout the year, including in preparation for large funding allocations, such as CoC and ESG funding competitions. The System Performance Committee typically meets more often to review project and system level data, make recommendations for metrics, monitoring, and evaluation, and contribute data and messaging for use in the Council and CoC's larger consumer and community engagement strategies and policy recommendations to the Board of Supervisors. The Council also uses data, information, and recommendations generated from these meetings to develop annual priorities for the

CoC, which helps to guide the Council's annual decision making and oversight of project and system performance and HMIS administration.

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

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

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

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Pittsburg Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Pittsburg Housing Authority has clients that are interested in becoming homeowners and this has become attainable through HUD's Homeownership Voucher Program. Since funding is no longer available directly through City resources, staff provides resources through other venues that can assist in the home buying process.
2	Agency/Group/Organization	Contra Costa Interfaith Housing
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families and General Services." The agency manages scattered site housing projects with a wide variety of supportive services, and housing search assistance.
3	Agency/Group/Organization	Covia Foundation
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency presented their Home Matching program during an H3 meeting. City staff gained a better understanding about seniors seeking roommates to make housing costs more affordable and the program assists with connecting individuals to see if they are a match.
4	Agency/Group/Organization	INDEPENDENT LIVING RESOURCES OF CONTRA COSTA COUNTY
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.
5	Agency/Group/Organization	CONTRA COSTA SENIOR LEGAL SERVICES
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.
6	Agency/Group/Organization	Lamorinda Spirit Van
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.
7	Agency/Group/Organization	Lions Center for the Visually Impaired
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.

8	Agency/Group/Organization	Monument Crisis Center
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" and another focus group "Homelessness" on 4/12/19. to identify and prioritize needs.
9	Agency/Group/Organization	Meals on Wheels Diablo Valley
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.
10	Agency/Group/Organization	OMBUDSMAN SERVICES OF CONTRA COSTA
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Seniors and Disabled" to identify and prioritize needs.
11	Agency/Group/Organization	A Place of Learning
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth" to identify and prioritize needs. The agency primarily serves Hispanic youth with free after school tutoring for grades 1-6.
12	Agency/Group/Organization	COCO Kids (Contra Costa Childcare Council)
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth and Economic Development" to identify and prioritize needs. The agency provides microenterprise services to child care enterprises that are currently operating or for individuals looking to open up this type of business.

13	Agency/Group/Organization	LOAVES AND FISHES OF CONTRA COSTA
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families" to identify and prioritize needs. The agency provides hot meals 5x per week in dining rooms in the County and primarily serves homeless, elderly, disabled and very low-income families.
14	Agency/Group/Organization	FOOD BANK OF CONTRA COSTA AND SOLANO
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families and General Services" to identify and prioritize needs.

15	Agency/Group/Organization	St. Vincent de Paul of Contra Costa
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families and General Services" to identify and prioritize needs. The agency provides Rotacare medical care, a dining room site for Loaves and Fishes in Pittsburg, emergency Housing retention assistance, information and referral, a day program for homeless families, employment training program for homeless individuals. They primarily serve homeless, families, elderly, disabled and very low-income families.
16	Agency/Group/Organization	SHELTER INC.
	Agency/Group/Organization Type	Housing Services - Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families and General Services" to identify and prioritize needs. The agency provides homeless prevention housing retention subsidies and assistance, housing with supportive services, housing placement services, and is a key homeless housing provider in the County and they primarily serve homeless individuals and families, elderly, disabled and veterans.
17	Agency/Group/Organization	CONTRA COSTA CRISIS CENTER
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Families and General Services" to identify and prioritize needs. The agency provides information and referral for all services and is also the direct connection to the county's coordinated entry system and the CORE homeless outreach teams.
18	Agency/Group/Organization	RYSE Center
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth" to identify and prioritize needs. The agency provides services for homeless youth and the LGBT community.
19	Agency/Group/Organization	GIRLS INC
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth" to identify and prioritize needs.
20	Agency/Group/Organization	COURT APPOINTED SPECIAL ADVOCATES
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth" to identify and prioritize needs. The agency provides services for foster, abused, and neglected youth.
21	Agency/Group/Organization	EAST BAY CENTER FOR PERFORMING ARTS
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Youth" to identify and prioritize needs.
22	Agency/Group/Organization	OPPORTUNITY JUNCTION
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Consortium consulted with agency staff on 3/21/19 during a focus group on "Economic Development" to identify and prioritize needs.
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Identify any Agency Types not consulted and provide rationale for not consulting

No types were intentionally excluded.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Contra Costa Continuum of Care	Through the outreach process, homelessness and homelessness prevention services was identified as a priority for the CDBG program. These services will complement the CoC Strategy.
Housing Element	City of Pittsburg	The 2015-23 Pittsburg Housing Element adopted on May 4, 2015 by City Council Resolution 15-13033., approved by the State Department of Housing and Community Development, was heavily consulted for all housing goals and objectives to assure unity and conformity.
General Plan Update	City of Pittsburg	The City's General Plan identifies the community's vision for the future and provides framework to guide decisions on growth, development, and conservation of open space and resources in a manner consistent with the quality of life desired by residents and other stakeholders.

Table 3– Other local / regional / federal planning efforts

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

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

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

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

The Consortium developed a comprehensive plan to expand citizen participation for the 2020-2025 Consolidated Plan, which is outlined in section PR-15 of the Consortium Consolidated Plan document.

- Seven focus groups were conducted to discuss the needs of persons in the following groups: Family Support & General Population; Youth; Seniors and Disabled; Economic Development; Persons who are Homeless; and Affordable Housing. Focus groups were conducted with the leaders of nonprofit organizations who are experts in serving these populations.
- Outreach to over 600 agencies and contacts on the Consortium Interested Parties email list to participate in the process and the survey, and encourage participation by their clients.

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

- Public Meetings across the County - West County (City of Richmond 3/27/19), Central County (City of Concord, 3/28/19), East County (City of Pittsburg 3/25/19), Far East County (Cities of Brentwood 5/14/19, Oakley 4/10/19 and Bethel Island 11/14/19).
- Subcommittee Meeting September 16, 2019 - Public hearing with the CDBG Subcommittee to gain input on how the City can strategically address community needs as identified through the needs analysis performed by the Consortium and to ensure that the activities funded meet HUD's national objectives.
- Subcommittee Meeting February 25, 2020 – Public hearing to discuss the Consolidated Plan priorities and funding allocation for FY 2020-2021 Annual Action Plan.
- Council Meeting on April 20, 2020 - Public Hearing and presentation of draft 2020-2025 Consolidated Plan and 2020-2021 Annual Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	The Consortium posted a joint newspaper notice announcing 3 public workshops.	No comments were received.	N/A.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Non-targeted/broad community	The Consortium released a "Community Needs" survey to a variety of public and private agencies, non-profit agencies, and private citizens who are on the Consortium's Interested Parties list. There are over 600 individuals on the Consortium's Interested Parties list.	The Consortium received over 1400 surveys ranking various community needs throughout the County.	N/A.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Agencies	Non-targeted/broad community	Hard copies of Community Needs survey distributed at offices of various public service agencies throughout the County to distribute to the residents they serve.	Completed surveys from this outreach were included in the 1400 count as stated in outreach #2 above.	N/A.	
4	Public Meeting	Non-targeted/broad community	Attendance for the public meetings held was very low.	Completed surveys from this outreach were included in the 1400 count as stated in outreach #2 above.	N/A.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Non-targeted/broad community	Public notice of Draft Consolidated Plan posted in the East Contra Costa Times on March 20, 2020.	See County's Plan.	N/A.	
6	Public Meeting	Non-targeted/broad community	City Council public hearing to adopt the 2020-2025 Consolidated Plan on April 20, 2020.	TBD	TBD	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The "Needs Assessment" section provides a community profile that describes the housing and population characteristics of Pittsburg and this section serves as the basis for determining its community development needs.

The Needs Assessment portion of the Consolidated Plan includes information gained from the community needs survey and knowledge gathered from the focus groups and consultations. Together they form a clear picture of the needs of Urban Contra Costa County and each of the Consortium jurisdictions of Antioch, Concord, Pittsburg, and Walnut Creek in the areas of affordable housing, special needs housing, homelessness, and community development. By analyzing the needs, Consortium members identify those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be funded.

Pittsburg is striding into the future, each day more prosperous than the one before. New homes, renovated older homes, new businesses, a historic district being revived are all signs of even better times to come. Additionally, Pittsburg's local government has expanded the parks system, improved the roads, increased commerce and employment, expanded the Marina and built a modern Civic Center to take it into the 21st century.

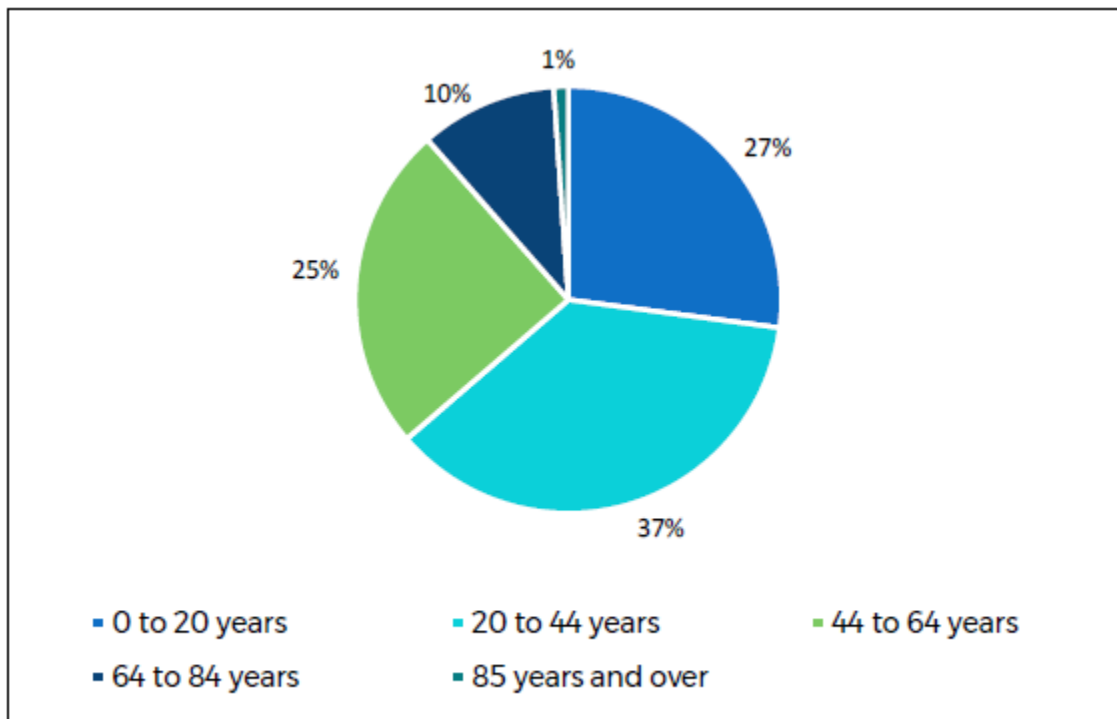
The City was officially incorporated in June 1903 and by 1910, the US Census Bureau recorded the population at 2,372. After a dramatic population increase from post-World War I prosperity, the City's population reached 9,610 by 1930. World War II brought new industry and population inflow to Pittsburg. By 1950, the City's population grew to 12,763.

From 1980 to 2000, the City's population increased by 72 percent from 33,034 to 56,769 persons. During the 2000s and 2010s, Pittsburg experienced population growth increasing by approximately 3 percent per year from 56,769 in 2000 to 72,541 in 2019. Similarly, Contra Costa County's total population increased by approximately 22 percent during the 2000s and 2010s. Between 1980 and 2019, Pittsburg's population growth rate averages 3.1 percent per year, while that of Contra Costa County is an average of 1.9 percent per year. As of June 2019, Pittsburg's population was estimated to be 72,541.

Households have increased at a rate slower than Pittsburg's population. Households increased by 60 percent between 1980 and 2000 (compared to 72 percent for the

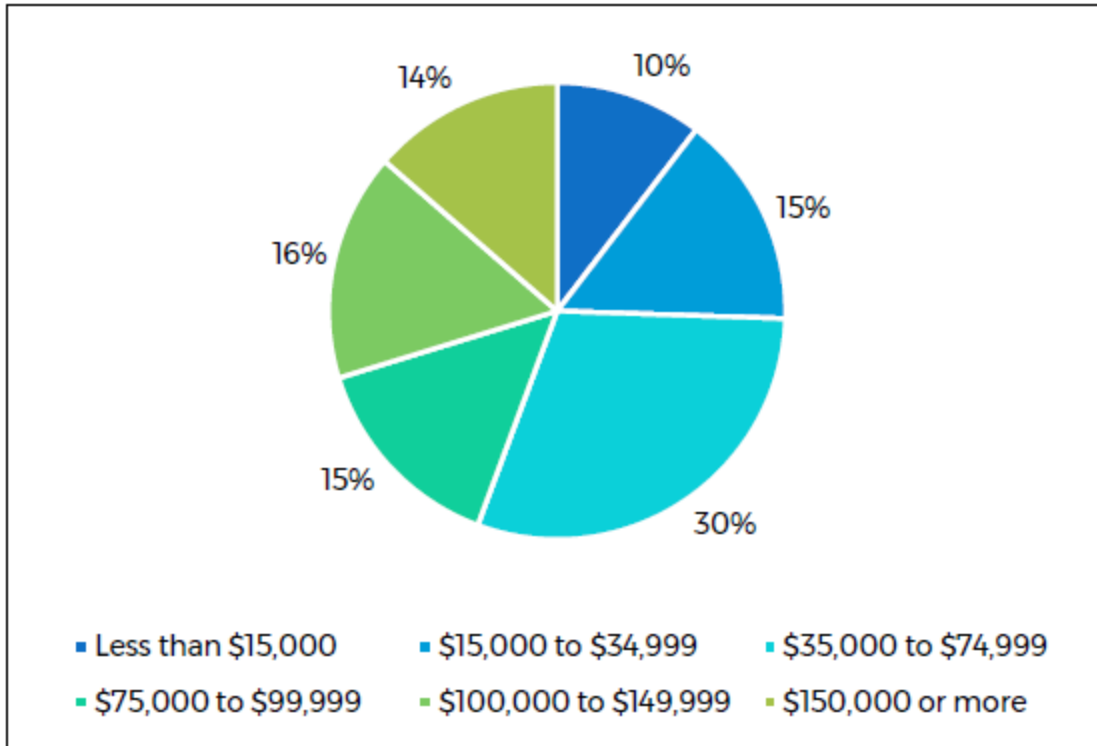
population) and by 19 percent between 2000 and 2019 (compared to 28 percent for the population). Over the years, the average household size has fluctuated slightly with a high of 3.14 in 2019 and a low of 2.97 in 1980. In recent years, household size has increased slightly with an average of 3.2 persons per household in 2010 and 3.42 persons per household in 2019.

Population by Age - The median age of Pittsburg residents is 35 years, while the median age of Contra Costa County residents is 39.2 years. As shown in the chart 1 below, 37 percent of the City is 20 to 44 years old. Of the 27 percent of the City ages 0 to 20 years, 7 percent are under 5 years, 7.5 percent are 5 to 9 years, and 12.6 percent are 10 to 19 years. Additionally, 11 percent of the City is 64 years or older, which includes 1 percent of the City 85 years or older.



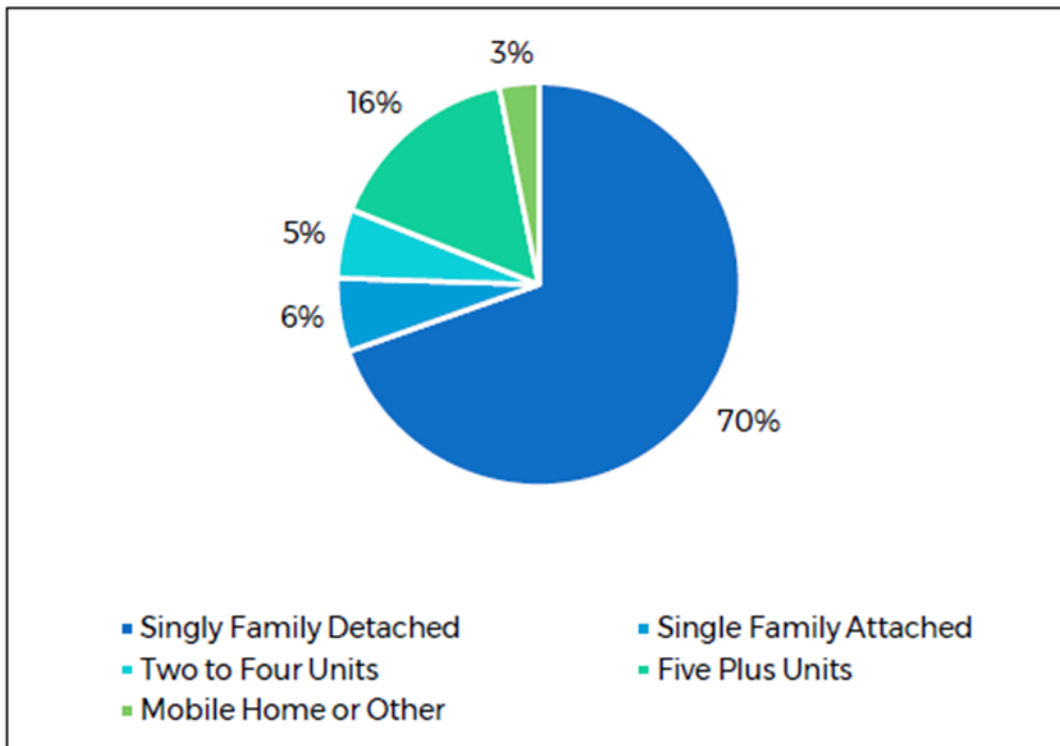
SOURCE: U.S. CENSUS BUREAU AMERICAN FACTFINDER, 2017.

Chart 1



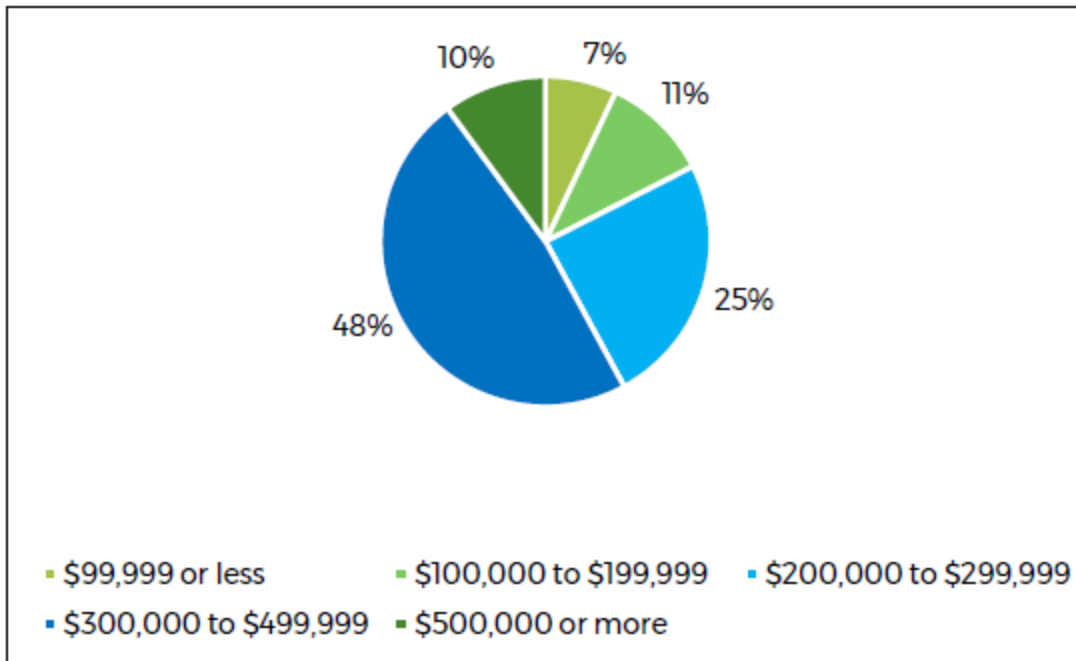
SOURCE: U.S. CENSUS BUREAU AMERICAN FACTFINDER, 2017.

Chart 2



SOURCE: U.S. CENSUS BUREAU AMERICAN FACTFINDER, 2017.

Chart 3



SOURCE: U.S. CENSUS BUREAU AMERICAN FACTFINDER, 2017.

Chart 4

NA-05 continue

Household Income - The median household income of Pittsburg residents is \$66,739, while the median household income of Contra Costa County residents is \$88,456. As shown in chart 2, 30 percent of the City has a median household income of \$35,000 to \$74,999. Of this, 10 percent of Pittsburg households have an income of \$35,000 to \$49,999, and 20 percent have an income of \$50,000 to \$74,999. Additionally, 25 percent of Pittsburg household incomes are below \$35,000 and 30 percent are above \$100,000.

HOUSING UNITS - As shown in Table 1 below, the number of housing units in Pittsburg has increased at rates lower than the population. In 2019, there were 23,126 housing units in the City. From 1990 to 2000, housing units increased from 16,857 to 18,000, a nine percent increase.

As shown in chart 3, the majority of the housing are single family detached, which account for 70.0 percent of housing units. The remaining housing types include single family attached (6.0 percent), multi-family duplexes through fourplexes (5.0 percent), multi-family apartments with five or more units (16.0 percent), and mobile homes (3.0 percent). In Contra Costa County, the majority of the housing are single family detached, which account for 81 percent of housing units. The remaining housing types include single family attached (9.0 percent), multi-family duplexes through fourplexes (2.0 percent), multi-family apartments with five or more units (5.0 percent), and mobile homes (2.0 percent).

The housing types in Contra Costa County are similar to those found in the City, although the amount of single family housing makes up a greater share of the housing stock in the County than in the City. Additionally, the City has a larger share of multifamily housing compared to the County.

Housing Prices - The median owner-occupied housing unit value is \$324,500 in Pittsburg compared to \$522,300 in Contra Costa County. Chart 4 shows the values of owner-occupied housing units in the City.

Tenure - Of the 21,069 households in the City, 56.1 percent are owner-occupied and 43.9 percent are renter-occupied. This compares to 65.5 percent owner-occupied and 34.5 percent renter-occupied in Contra Costa County.

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

Describe the jurisdiction's need for Public Facilities:

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

How were these needs determined?

A needs assessment was conducted by holding focus groups and service provider meetings. The Consortium also solicited input from community organizations, public agencies, and the general public through a survey. City staff also conducted a multifaceted outreach program to engage community members. In April, May, and June 2019, for the General Plan Update. The General Plan Update team held three community-wide Visioning Workshops, eight pop-up events, and gathered information via an online community survey. The outreach effort garnered input from City residents, members of the business community, property owners, and stakeholders. The outreach program for the General Plan Update is inclusive, educational, and designed to facilitate a meaningful conversation with the Pittsburg community about the issues and opportunities that are most important to them. The Visioning Workshops provided an opportunity for the public to offer their thoughts on what they value about their community and the City, and what important issues should be addressed in the years ahead.

Describe the jurisdiction's need for Public Improvements:

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

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

1. Safety Improvements: measures to address safety issues and reduce collisions for all travel modes.
2. Pedestrian Improvements: provide new and/or improved pedestrian crossings, sidewalks and paths.
3. Automobile Improvements: reduce traffic delays and congestion and continue to increase motor vehicle traffic capacity.
4. Bicycle Improvements: expand/ improve the citywide bikeway network and supply of bicycle parking and attract bike share providers.
5. Transit Improvements: enhance access to transit stops and stations; provide measures to reduce bus delay; and/or support the provision of new or enhanced transit service.

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

How were these needs determined?

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

A second Visioning Workshop provided an overview of the General Plan process and focused on identifying the transportation and mobility issues and concerns in Pittsburg. Approximately 39 Pittsburg residents, businesses, property owners, and other stakeholders attended the Workshop.

In addition to the assessments indicated above, the City has a 5-year Capital Improvement Plan that serves as a multi-year planning instrument for construction of new facilities and infrastructure, and for the expansion, rehabilitation, or replacement of existing City owned assets. The 5-year CIP is developed by City staff and is adopted by City Council as a guide for prioritization of various projects to accomplish community goals. The CIP is updated regularly to reflect changing priorities and funding availability, and to remove projects that have been completed. The most recent adopted CIP is for FY 2019-2024 and includes 210 projects for the benefit of the residents of Pittsburg. Each of the proposed projects meets one or more of the following criteria:

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

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

Describe the jurisdiction's need for Public Services:

The City's low income households have a variety of public service needs such as services for the homeless population, youth, senior and medical services. Based on 2013-2017 American Community Survey (ACS) Census survey data, 13.6% of the population of the City lives below the poverty level. Poverty level has a connection to homelessness. Homelessness is an issue that exists in communities throughout Contra Costa County. Pursuant to the 2018 Point in Time Data, 1,352 persons within Contra Costa County are homeless and living without shelter. Of the 1,352 homeless and unsheltered, 110 were in Pittsburg. The City, through various efforts and partnerships, has worked to combat homelessness at the local level. Homelessness is not unique to a particular community but is a regional issue. Funding for any program is more effective when partnerships are created because funding may be pooled together for a greater impact. The City affirms its commitment to combatting homelessness by contributing to service options for those living without shelter in its community.

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

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

How were these needs determined?

The Consortium and City consulted with a wide variety public and private agencies providing essential services to low-income families and individuals throughout the County. For the Consolidated Plan's planning process, the Consortium administered a survey to

county residents and service providers to learn which service areas deserve the most attention.

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Pittsburg is a larger medium-sized city. With a population of 72,437 people and 17 constituent neighborhoods, Pittsburg is the 131st largest community in California.

Housing costs in Pittsburg are among some of the highest in the nation, although real estate prices don't compare to real estate prices in the most expensive communities in California.

According to the 2013-2017 American Community Survey (ACS) 5-year Estimates, there are a total of 22,184 housing units in Pittsburg of which 21,069 are occupied while 1,115 are vacant. A higher proportion of its housing units have been built since 2000 (19.9%) which indicates that approximately 80% of its housing stock were built over 20 years ago. The average household size of owner-occupied units is 3.33 while the average household size of renter occupied units is 3.21. 11,815 housing units are owner occupied; 8,857 housing units have mortgages while 2,958 do not. There are 8,961 occupied units paying rent.

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

Introduction

Demographics - According to the 2018 ACS 5-year Estimates, the Pittsburg has a population of 70,492 people. The racial demographics are White alone – 35.2%; Black or African American alone – 17.2%; American Indian and Alaska Native alone – 0.8%; Asian alone – 16.1%; Native Hawaiian and Other Pacific Islander alone – 1.0%; Some other race alone – 20.3%; two or more races – 9.5%. Countywide, the percentage of those who identify as Hispanic or Latino, regardless of race, is 25.4%, which is higher than in the USA, which is 17.8%.

Disabilities - Amongst the City's population, 3.2% have a Hearing difficulty, 2.9% have a Vision difficulty; 5.8% have a Cognitive difficulty; 6.6% have an Ambulatory difficulty; 2.9% have a Self-Care difficulty; and 5.9% have an Independent Living difficulty.

Education and Poverty - The poverty rate in Pittsburg is 12.7% as contrasted with a County poverty rate of 9.1%. The employment rate is 61.3%, close to the County rate of 60.7%. The median household income is \$70,770. The Survey shows that 80.3% have graduated from high school or have a higher education, which is lower than the United States average of 87.7% and lower than the County median of 89.4%. Of these, 25.4% have a High School or equivalent degree (County is 17.6%); 25.8% have some college and no degree (County 21.8%); 8.7% have an associates degree (County 8.3%); 14.5% have a Bachelor's degree (County is 26.1%), and 5.7% have a Graduate or professional degree (County is 15.6%).

Business and Owner Characteristics - There are 4,367 total business firms in Pittsburg according to the 2012 Survey of Business Owners, the most recent data available. Of these, 2,195 are owned by men, 1,644 are owned by women, 2,905 are owned by minorities, 1,211 are owned by non-minorities, 362 are owned by veterans, and 3,776 owned by nonveterans.

Selected Sales and Revenue Totals – Sales from accommodation and food services sales was \$73,920; total health care and social assistance receipts/revenue was \$74,401; total merchant wholesaler sales was \$185,865; total retail sales was \$524,384 (2012 Economic Census).

Income and Poverty – The median earnings for full-time, year-round workers in Antioch are: females - \$44,338; males - \$50,968.

The education level of Pittsburg citizens, measured as those with bachelor's degrees or advanced degrees, is similar to the national average for all American cities and towns.

19.50% of adults 25 and older in Pittsburg have a college degree. Pittsburg is an extremely ethnically-diverse city. The people who call Pittsburg home describe themselves as belonging to a variety of racial and ethnic groups. People of Hispanic or Latino origin are the most prevalent group in Pittsburg, accounting for 41.14% of the city's residents (people of Hispanic or Latino origin can be of any race). The greatest number of Pittsburg residents report their race to be White, followed by Asian. Pittsburg also has a high percentage of its population that was born in another country: 32.56%. The most common language spoken in Pittsburg is English. Other important languages spoken here include Spanish and Tagalog.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	282	0	1	0	-1
Arts, Entertainment, Accommodations	3,248	1,630	15	14	-1
Construction	1,820	1,610	8	14	6
Education and Health Care Services	5,298	1,825	24	16	-8
Finance, Insurance, and Real Estate	1,494	352	7	3	-4
Information	599	212	3	2	-1
Manufacturing	1,462	1,666	7	14	7
Other Services	989	600	4	5	1
Professional, Scientific, Management Services	2,296	850	10	7	-3
Public Administration	0	0	0	0	0
Retail Trade	3,158	2,351	14	20	6
Transportation and Warehousing	710	119	3	1	-2
Wholesale Trade	773	300	3	3	0
Total	22,129	11,515	--	--	--

Table 5 - Business Activity

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household

Source: Dynamics (Jobs)

Labor Force

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

Table 6 - Labor Force

Data 2011-2015 ACS

Source:

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

Table 7 – Occupations by Sector

Data 2011-2015 ACS

Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,240	40%
30-59 Minutes	8,590	31%
60 or More Minutes	8,105	29%
Total	27,935	100%

Table 8 - Travel Time

Data 2011-2015 ACS

Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

Table 9 - Educational Attainment by Employment Status

Data 2011-2015 ACS

Source:

Educational Attainment by Age

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

Table 10 - Educational Attainment by Age

Data 2011-2015 ACS

Source:

Educational Attainment – Median Earnings in the Past 12 Months

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

Educational Attainment	Median Earnings in the Past 12 Months
Some college or Associate's degree	89,888
Bachelor's degree	117,256
Graduate or professional degree	120,909

Table 11 – Median Earnings in the Past 12 Months

Data 2011-2015 ACS

Source:

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

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

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

Describe the workforce and infrastructure needs of the business community:

Workforce – The 2019 Economic Trends report that the City commissioned to support its General Plan Update presented 11 findings regarding the from the economic, real estate market analysis, and workspace demand projections. 1Pittsburg’s economic base consists primarily of firms with less than 100 employees, as opposed to large corporate users;2)The City’s retail trade, government, and manufacturing sectors are generally stronger than the region and State, while the transportation, services, and finance, insurance, and real estate sectors represent fewer employment opportunities in comparison to the region and the State;3)The employment sector with the lowest concentration within Pittsburg relative to the region is the services sector;4)Retail spending patterns of Pittsburg households are generally similar in proportion to those of households in the region; however, Pittsburg’s households generally spend a larger percentage of their income in the food and beverage and general merchandise categories than households throughout the region and State.5)The retail sectors which experience the most retail leakage are the motor vehicle and parts dealers, clothing and clothing accessories stores, and gasoline stations. The retail sectors with the largest retail surplus in the City include food and beverage stores and general merchandise stores;6) The office and retail real estate markets have generally been experiencing increasing occupancy levels and rising rents for the last several years, indicating strength in the real estate sector. The real estate sector with the highest increase in rents (between 2018 and 2019) was the office market. The industrial real estate market has remained relatively flat in terms of inventory; however, occupancy has decreased slightly and industrial rents have risen;7)The number of employed residents in the City is projected to increase to

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

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

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

Employment Growth Projections

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

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

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

Public Transportation System

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

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

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

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

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

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

The Chamber hosts educational and or subject specific workshops and seminars designed to impart skills that help attendees adapt to the changing business environment. The Chamber strives to educate and sharpen people's skill sets. Below are resources offered in partnership with the City.

Career Pathways Expo

The Chamber recognizes that today's students are tomorrow's workforce. The Career Pathways program is a collaborative effort lead by the Chamber to create a space where multiple schools and teachers can partner with local employers to help prepare students for purposeful transitions from high school to post-secondary education, training and jobs aligned with local high-wage, high-skill, and high-demand STEM careers. The Chamber in collaboration with Diablo Delta Corridor Project, Pittsburg Unified School District, Antioch Unified School District, Mount Diablo Unified School District, Antioch Chamber, Concord Chamber and the regional business community, is strategically working to develop the talent pipeline that ensures success of students, future workforce, the community and the economic vitality of the region.

Pittsburg High School (PHS) Annual Career & College Fair

The Chamber is committed to playing an integral role in developing a strong local workforce by partnering students and families with local businesses to help shape students' understanding and preparedness for life after high school. The annual PHS Career Fair is a collaboration developed as a way for Pittsburg's regional employers, post-secondary institutions and other training providers to assemble and help PHS students understand the available options as they transition into the next chapter of

their lives. During the fair, students learn about staffing patterns, job demands, employer requirements, internships and post-secondary programs available from local business owners and vocational training providers.

Interview Project

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

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

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

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

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

No.

MA-50 Needs and Market Analysis Discussion

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

The 2020-2025 Contra Costa Analysis of Impediments to Fair Housing Choice, which utilized the data provided by HUD for the Analysis of Fair Housing, presented Pittsburg-specific data relevant to this section which will be included here.

Concentration means areas of extreme or high poverty defined by US census as areas with 40% of the tract population living below the federal poverty threshold.

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

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

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

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

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

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

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

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

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

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Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

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

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

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

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

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

As is illustrated on the accompanying table, the Consortium is well covered by a variety of service providers with varying types of accessibility and speed. Broadband internet availability for the County as a whole at over 95% far exceeds the US average of 79%, and is better than the California average of 94%. All areas except Bethel Island, which is 70%, are even higher at 95% - 99%. California is the 12th most connected state in the nation, with 98% of the population having access to broadband speeds of 25 Mbps or more. A search by zip code reveals no major differences in coverage and accessibility in lower income neighborhoods.

Xfinity (Comcast) offers its Internet Essentials program to every unconnected HUD-assisted household and is the primary provider of television and internet throughout the County. All areas have access to the highest speed access to high speed internet, including Bethel Island. Xfinity (Comcast) offers this speed service by cable, and AT&T provides it by fiber (with limited coverage) and by DSL. Satellite services at 25 Mbps are offered by Viasat and HughesNet, while DSL is provided by Sonic, also at a speed of 25 Mbps.

The need for broadband wiring and connections is viewed to be more than adequate for all households and areas in the County with the exception of Bethel Island. This remote area in far East County has the least amount of Broadband coverage at 70%.

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

All areas of the County are served by at least six providers with a wide range of products, speeds and prices. Bethel Island, in far East County, is served by five providers with speeds (and prices) ranging from 1000 Mbps to 10 Mbps, therefore competition is deemed to be adequate.

CDBG Jurisdictions	Broadband Internet Availability > 25 Mbps			Internet Provider Types and Coverage %			Internet Speed Availability in Mbps			Available Providers, Speed & User Rating (in descending order by Speed)								Internet Free Planet
										AT&T	Earthlink	Wave Broadband	Xfinity	Viasat	HughesNet	Sonic		
	City	CA	USA	Cable	DSL	Fiber	3	10	25	Fiber-1000 Mbps Rating 3.0 / 5 Availability	Fiber-1000 Mbps Rating 3.5 / 5 Availability	Cable-1000 Mbps Rating 2.5 / 5 Availability	Cable-1000 Mbps Rating 2.5 / 5 Availability	Satellite-25 Mbps Rating 2.0 / 5 Availability	Satellite - 25 Mbps Rating 2.5 / 5 Availability	DSL-25 Mbps Rating N/A Availability	Fixed Wireless-10 Mbps Rating N/A Availability	
Antioch	97%	94%	79%	97%	94%	3%	100%	100%	97%	Yes	No		Yes	Yes	Yes	Yes	No	
Concord	98%	94%	79%	98%	97%	-	100%	100%	98%	Yes	No		Yes	Yes	Yes	Yes	No	
Pittsburg	97%	94%	79%	96%	96%	100%	100%	100%	97%	Yes	Yes		Yes	Yes	Yes	No	Yes	
Walnut Creek	99%	94%	79%	100%	99%	-	100%	100%	99%	Yes	No		Yes	Yes	Yes	Yes	No	
Contra Costa County																		
WEST-Richmond Area	98%	94%	79%	98%	96%	-	100%	100%	98%	Yes	No		Yes	Yes	Yes	Yes	No	
CENTRAL-Martinez Area	97%	94%	79%	97%	98%	-	100%	100%	97%	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
CENTRAL-LaMorinda Area	99%	94%	79%	90-99%	89-99%	-	100%	100%	99%	Yes	No	No	Yes	Yes	Yes	L&M Yes, O-No	No	
FAR EAST-Bethel Island	70%	94%	79%	70%	89%	-	100%	100%	70%	Yes	No	No	Yes	Yes	Yes	No	Yes	
FAR EAST-Discovery Bay	95%	94%	79%	95%	92%	6%	100%	100%	95%	Yes	Yes	No	Yes	Yes	Yes	No	Yes	
FAR EAST-Brentwood	96%	94%	79%	96%	85%	12%	100%	100%	96%	Yes	Yes	No	Yes	Yes	Yes	No	Yes	
FAR EAST-Oakley	99%	94%	79%	99%	87%	11%	100%	100%	99%	Yes	Yes	No	Yes	Yes	Yes	No	Yes	
SOUTH-San Ramon	99%	94%	79%	96%	82%	14%	100%	100%	99%	Yes			Yes	Yes	Yes	No	No	

Consortium Broadband Availability

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

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

Contra Costa County and the entitlement jurisdictions of Antioch, Concord, Pittsburg and Walnut Creek have been assessing hazard risk and the impact of hazards on lower income communities and individuals for many years. The Contra Costa County Hazard Mitigation Plan (Vol 2) was prepared September 2017 and includes all CDBG jurisdictions except the City of Pittsburg, which conducted an individual analysis in that year.

In addition, cities, counties and agencies have incorporated such planning in the creation and implementation of Climate Action Plans. These documents have provided suggested actions jurisdictions can take to limit the Greenhouse Gas Emissions. Some jurisdictions have gone beyond GHG reduction-focused Climate Action Plans and have incorporated climate resilience into their climate action programs. These documents outline key adaptation strategies and structural changes that make communities more climate resilient. Among the cities that have incorporated resilience into climate planning are San Francisco, Oakland, and Alameda, and Contra Costa is following in such footsteps.

Below is a basic assessment of hazard risks facing Contra Costa County and consortium cities, followed by a general outline of how climate change may alter these hazards and their effects. The Contra Costa County Consolidated Plan will address current and developing vulnerabilities, and how they will change in the coming years.

By far the greatest natural hazard risk to the entire County is from Earthquake, which is identified as a High risk in all jurisdictions. However, a recent NASA article that there is no correlation between climate change and earthquake (see <https://climate.nasa.gov/news/2926/can-climate-affect-earthquakes-or-are-the-connections-shaky/>).

Severe Weather, which includes extreme heat events to which East County is more susceptible, is a Medium risk but one more associated with climate change. Severe weather includes:

- Drastic increase in severe heat days, heat waves, and associated health events and energy costs
- Increasingly volatile weather, negatively affecting agricultural yields and recreation/tourism
- Increasingly frequent severe storms, which can increase risk of flood, landslide, power outages, and disruption of transportation systems

Flooding is a Medium risk throughout the County but a greater risk in Richmond and areas that are facing the San Francisco Bay, which are more susceptible to sea level rise through climate change. The communities of Concord, Pittsburg and Antioch find that these effects are mitigated by the rivers, delta land, and marshes, and so experience less impact from climate change.

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

Lower income communities face various environmentally and socially driven cumulative impacts on their health.

- Many of the County's lower income communities in Central and East County live around or north of Highway 4, near hazardous waste disposal sites, and impaired water bodies.
- Rates of outdoor workers are substantially higher in low income communities, further exposing low income residents to environmental conditions.
- Low income communities have limited access to healthy and nutritious food and healthy living conditions inside their homes.
- These communities face negative health impacts from high asthma rates, high rates of cardiovascular disease, and low birth weight as a result of these environmental and social factors.
- While bearing these health impacts, many people in these communities do not have access to quality health insurance to address their health-related needs.

Climate change will exacerbate these public health impacts.

Severe weather:

- Throughout Contra Costa County heat waves and number of excessive heat days are likely to intensify in the coming years.
- Excessive heat can lead to severe health impacts and associated costs. According to the California Department of Public Health, the 2006 summer heat wave in California lead to the deaths of over 140 people, many of whom were elderly.
- People with cardiovascular health issues, outdoor workers, people over the age of 65, and those without adequate health insurance are among the most vulnerable populations to severe heat events.
- Because all Contra Costa communities already have high housing burdens, those residents are likely to suffer the greatest consequences, as they have few resources to spend on air conditioning installation or the increased energy bills associated with air conditioning use.

Flooding:

- Flood mapping from the Adapting to Rising Tides study illustrates that flooding occurring as a result of sea level rise will disproportionately impact lower income communities on the northern side of Highway 4.
- Health impacts related to flooding are associated with releases of hazardous waste and water contamination.
- A number of the County's lower-income communities are located near hazardous waste sites. Flood can spread hazardous material contamination of air, water, and soil to nearby communities.
- Even without the presence of hazardous waste facilities, contaminated water, also known as impaired water, contains toxins that can spread due to flooding.

Populations likely to be most affected include:

- Unsheltered homeless persons, who are most at risk in times of severe weather, both drought and flooding, with little to no protections from the elements. A substantial portion of the County's unhoused residents camp along the waterways, rivers and creeks which make them particularly susceptible to danger from flooding and contamination.
- Seniors and frail elderly, living on a fixed income, who may have a lesser tolerance to high heat conditions due to medical reasons, adverse reactions to heat due to medications, and less access to air-conditioning to stay cool or ability to pay high electric bills to keep it on if they do have it. Transportation to a cooling center may be more challenging for those who cannot drive.
- Persons with disabilities have similar challenges as seniors and frail elderly.
- Families living in overcrowded conditions also face significant challenges in extreme heat events

Furthermore, extreme heat events in California are now exacerbated by the present PG&E policy of cutting power in windy conditions. This policy has already shown adverse effects on vulnerable populations.

The primary risks and the likeliness of its occurrence throughout the County are as follows:

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

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

Contra Costa Hazard Risk Ranking

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

Geographic Area

Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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

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

Priority Needs

Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	AH-1: Increase Affordable Rental Housing Supply AH-2: Increase Affordable Supportive Housing AH-3: Maintain and Preserve Affordable Housing
	Description	The high cost of housing relative to household income continues to indicate a high priority need for affordable housing. The City continues to seek partnerships with developers to create affordable housing opportunities.
	Basis for Relative Priority	Affordable housing is a high priority for the City. This program will: - maintain the housing stock in the city and provide suitable and affordable living environment for persons of low and moderate income - eliminate blight and prevent blighting influences caused by the deterioration of property and neighborhoods - eliminate conditions which are detrimental to health, safety and public welfare, by rehabilitation, demolition or removal - provide improvements needed for disabled accessibility - stabilize and enhance older neighborhoods in order to encourage future investment from the private sector and other public funds and programs
2	Priority Need Name	Reduce/Alleviate Homelessness
	Priority Level	High

	Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	H-1: Permanent Housing for the Homeless H-2: Homeless Prevention
	Description	Homelessness is a result from a combination of factors related to the socioeconomic systems and personal and family issues. In response to the urgent need for services to help homeless individuals and families and to prevent further incidents of homelessness, the City is committed to working with the County Continuum of Care to reduce homelessness by supporting homeless prevention services.
	Basis for Relative Priority	Housing and services for the homeless population is a high priority for the City of Pittsburgh.
3	Priority Need Name	Non-Housing Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	

	Associated Goals	CD-1: General Public Services CD-2: Non-Homeless Special Needs CD-3: Youth CD-4: Fair Housing CD-5: Tenant/Landlord Counseling CD-6: Economic Development CD-7: Infrastructure and Accessibility
	Description	Non-housing community development needs are those public service, infrastructure, economic development, and other development needs in the community that have an important impact on the living conditions of Pittsburgh residents.
	Basis for Relative Priority	The purpose of addressing a community's non-housing needs, in addition to its housing needs, is to help create more livable, better functioning, and more attractive communities by integrating economic, physical, environmental, community, and human development programs in a comprehensive and coordinated fashion so that families and communities can thrive while working together.
4	Priority Need Name	Program Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	CD-8: Administration
	Description	Program and Planning Administration.
	Basis for Relative Priority	Having budget to assist with administering of the CDBG program is essential to the City.

Narrative (Optional)

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

- 1) Affordable Housing** (New unit Development and Rehabilitation of existing units)
- 2) Homelessness** (Providing Housing and Services)
- 3) Non-Housing Community Development** (Public Services, Infrastructure/Public Facilities, Economic Development)
- 4) Administration** (Program administration)

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

Introduction

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

Anticipated Resources

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

Anticipated Resources

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

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

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

- OTS – DUI Grant FY2019/2020 - \$80,000 awarded
- Tobacco Grant (2 years) - \$141,034 FY2018/2019 and \$141,034 FY2019/2020
- Every 15 Minutes - \$8,500

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

The Successor Agency started with over 60 properties to sell upon its dissolution in 2012 and currently only has 4 properties left for sale. Several of the properties that were sold are going to be developed into housing projects. Since affordable housing is a high priority, the City supports the development of these housing projects.

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

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

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

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

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

Table 12 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

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

The Consortium developed a streamlined process for applying for program funds that allows applicants to complete one application for multiple jurisdictions and, once funded, complete one periodic performance report for all funding jurisdictions. This joint effort has eased the administrative burden for subrecipients and allows jurisdictions to easily share information.

The Consortium also developed a joint monitoring process, eliminating duplicative and repetitive monitoring efforts for many CDBG/HOME funded programs within Contra Costa

County. Furthermore, the Consortium established a 2-year funding cycle for the first two years of the five-year Plan period, and a 3-year funding cycle to complete the last three years of the five-year Plan period. Multiple-year funding cycles have greatly reduced the time spent on completing and reviewing applications for both subrecipient and CDBG/HOME program staff.

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

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

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care	X		
Education	X		

Supportive Services			
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X	X	
Transportation		X	
Other			

Homeless Prevention Services Summary

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

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

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

The County also operates an award-winning Homeless Medical Respite Center, which is a joint effort between the Homeless Program and Health Care for the Homeless. The Philip Dorn Respite Center, located in Central Contra Costa County, is a respite care program for homeless adults who are discharged from local hospitals and require medical stabilization services. Respite care refers to recuperative services for those homeless persons who may not meet medical criteria for hospitalization but who are too sick or

medically vulnerable to reside in an emergency shelter and cannot be returned to the streets. The primary goal of this program and all emergency housing programs is to get homeless persons off of the street and help them achieve their highest level of self-sufficiency.

When foster youth age out of the foster care system, they are linked to the Independent Living Skills Program (ILSP). ILSP includes workshops that prepare youth for emancipation (money management, education, computer skills, home management, and social skills), employment assistance, non-McKinney-Vento housing and retention services, and an individualized transition plan out of foster care. In addition, foster youth can elect to remain in foster care or return to care after emancipation (but before turning 21) to receive a two-year housing subsidy, which can be used in a market-rate unit, student housing, or congregate living. This is a State program that all foster youth and former foster youth are able to access. In addition, Pittsburg provides CDBG funds to Court Appointed Special Advocates (CASA). CASA provides advocacy, mentoring and representation services to abused and neglected children who are wards of the County Juvenile Dependency Court to improve access to social services, health care, therapeutic services, and a safe permanent living situation.

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

Many of the services provided to special needs populations are provided by various highly committed nonprofit agencies that provide services to all of Contra Costa County to specific special needs populations, including those experiencing homelessness. Many of these agencies provide "in-home" services to better serve their clients, especially those who have physical disabilities. In addition to the nonprofit service providers, the County provides various services to special needs populations as well. In addition to providing shelter and shelter related service to the homeless, Contra Costa County's Health Services Department provides treatment and counseling services to those who are suffering with alcohol/other drug addictions and those who are HIV positive or who are living with AIDS.

The system is currently developing resources and integrating services for special needs populations, such as persons exiting jails and prisons, and persons who are high utilizers of multiple systems. The multiple agencies tasked with supporting these populations are working with CCHS's H3 to integrate both funding and services, to ensure housing placement and stability upon identification of these individuals. These key agency partners are working with H3 to learn the homelessness system of care, including the federally mandated Coordinated Entry process, and various best practices and standards

used by the County to ensure quality, low barrier, client centered and trauma informed approaches to housing persons at risk of and experiencing homelessness. These collaborations are a strength that the system is building upon to better address the lack of services previously unavailable to these high and special need populations.

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

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

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

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-1: Increase Affordable Rental Housing Supply	2020	2025	Affordable Housing		Affordable Housing		
2	AH-2: Increase Affordable Supportive Housing	2020	2025	Affordable Housing		Affordable Housing		
3	AH-3: Maintain and Preserve Affordable Housing	2020	2025	Affordable Housing		Affordable Housing		Homeowner Housing Rehabilitated: 15 Household Housing Unit
4	H-1: Permanent Housing for the Homeless	2020	2025	Homeless		Reduce/Alleviate Homelessness		
5	H-2: Homeless Prevention	2020	2025	Homeless		Reduce/Alleviate Homelessness		
6	CD-1: General Public Services	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
7	CD-2: Non-Homeless Special Needs	2020	2025	Non-Homeless Special Needs		Non-Housing Community Development		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	CD-3: Youth	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
9	CD-4: Fair Housing	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
10	CD-5: Tenant/Landlord Counseling	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
11	CD-6: Economic Development	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
12	CD-7: Infrastructure and Accessibility	2020	2025	Non-Housing Community Development		Non-Housing Community Development		
13	CD-8: Administration	2020	2025	Non-Housing Community Development		Program Administration		

Goals Summary

Goal Descriptions

1	Goal Name	AH-1: Increase Affordable Rental Housing Supply
	Goal Description	<u>AH-1: Increase Affordable Rental Housing Supply.</u> Expand housing opportunities for extremely low-income, very low-income, low-income by increasing the supply of decent, safe and affordable rental housing.
2	Goal Name	AH-2: Increase Affordable Supportive Housing
	Goal Description	<u>AH-2: Increase Affordable Supportive Housing.</u> Expand housing opportunities for persons with special needs, including seniors, persons with disabilities, and persons with HIV/AIDS.
3	Goal Name	AH-3: Maintain and Preserve Affordable Housing
	Goal Description	<u>AH-3: Maintain and preserve the existing affordable housing stock.</u> Maintain and preserve the existing affordable housing stock, including single family residences owned and occupied by lower-income households and housing in deteriorating lower income neighborhoods.
4	Goal Name	H-1: Permanent Housing for the Homeless
	Goal Description	<u>H-1: Permanent Housing for the Homeless.</u> Further “Housing First” approach to ending homelessness by supporting homeless outreach efforts, emergency shelter, transitional housing, and permanent housing with supportive services to help homeless persons achieve housing stability.
5	Goal Name	H-2: Homeless Prevention
	Goal Description	<u>H-2: Homeless Prevention.</u> Expand existing prevention services including emergency rental assistance, case management, housing search assistance, legal assistance, landlord mediation, money management and credit counseling.

6	Goal Name	CD-1: General Public Services
	Goal Description	<u>CD-1: General Public Services.</u> Ensure that opportunities and services are provided to improve the quality of life and independence for lower-income persons, and ensure access to programs that promote prevention and early intervention related to a variety of social concerns.
7	Goal Name	CD-2: Non-Homeless Special Needs
	Goal Description	<u>CD-2: Non-Homeless Special Needs.</u> Ensure that opportunities and services are provided to improve the quality of life and independence for persons with special needs, such as elderly and frail elderly, victims of domestic violence, persons with HIV/AIDS, persons with mental, physical and developmental disabilities, abused children, illiterate adults and migrant farm workers.
8	Goal Name	CD-3: Youth
	Goal Description	<u>CD-3: Youth.</u> Increase opportunities for children/youth to be healthy, succeed in school, and prepare for productive adulthood.
9	Goal Name	CD-4: Fair Housing
	Goal Description	<u>CD-4: Fair Housing.</u> Continue to promote fair housing activities and affirmatively further fair housing to eliminate discrimination in housing choice in Pittsburgh.
10	Goal Name	CD-5: Tenant/Landlord Counseling
	Goal Description	<u>CD-5: Tenant/Landlord Counseling.</u> Support the investigation and resolution of disagreements between tenants and landlords and to educate both as their rights and responsibilities, so as to help prevent people from becoming homeless and to ensure fair housing opportunity.
11	Goal Name	CD-6: Economic Development
	Goal Description	<u>CD-6: Economic Development.</u> Reduce the number of persons with incomes below the poverty level, expand economic opportunities for very low- and low- income residents, and increase the viability of neighborhood commercial areas.

12	Goal Name	CD-7: Infrastructure and Accessibility
	Goal Description	<u>CD-7: Infrastructure and Accessibility.</u> Maintain adequate infrastructure in lower income areas, and ensure access for the mobility-impaired by addressing physical access barriers to goods, services, and public facilities in such areas.
13	Goal Name	CD-8: Administration
	Goal Description	CD-8: Administration. Support development of viable urban communities through extending and administer federal grant programs in a fiscally prudent manner.

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

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

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

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

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

Reports for Contra Costa County continue to find LBP poisoning to be an almost negligible issue in the County. In 2015 (the latest date for which data is available), there were 48 children (0.59% of the 8,154 tested) with blood lead levels between 4.5 and 9.5, and 13 (0.16%) with levels greater than 9.5. Investigation by the Contra Costa Health Department shows that most new cases of elevated blood lead levels are not due to paint, but to toys, candies and certain ethnic remedies which are high in lead.

Nevertheless, the County and Consortium members will continue to protect young children from lead-based paint hazards in housing funded with CDBG, HOME, ESG, and HOPWA resources through the implementation of 24 CFR Part 35.

Adherence to the County's Lead-based Paint Plan allows for both new construction and rehabilitated properties to be free of lead-based paint. In addition, the County Health Department has a website with information on lead hazards, including common sources of lead in homes. <http://cchealth.org/lead-poison/>.

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

All applicants for housing rehabilitation loans are informed of the City's Lead-based Paint Plan during the application stage. The applicant must submit its plan on how it will comply with the City requirements. If applicable, prior to rehabilitation activities, paint is tested for lead. If lead is found, it must be remediated pursuant to the Lead-based Paint Plan. Following remediation activities, the unit is tested again to ensure all work was completed correctly.

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

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

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

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

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

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

Pittsburg promotes the expansion of our affordable housing stock by:

- Providing incentives to developers who assist the City in meeting affordable housing needs, including units to accommodate special needs households: female-headed households, seniors, disabled, developmentally disabled, large families, emancipated youth, seasonal and temporary workers, and the homeless
- Utilizing public funds to increase the supply of housing affordable to extremely low-, very low-, low-, and moderate-income large family households

- Prioritizing public funds for the development of housing affordable to extremely low income households for identified special needs groups
- Providing fee waivers and allow fee deferrals until issuance of a Certificate of Occupancy for developers constructing affordable housing developments and/or developers providing housing and programming serving identified special needs populations
- Assisting non-profit developers in seeking utility fee credits when redeveloping sites for affordable housing and/or housing developments serving an identified special needs population
- Giving priority in processing to project applications with an affordable housing component and/or serving an identified special needs population

SP-80 Monitoring - 91.230

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

HOME funds administered by the County:

County process for housing projects- All applications are reviewed to ensure consistency with federal regulations, the Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, and County's Housing Element. In addition, the County Board of Supervisors adopted a MBE/WBE outreach program as a component of the Consortium HOME Program and the County's Affordable Housing Program.

Project sponsors are required to meet with County staff to discuss the project funding, applicable federal regulations, and County restrictions including the County's MBE/WBE policies. The County and project sponsor then enter into project agreements which specify project objectives, scope of work, eligible activities, performance targets, project budget, implementation time frame, federal regulatory requirements, and monitoring and reporting requirements. All housing development funds are provided to projects in the form of a loan or grant with regulations, use restrictions, and term incorporated into the legal documents. Requirements concerning MBE/WBE participation have been incorporated into all HOME project agreement and loan documents. The County has developed a Performance Outcome Measurement System. Each project will be monitored and evaluated on meeting the performance measurement outcome indicator.

During project implementation, project sponsors are required to submit periodic progress reports detailing project progress, significant development problems, project funding and expenditures, outreach to women and minority-owned businesses, Section 3 Plan progress and affirmative marketing activity. Projects are monitored for compliance with federal accounting and procurement standards, labor and construction standards, relocation, affirmative marketing, equal opportunity, fair housing, and other federal requirements.

At project completion, project sponsors submit project completion reports identifying project accomplishments; population served, data on household characteristics (e.g., size, income, and ethnicity); rent and/or housing affordability; and total sources and uses of funds.

Affordable housing development projects submit annual compliance, regulations, affordability and use restrictions, and other requirements as specified in project loan

documents. HOME and CDBG-assisted rental projects will be subject to periodic onsite inspections. Financial reports and tenant rosters are reviewed on an annual basis. Projects that show financial or physical weaknesses are monitored annually until the properties show significant improvement.

Consortium process for non-housing projects and programs: Review of applications for consistency with federal regulations, the Consolidated Plan, and local policies. New Subrecipients attend a mandatory meeting to learn program standards, Consortium requirements, and federal regulations. Subrecipients are required to enter into agreements that specify objectives, scope of work, applicable timelines and performance targets, budget, federal, state and local regulatory requirements, and monitoring and reporting requirements.

The Consortium has developed a Performance Outcome Measurement System. Applicants are required to develop a work plan including program components, outcomes, and performance measurements.

Subrecipients submit quarterly progress reports, with one being a Close-Out report, detailing progress toward objectives, problems and/or resolution to meeting goals, quantitative participation data by ethnicity, income, and household status. Subrecipients provide sources and uses budgets with each quarterly payment demand. Projects are subject to an onsite performance and financial audit review.

Expected Resources

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

Introduction

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
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Expected Resources – Priority Table

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

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

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

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- Tobacco Grant (2 years) - \$141,034 FY2018/2019 and \$141,034 FY2019/2020
- Every 15 Minutes - \$8,500

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

The Successor Agency started with over 60 properties to sell upon its dissolution in 2012 and currently only has 4 properties left for sale. Several of the properties that were sold are going to be developed into housing projects. Since affordable housing is a high priority, the City supports the development of these housing projects.

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

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

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Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	AH-3: Maintain and Preserve Affordable Housing	2020	2025	Affordable Housing		Affordable Housing	CDBG: \$162,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 1000 Household Housing Unit
2	CD-1: General Public Services	2020	2025	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$55,271	Public service activities for Low/Moderate Income Housing Benefit: 1444 Households Assisted
3	CD-3: Youth	2020	2025	Non-Housing Community Development			CDBG: \$22,000	Public service activities for Low/Moderate Income Housing Benefit: 140 Households Assisted
4	CD-6: Economic Development	2020	2025	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$40,000	Businesses assisted: 45 Businesses Assisted Other: 1 Other
5	H-2: Homeless Prevention	2020	2025	Homeless		Reduce/Alleviate Homelessness	CDBG: \$14,728	Homeless Person Overnight Shelter: 15 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CD-7: Infrastructure and Accessibility	2020	2025	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$232,508	Other: 14 Other
7	CD-8: Administration	2020	2025	Non-Housing Community Development		Program Administration	CDBG: \$121,822	

Goals Summary

Goal Descriptions

1	Goal Name	AH-3: Maintain and Preserve Affordable Housing
	Goal Description	Maintaining and preserving affordable housing during this Annual Action Plan includes the following: - Housing Rehabilitation Program. Successor Agency funds will contribute \$100,000 to the housing rehabilitation budget making the total budget for the program be \$110,000. - Code Enforcement - \$152,000
2	Goal Name	CD-1: General Public Services
	Goal Description	Public Service activities during this Annual Action Plan include the following: - Contra Costa Health Services (CORE) - \$23,934 - Loaves and Fishes - \$10,000 - St. Vincent DePaul RotaCare Clinic - \$22,237

3	Goal Name	CD-3: Youth
	Goal Description	Youth services during this Annual Action Plan include the following: • People Who Care • Court Appointed Special Advocates
4	Goal Name	CD-6: Economic Development
	Goal Description	Economic Development activities during this Annual Action Plan includes the following: • COCOKIDS - \$10,000 • Renaissance Entrepreneurship Center - \$10,000 • Opportunity Junction Administrative Careers Training Program - \$20,000
5	Goal Name	H-2: Homeless Prevention
	Goal Description	Homeless Prevention activity during this Annual Action Plan includes the following: • Winter Nights Shelter - \$14,728
6	Goal Name	CD-7: Infrastructure and Accessibility
	Goal Description	Infrastructure and Accessibility activity during this Annual Action Plan includes the following: • ADA ramps/sidewalk replacement - \$232,508
7	Goal Name	CD-8: Administration
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

Pittsburg's CDBG program major objectives are to:

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

#	Project Name
1	2020-2021 CC Health Services - CORE program
2	2020-2021 Loaves and Fishes
3	2020-2021 Winter Nights Shelter
4	2020-2021 People Who Care
5	2020-2021 St. Vincent DePaul RotaCare Program
6	2020-2021 Court Appointed Special Advocates
7	2020-2021 Code Enforcement
8	2020-2021 Renaissance Entrepreneurship Center
9	2020-2021 Opportunity Junction - Administrative Careers Training Program
10	2020-2021 ADA Ramps and Sidewalk Replacement
11	2020-2021 Housing Rehabilitation Program
12	2020-2021 Program Administration

Project Information

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

Underserved individuals and families face many challenges. Homeless and youth services continues to be a high priority for the City. Funding employment programs helps reduce family poverty. Pittsburg strives to provide constant support to community by funding programs that addresses Pittsburg's community needs.

AP-38 Project Summary

1	Project Name	2020-2021 CC Health Services - CORE program
	Target Area	City of Pittsburgh
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$23,034
	Description	Coordinated Outreach, Referral, and Engagement Program (CORE) - CORE teams conduct outreach to unsheltered persons and serves as an entry point into the coordinated entry system for unsheltered persons and work to identify, engage, stabilize and house chronically homeless individuals and families. The outreach teams will contact a minimum of 1900 homeless individuals to provide basic needs supplies, counseling, benefits assistance, linkages to healthcare, shelter placement, and referrals and transportation to C.A.R.E. Centers.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 170 unsheltered individuals in Pittsburgh. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 03T Operating Costs of Homeless/AIDS Patients Programs HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	Outreach will be conducted to unsheltered individuals across encampment locations, and other locations known where individuals are sleeping outside, or otherwise not meant for human habitation in the city.

	Planned Activities	Outreach will be conducted to unsheltered individuals. CORE Outreach Program aims to provide day and evening outreach in small multidisciplinary teams that will work collaboratively to engage and stabilize homeless individuals living outside and deliver health and basic need services and aid in obtaining interim and permanent housing. Through building trust with individuals and families that are not being served or are underserved by existing community services and delivery systems, CORE Outreach Program intends to engage with individuals, conduct initial housing and services assessments, provide connections to Healthcare for the Homeless and County Mental Health to establish care for chronic physical and mental health conditions, provide Medi-Cal and other benefits access, and service linkages to CARE centers to support interim and permanent housing goals and other needs as necessary.
2	Project Name	2020-2021 Loaves and Fishes
	Target Area	City of Pittsburgh
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$10,000
	Description	Loaves and Fishes provide a hot nutritious meal to anyone who is hungry by serving a hot, noon time, buffet style meal Monday-Friday. By partnering with other agencies that come to their dining rooms, Loaves and Fishes also offer its clients other safety net services such as medical, shelter, and registration for Cal Fresh. Their clients are individuals and families who are homeless or very low to low income residents living in Antioch, Pittsburgh, and Martinez.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 600 Pittsburg residents. Ninety eight percent of clients served are low to very low-income individuals recently out of work, homeless, unemployed, underemployed, or disabled. Loaves and Fishes provides meals and groceries to people who cannot afford to feed themselves or their family a nutritious meal. They serve anyone who is hungry adults, children, families and elderly. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 05W Food Banks HUD National Objective - LMA HUD Accomplishment Type - Persons (General)
	Location Description	Pittsburg Dining Room-1415 Simpson Court Pittsburg, CA 94565
	Planned Activities	Loaves and Fishes serves the hungry of Contra Costa County. Its meals are free to anyone who is hungry. The need is nutritious food and the issue is there are people who cannot afford to purchase it. By providing a free meal, Loaves and Fishes are fulfilling both areas of need and issue. Loaves and Fishes prides itself by providing a well-balanced meal, low in salt with a daily emphasis on a fresh green salad, a seasonal fresh fruit salad and entrée. In the last year Loaves and Fishes has worked very hard to expand its mission with the goal to do more for its clients. Providing food is very important, but Loaves and Fishes wanted to do more and has changed its mission to “The mission of Loaves and Fishes of Contra Costa is to provide community-based food programs and partner services that focus on basic needs.” Loaves and Fishes nourish lives by partnering with other nonprofits in the community to provide basic safety net services at its dining rooms in a cost-effective manner.

3	Project Name	2020-2021 Winter Nights Shelter
	Target Area	City of Pittsburgh
	Goals Supported	H-2: Homeless Prevention
	Needs Addressed	Reduce/Alleviate Homelessness
	Funding	CDBG: \$14,728
	Description	Winter Nights Rotating Family Shelter is a project of the Interfaith Council of Contra Costa County. Program provides emergency shelter, food, tutoring, transportation, case management, housing placement assistance and more to homeless families living primarily in East and Central County. Winter Nights operates from October through May each year, and can serve up to 30 persons at any given time.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 15 Pittsburgh residents. Performance Measures: Objective – Creating a Suitable Living Environment Outcome – Availability and Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 03T Operating Costs of Homeless Programs/AIDS Patients Program HUD National Objective - LMC HUD Accomplishment Type – Persons (General)
	Location Description	The rotating shelter moves from location to location every two weeks.
	Planned Activities	The rotating shelter moves from location to location every two weeks from October until the end of May or early June. Over 40 host and participating locations, primarily in Central and East County, provide space, meals, and volunteers. A full list of these locations is listed in Attachment Other-ICCC Participating Faith Communities.
	Project Name	2020-2021 People Who Care

4	Target Area	City of Pittsburgh
	Goals Supported	CD-3: Youth
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$12,000
	Description	The PWC After-school Program consist of Community Service, Job Training/Employment, Mental Health Services, and Peer Counseling for the much-needed support for high-risk juveniles. Most participants do not have access to after school programs and are referred by the school district or a juvenile probation facility due to expulsion, behavioral issues and truancy. The program's target population is at-risk youth and young adults between the ages of 14 to 21. The target population has many of the following characteristics in common such as parents who have been or are incarcerated; parents who are recovering from chemical dependency or are chemically dependent; experienced or witnessed domestic violence; youth who have experimented with alcohol and/or drugs; little education (below grade level); involved or previously involved in gang activity; lack career goals or future goals.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 100 low and moderate-income youth residing in Pittsburgh. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05D - Youth Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	PWC's office is located at 2231 Railroad Avenue, Pittsburgh, CA 94565. The youth in the program assist in various events and functions throughout the city.

	Planned Activities	The PWC Program employs a plan to prevent or intervene in the child's life to deter further or future involvement in the juvenile justice system. The PWC program is designed to assist youth in finding a career path by teaching self-empowerment and providing resources.
5	Project Name	2020-2021 St. Vincent DePaul RotaCare Program
	Target Area	City of Pittsburgh
	Goals Supported	CD-1: General Public Services
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$22,237
	Description	St. Vincent de Paul's RotaCare Pittsburgh Free Medical Clinic offers medical care to uninsured, poor, and low-income residents of Pittsburgh for the relief of pain and suffering. The Clinic is open weekly on Wednesdays from 4-8 p.m., and the second and fourth Saturdays, 9-12 pm. Volunteer doctors, nurses, pharmacists, social workers, translators, and administrators offer services at no charge. All treatment, lab services, x-rays, ultra-sound and other diagnostic tests, along with all pharmaceuticals are provided free of charge.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	This program is estimated to help 674 Pittsburg residents. The specific populations served are the uninsured, low-income, minority population of East County in need of medical care. Over 90 percent of the patients served are minority and over 98 percent of the patients served have incomes below 200 percent of the Federal Poverty Level. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 05M Health Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	The St. Vincent de Paul Free Medical Clinic Program is located at the St. Vincent de Paul Family Resource Center: 2210 Gladstone Drive, Pittsburg, CA 94565. Additionally, St. Vincent de Paul has 27 neighborhood-based locations that provide emergency food, clothing, utility assistance, rental assistance and other emergency assistance.

	Planned Activities	The mission of the RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul is to improve availability and access to health services for low income and underserved residents of East County, for residents of Pittsburg where significant health disparities exist. Despite the reforms made by the Affordable Care Act, the services provided by free and charitable clinics are more important than ever. Over the last two years, Free and Charitable Clinics have seen a 40 percent increase in patient demand, but a decrease in donations. The clinic at SVdP is also encountering a similar increase in patient demand. The RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul was developed to provide healthcare services to the uninsured and those unable to pay for healthcare services. Based on the socio-economic status of our patients, the RotaCare Pittsburg Free Medical Clinic serves those particularly impacted by health disparities. Initially conceived as an urgent/primary care clinic, the RotaCare Pittsburg Free Medical Clinic at St. Vincent de Paul has evolved to provide chronic care patient education and monitoring, as 50% of clinic visits involve chronic disease treatment or management. The health outcomes of the underserved and low-income residents utilizing the services of our clinic are impacted heavily by the ability to affect their response to chronic diseases. All services are provided FREE OF CHARGE to patients. A licensed Pharmacist dispenses all medications. Any lab services or radiology services are provided free of charge to patients. Referrals are made to Quest Diagnostics and Antioch Imaging for these additional services. St. Vincent de Paul covers all costs of referring patients for lab tests, (to Quest Diagnostics-Pittsburg), and x-rays/MRI/ultrasound imaging (at Antioch Medical Imaging). Follow up required for
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		lab/radiology results are provided by Medical Director Dr. Hamid Khonsari.
6	Project Name	2020-2021 Court Appointed Special Advocates
	Target Area	City of Pittsburg
	Goals Supported	CD-3: Youth
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$10,000
	Description	Provide advocacy, mentoring and representation services to abused and neglected children who are wards of the County's Juvenile Dependency Court to improve access to health and social services and a safe and permanent living situation.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 40 low to moderate-income youth residing in Pittsburg. Performance Measures: Objective - Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 05D - Youth Services HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	The CASA program is not site based. The program provides services wherever the children and youth live. The children and youth that CASA serves are placed in every community within Contra Costa County.

	Planned Activities	CASA of Contra Costa County provides volunteer advocacy services to children who are dependents of the Juvenile Court as foster children. CASA volunteers are appointed by the Juvenile Court and work one-on-one with these children, fostering a unique atmosphere of trust and mutual respect leading to a meaningful relationship. CASA volunteers visit the foster home, meet with teachers, mental health providers, attorneys and social workers so they can provide a complete and detailed report to the Juvenile Court about a child's situation, and make recommendations for improvement. Additionally, CASA volunteers provide fun activities and support to the child. They take them to the movies, for a walk, or to a museum or baseball game. They talk to the children about what is important to them, and what would make their lives easier. The CASA volunteer is often the only adult in the child's life who is not paid to care for them, and for many children this is the most valuable part of having a CASA volunteer working on their behalf.
7	Project Name	2020-2021 Code Enforcement
	Target Area	City of Pittsburg
	Goals Supported	AH-3: Maintain and Preserve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$152,000
	Description	Comprehensive inspection and enforcement of all state and municipal statutes and regulations related to the reduction and removal of substandard and dangerous housing as well as property conditions, which contribute to slum and blight, disruptive criminal behavior, and activity within the targeted low-income neighborhood(s).
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 1,000 Pittsburgh households in low and moderate-income census tracts. Comprehensive inspection and enforcement of state and municipal statutes that impact substandard housing and neighborhood conditions in various low-income areas throughout the City. Performance Measures: Objective – Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 15 Code Enforcement HUD National Objective - LMA HUD Accomplishment Type – Housing Units (General)
	Location Description	A concentrated effort will be placed on the following Census Tract and Block Group Numbers: 3100, 3110, 3120,3131.01,3131.02, 3131.03, 3132.03, 3132.04, 3132.06
	Planned Activities	Project goal is to improve housing and property conditions and reduce slum and blight. Maintaining the existing level of personnel offers the opportunity to enhance the existing enforcement efforts and the level of services needed to abate hazardous/substandard living conditions (dwellings and properties). Establish acceptable standards for long term benefit and resident involvement; to initiate partnerships with the property owners and residents that establish goals to improve the quality of life and personal and neighborhood pride. Code Enforcement: active field patrol, initiation of complaints and investigations of properties and residential dwellings that have conditions contributing to slum and blight and substandard dangerous housing. Provide neighborhoods with the coordinated resources and education to improve their quality of life integrated with a methodology for enhanced long-term neighborhood maintenance.

8	Project Name	2020-2021 Renaissance Entrepreneurship Center
	Target Area	City of Pittsburgh
	Goals Supported	CD-6: Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$10,000
	Description	The project helps build economically vibrant communities in Contra Costa County by serving English and Spanish speaking low income residents with intensive small business training, classes, individual consulting, network development, and access to capital services to develop the business skills and acumen, and access the resources and networks needed to create thriving small businesses.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	The women and men Renaissance will serve come from a variety of backgrounds and life experiences. They are lower income and many are heads of households, have poor or no credit, housing insecurity, and limited formal education. Data shows that aspiring entrepreneurs from under resourced communities and populations face a dearth of appropriate small business training and support services, access to capital, or role models who share their backgrounds. By providing customized training and access to resources and support that directly addresses the challenges individuals face in achieving economic mobility, Renaissance changes that dynamic and remains an ally for the life of the business. Performance Measures: Objective - Creating Economic Opportunities Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code - 18C Micro-Enterprise Assistance HUD National Objective - LMC HUD Accomplishment Type - Persons (General
	Location Description	Los Medanos College, 2700 E Leland Rd, Pittsburg, CA 94565 La Clinica de La Raza, 337 E Leland Rd, Pittsburg, CA 94565

	Planned Activities	Various entry points will be used and will include the following program components: • 4 sessions of the 4-week Start Smart class (1 per quarter in each of English and Spanish) will be offered in Pittsburgh • 2 sessions of the 10-week Business Prep class (two in English, two in Spanish) will be offered in the Pittsburgh/Antioch area. These are scheduled to follow the Start Smart classes as clients determine they are ready to move forward with their business plans. • Individual consulting services on an ongoing basis. For clients engaging in our industry-specific business growth services, we will offer: • 4 Food Workshops (4 in English, 4 in Spanish – 1 each per quarter) • 3 Service Industry Workshops (3 in English, 3 in Spanish) • 3 Retail Workshops and • 2 Makers Workshops (English) • Individual consulting services on an ongoing basis.
9	Project Name	2020-2021 Opportunity Junction - Administrative Careers Training Program
	Target Area	City of Pittsburgh
	Goals Supported	CD-6: Economic Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$20,000
	Description	This program trains and places low-income job seekers into administrative careers. The Administrative Careers Training (ACT) combines computer training with life skills, case management, paid work experience, mental health services, career skills, job placement, and long-term alumni follow-up.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	The ACT Program will provide training and job placement assistance to 1 low income Pittsburg residents to be placed under contract with an employer partner. The ACT program is designed to address all of the barriers faced by hard-to-serve low-income adults seeking to enter the job market at sustainable wages. The program integrates computer training with life skills, paid experience, case management and psychological counseling, career counseling and job placement, and long-term ongoing support. Participants enter administrative careers that enable them to become self-sufficient. The ACT Program targets motivated, low-income job seekers facing addressable barriers to employment. Participants must: reside in Contra Costa County and read English at a minimum of a 7th grade level. Performance Measures: Objective – Creating Economic Opportunities Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 05H Employment Training HUD National Objective - LMC HUD Accomplishment Type - Persons (General)
	Location Description	3102 Delta Fair Blvd., Antioch, CA 94509

	Planned Activities	The ACT Program consists of the following: Twelve Weeks of Full-Time Training in: • Life Skills, including many team-building exercises and covering goal-setting, overcoming obstacles, managing change, self-care, business and workplace skills (including a half-unit college credit class taught in partnership with Los Medanos College), and public speaking; • Computer Skills, focused on the Microsoft Office Suite and online applications such as Google Docs and Salesforce. Training leads to Microsoft Office Specialist (MOS) certification in Word and Excel, with some trainees earning MOS certification in PowerPoint, Access, and Outlook; and • Academic Skills including Business English and Business Math. Up to Four Months Paid, On-the-Job Experience – Once training is complete, Opportunity Junction hires participants as paid interns in our Staffing Services social enterprise, where they provide contracted services for local businesses and administrative support for the staff. Unlike many social enterprises, our emphasis is on the benefit to the participant, so we hire every graduate of the training phase. Nonprofits and government offices may also serve as sites for the internships, if they are geographically accessible to our participants. Case Management – Case managers closely support participants throughout the program and for 18 months following job placement, ensuring that each participant is linked to child-care, health care, transportation, and other needed services. On-Site Counseling Services – Because most of the participants have suffered from past trauma, our onsite counselor assesses all ACT participants and provides referrals and counseling. Integrating these services into
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		the program helps to de-stigmatize them and facilitate participation. Personalized Job Placement – In order to facilitate a good fit between participants and employers, interns engage in comprehensive career-building activities including skill and interest assessment, job search, resume and cover letter preparation, and interview practice. Meanwhile, the Director of Employer Engagement works directly with employers to develop appropriate placements for interns and program alumni. Long-Term Support Services – Following job placement, each participant is provided ongoing support services and follow up, which have been expanded significantly in the past two years. Specific services include our Active Alumni Job-Seeker Program, our Alumni Advancement Academy (AAA), the Alumni Council, alumni meetings and activities, use of the onsite Alumni Center, and ongoing case management and counseling services.
10	Project Name	2020-2021 ADA Ramps and Sidewalk Replacement
	Target Area	City of Pittsburgh
	Goals Supported	CD-7: Infrastructure and Accessibility
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$232,508
	Description	The project aims to serve Pittsburgh residents by improving sidewalks and constructing ADA compliant curb ramps at all intersections in the City. This Program will provide improved pedestrian access for all residents and will advance the City's goal of meeting federal and state mandated standards. City staff will perform design, construction management, and inspection.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	The goal of the project includes improving access to public transportation, schools, businesses, and other community facilities for pedestrians, the mobility impaired, and physically challenged persons, through installing curb ramps and replacing sidewalks at targeted intersections. Performance Measures: Objective – Creating a Suitable Living Environment Outcome - Availability/Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 03L - Sidewalks HUD National Objective - LMA HUD Accomplishment Type - Persons (General)
	Location Description	Highschool Village neighborhood - 14 ramps will be installed.
	Planned Activities	The purpose of the project is to improve pedestrian transportation for mobility impaired or physically challenged persons by installing ADA compliant curb ramps.
11	Project Name	2020-2021 Housing Rehabilitation Program
	Target Area	City of Pittsburgh
	Goals Supported	AH-3: Maintain and Preserve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$10,000 SUCCESSOR AGENCY: \$100,000
	Description	Assist in the development of viable communities by providing decent housing and a suitable living environment through the provision of subsidized housing rehabilitation loans for very-low and low-income households.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to help approximately 3 Pittsburg residents. Successor Agency funds will contribute \$100,000 to the program which makes the Housing Rehabilitation Program budget be \$110,000. Performance Measures: Objective – Creating a Suitable Living Environment Outcome – Availability and Accessibility HUD Performance Measure Type - Provide New or Continuing Access to a Service HUD Matrix Code – 14A – Rehab Single Unit Residential HUD National Objective - LMH HUD Accomplishment Type – Housing Units
	Location Description	City of Pittsburg
	Planned Activities	The City will provide low-interest rehabilitation loans to Pittsburg homeowners for improving their property. This program is funded by the CDBG program. To qualify for the housing rehabilitation program, applicant must live in the City limits, home is owner occupied, and applicant must be “low to moderate” income (this income changes annually and is based on household size and total family annual income). • Maximum loan available is \$30,000. • Health and safety hazards will be given top priority for consideration in the program. • Loan funds may be used for various improvements but are required to fall under the category of health and safety, property maintenance, functional obsolescence, energy efficiency, or removal of architectural barriers for the disabled. Common repairs permitted under this loan program include, but are not limited to: new roofs and gutters; electrical and plumbing upgrades; and installation of ramps and grab bars.
12	Project Name	2020-2021 Program Administration
	Target Area	City of Pittsburg
	Goals Supported	CD-8: Administration

	Needs Addressed	Program Administration
	Funding	CDBG: \$121,822
	Description	Administration - Support development of viable urban communities through extending and strengthening partnerships among all levels of government and the private sector and administer federal grant programs in a fiscally prudent manner.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.

AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Citywide.

Geographic Distribution

Target Area	Percentage of Funds
City of Pittsburgh	80%

Table 13 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funding will be allocated citywide.

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

Pittsburg strives to create opportunities for its low-income residents by providing access to affordable housing and resources. The Housing Authority currently owns 4 residential properties that are rented out to housing choice voucher residents. Additionally, the Housing Rehabilitation Program provides interest deferred loans to low income residents including senior citizens. In many instances, the residents that apply for the Housing Rehabilitation Program are on a fixed income and do not have the financial means to keep up with the maintenance of the home. Therefore, maintenance and repairs to their homes are almost impossible.

Pittsburg also funds the Future Build program which partners with Grid Alternatives to install solar power on homes for low-income families.

Actions planned to reduce lead-based paint hazards

Lead hazard is a concern for the City, given that lead hazard is estimated to be 90% in pre-1940 housing units. The City will continue to protect residents from lead-based paint hazards in housing funded with CDBG funds by conforming to HUD regulations 24 CFR Part 35. This regulation addresses the need to reduce or eliminate lead-based paint hazards in federally owned housing and housing receiving federal funds. We require our

subrecipients to agree to include requirements for compliance with this regulation. The City requires that recipients of homeowner rehabilitation funds sign HUD's Notification for Lead Based Paint and that any abatement required be included in the home's repairs.

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

The Contra Costa County Consortium was formed by the County of Contra Costa and the cities of Antioch, Concord, Pittsburg and Walnut Creek to develop a collaborative approach to administering and implementing the goals and objectives of their respective CDBG programs. The Consortium members coordinate consolidated planning efforts and have developed a streamlined process for applying for CDBG/HOME/ESG funds that allows applicants to complete one application for multiple jurisdictions and, once funded, complete one periodic performance report for all funding jurisdictions. This joint effort has eased the administrative burden for Subrecipients and allows jurisdictions to easily share information. Furthermore, the Consortium established a multiple-year funding cycle that has greatly reduced the time spent on completing and reviewing applications for both

Subrecipients and CDBG/HOME staff respectively.

Each entitlement jurisdiction in the Consortium completes its own annual planning and allocation process, including preparation and completion of its annual Action Plan, as well as its Consolidated Annual Performance Evaluation Report (CAPER). These planning efforts have a high degree of coordination with Consortium members working together to closely align CDBG allocations, helping to maximize funding and to ensure collaboration between agencies.

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

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

Discussion

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

Program Specific Requirements

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

Introduction

Program Income: The City does not anticipate receiving program income for FY 2020-2021.

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

Benefit to low- and moderate-income persons: All of the City's FY 2020-2021 CDBG funds that is not going towards Program Administration is allocated to activities that will benefit persons of low- and moderate income. The City anticipates utilizing 20 percent towards of all CDBG Program funds towards CDBG Program Administration.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	4,217
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	4,217

Other CDBG Requirements

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

80.00%



City of
Pittsburgh

Community Development
Block Grant (CDBG)
2020-2025 Consolidated Plan
&
2020-2021 Annual Action Plan

What is the 2015-2020 Consolidated Plan?



1. 5 - Year Strategic plan
2. Identify Local Needs
3. Address Local Needs
4. Activities Must Meet National Objectives
 - Benefit low and moderate income people
 - Aid in prevention or elimination of slums or blight
 - Urgent need (i.e. damage due to natural disasters)

Preparation of the 2020-2025 Consolidated Plan



Needs Analysis Determination

- Community Meetings
- Focus Groups
- Surveys (over 1400 collected)

2020-2025 Consolidated Plan Priorities



1. Affordable Housing

- Housing Rehabilitation
- Code Enforcement

2. Homelessness

- Provide Housing and Services



3. Non-Housing Community Needs

- Public Services
- Economic Development
- Infrastructure

4. Program Administration

Funding Cycle for 2020-2025 Consolidated Plan



- 2020-2022 - 2 year funding cycle
- 2023-2025 - 3 year funding cycle

Percentage Allocation Per Category



CATEGORY		PERCENTAGE
1	Public Services	15%
2	Non Public Services – Housing Rehabilitation, Code Enforcement, Economic Development, Infrastructure	65%
3	Program Administration	20%
TOTAL		100%



2020-2021 Annual Action Plan

Regulatory Requirements



- The Annual Action Plan focuses on activities that provide measurable direct benefits to lower income residents and addresses community needs
- Consistent with the 2020-2025 Consolidated Plan
- Consistent with HUD Regulations

Funding Availability



2020-2021 CDBG BUDGET

HUD Allocation	\$ 609,112.00
Prior Year (2019-2020) Program Income	\$ 4,217.00
Unprogrammed Funds From Previous Years	\$ 35,000.00
Total CDBG Funds to be allocated for 2020-2021	\$ 648,329.00

Proposed Activities for 2020-2021



- Public services
 - Health
 - Youth
 - Homeless

Proposed Activities for 2020-2021



- Non-Public Services
 - Economic Development
 - Code Enforcement
 - Infrastructure (installation of ADA ramps)
 - Housing Rehabilitation

2020-2021 Program Budget



BUDGET BREAKDOWN

Public Services	\$ 91,999.00
Non-Public Services	\$ 434,508.00
Planning & Administration	\$ 121,822.00
Total Program Budget	\$ 648,329.00

2020-2021 Funding Recommendations



PUBLIC SERVICES		AWARD AMOUNT
1	Contra Costa County Health, Homeless & Housing Services – CORE Team	\$ 23,034.00
2	Loaves and Fishes - Dining Hall	\$ 10,000.00
3	Interfaith Council - Winter Nights Emergency Shelter	\$ 14,728.00
4	People Who Care - After School Program	\$ 12,000.00
5	St. Vincent De Paul – RotaCare Program	\$ 22,237.00
6	Court Appointed Special Advocates – Children At Risk	\$ 10,000.00
TOTAL		\$ 91,999.00

2020-2021 Funding Recommendations



ECONOMIC DEVELOPMENT		AWARD AMOUNT
1	COCOKIDS – Road to Success	\$ 10,000.00
2	Renaissance Entrepreneurship Center – Igniting the Power of Entrepreneurship	\$ 10,000.00
3	Opportunity Junction – Administrative Careers Training Program	\$ 20,000.00
TOTAL		\$ 40,000.00

CODE ENFORCEMENT		AWARD AMOUNT
1	City of Pittsburgh Police Department	\$ 152,000.00

2020-2021 Funding Recommendations



INFRASTRUCTURE		AWARD AMOUNT
1	City of Pittsburgh – ADA Ramps/Sidewalk Replacement	\$ 232,508.00

HOUSING REHABILITATION*		AWARD AMOUNT
1	City of Pittsburgh	\$ 10,000.00

*\$100,000 OF SUCCESSOR AGENCY FUNDS WILL BE ALLOCATED
TOWARDS HOUSING REHABILITATION MAKING THE BUDGET \$110,000

ADMINISTRATION		AWARD AMOUNT
1	City of Pittsburgh	\$ 121,822.00

Public Comment Period



March 20, 2020 to April 19, 2020

Recommendation



The City Council open the public hearing, receive testimony, close the public hearing, consider the public comments, and adopt the resolutions approving the 2020-2025 Consolidated Plan and the 2020-2021 Annual Action Plan

Questions?



**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 Consultant Agreement for Preparing a Climate Action Plan

MEETING DATE: April 20, 2020

EXECUTIVE SUMMARY

The State of California has set targets to reduce greenhouse gases and recent legislation requires that lead agencies analyze greenhouse gas emissions of proposed future projects. A Climate Action Plan will create these strategies and policies for reducing greenhouse gases complementing the General Plan update. This Resolution will authorize a Consultant Agreement be executed to prepare a Climate Action Plan.

FISCAL IMPACT

The Consultant Agreement with Rincon Consulting for one hundred thirty-five thousand three hundred seventy-eight dollars (\$135,378) will be funded as follows if approved by the City Council:

FY 19-20 Solid Waste Fund (Fund 210) \$ 25,378
FY 19-20 Solid Waste Fund (Fund Balance 210) \$ 55,000
FY 20-21 Solid Waste Fund (Fund 210) \$ 40,000
FY 20-21 Waterfront Fund (Fund 540) \$ 15,000

RECOMMENDATION

City Council adopt the attached Resolution approving a Consultant Agreement with Rincon Consultants, Inc. for the services of preparing a Climate Action Plan and authorize the City Manager to execute the Agreement.

BACKGROUND

In 2006, the State of California passed the Global Warming Solutions Act, AB 32, becoming the first state in the U.S. to mandate state-wide reductions in greenhouse gas (GHG) emissions as an effort to combat climate change. AB 32 established a state-wide target to reduce GHG emissions to 1990 levels by 2020. In 2016, the enactment of SB 32 extended this commitment by raising the emissions reduction target to 40 percent below 1990 levels by 2030, demonstrating California's commitment towards achieving the overall state-wide target of reducing emissions 80 percent below 1990 levels by 2050.

Senate Bill 97 was passed in 2007 which began the process of explicitly including greenhouse gas emissions in the California Environmental Quality Act (CEQA) guidelines for assessing environmental impacts. The CEQA guideline amendments became effective in March 2010. At the same time, the Bay Area Air Quality Management District (BAAQMD) finalized its new CEQA Air Quality guidelines, which were intended to direct the CEQA process of jurisdictions in the Bay Area. The State Attorney General has also stated that documents prepared for CEQA compliance consider community-wide GHG and address these with decisive action to reduce and mitigate these emissions.

A Climate Action Plan (CAP) serves to outline strategies, goals, and actions for reducing municipal and community-wide GHG emissions. CAPs should be structured to ensure that a City does its part to meet the mandates of AB 32 and SB 32 while taking into account a City's General Plan vision. The City is presently undergoing a General Plan update and preparing the CAP will allow for consistency with GHG discussions and related mitigation measures in the General Plan EIR as well as support future CEQA analysis. In addition, a CAP is a foundation for preparing programs on a municipal-wide and community-wide basis effectively to meet these mandates.

SUBCOMMITTEE FINDINGS

This item was not presented to a Subcommittee.

STAFF ANALYSIS

A GHG emissions reduction plan can be either a stand-alone CAP or directly part of the General Plan. Development of a CAP was originally envisioned by staff as a standalone document in order to allow more flexibility in its use and regular updating that may be required. Staff intends to continue in the direction of creating the CAP as a standalone document, however, it is preferable to create the plan to reduce GHG emissions concurrently with or closely following a General Plan update. The CAP alignment with the General Plan update for GHG reduction strategies allows for a wider range of mitigations measures related to land use and transportation, CEQA streamlining and environmental review. The CAP also allows for prioritizing programs and policies municipal-wide and community-wide related to waste, water, energy, waste water, and transportation with sustainable actions to reduce emission for these sources.

To prepare a CAP, a GHG inventory, identifying reduction measures, must be completed and incorporated into the analysis. The City of Pittsburgh completed a 2005 Greenhouse Gas Inventory baseline which created the data sets available at that time. Today, GHG data is relatively more standardized but cross-referencing the 2005 baseline data for accuracy to today's data is complex. City staff contracted with Rincon Consultants, Inc. (Rincon) in 2019 to complete the City's most recent GHG Inventory. Rincon's extensive research and findings created the foundation to identify reduction measures as outlined in the State's Scoping Plan per AB 32 for emission sources identified municipal-wide and community-wide.

The City is conducting its General Plan update presently and has a timeline to complete this document by summer 2021. Environmental Services staff conferred with Planning staff and De Novo Consultants Group, the firm completing the City's General Plan update, regarding the CAP. It was determined that having the document closely aligned with the stages of the General Plan would be beneficial to have the CAP's adoption near the adoption of the General Plan update. To meet this timeline, Rincon's expertise and proprietary knowledge of the City's GHG emissions sources would allow the completion of the CAP to coincide and align with the completion of the General Plan update.

ATTACHMENTS:

Resolution

Exhibit A – Consultant Agreement

Report Prepared By:

Laura L. Wright, Environmental Affairs Manager

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution)
Approving a Consultant Agreement)
For Preparing a Climate Action Plan)

RESOLUTION NO. 20-

The Pittsburgh City Council FINDS AND DETERMINES as follows:

WHEREAS, in 2006, California passed the Global Warming Solutions Act, AB 32, mandating state-wide reductions in greenhouse gas (GHG) emissions as an effort to combat climate change with a commitment of achieving a statewide reduction target to 40 percent below 1990 levels by 2030 as committed in the extension of this effort in SB 32; and

WHEREAS, Senate Bill 97 was passed in 2007 which began the process of explicitly including greenhouse gas emissions in the California Environmental Quality Act (CEQA) guidelines for assessing environmental impacts; and

WHEREAS, a Climate Action Plan (CAP) serves to outline strategies, goals, and actions for reducing municipal and community-wide GHG emissions; and

WHEREAS, the City is presently undergoing a General Plan update and preparing the CAP will allow for consistency with GHG discussions and related mitigation measures in the General Plan EIR as well as support future CEQA analysis; and

WHEREAS, the City of Pittsburgh completed a 2005 Greenhouse Gas Inventory baseline with data sets available at that time and Rincon Consultants, Inc. (Rincon) completed the City's most recent GHG Inventory cross-referencing complex data sets to ensure accuracy; and

WHEREAS, Rincon's extensive research and findings to prepare for the City's GHG inventory has created the foundation to identify reduction of emission sources as outlined in the State's Scoping Plan per AB 32. Rincon's expertise and their proprietary knowledge of the City's GHG emissions sources would allow the completion of the CAP to coincide and align with the completion of the General Plan update.

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

Section 1. Findings

- A. The recitals set forth are true and correct statements.
- B. Adoption of this Resolution is in the best interests of the City's public health, safety and welfare and compliance with AB 32 and SB 32.

Section 2. Authorization.

- A. The City Council hereby approves and authorizes the City Manager or his designee to execute a Consultant Agreement with Rincon Consultants, Inc. for an amount not to exceed \$135,378 on behalf of the City:

Section 3. Effective Date

- A. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh, at a regular meeting on the 20th day of April 2020, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF PITTSBURG AND
Rincon Consultants, Inc.
(Standard Agreement)**

THIS Agreement ("Agreement") for consulting services is made by and between the City of Pittsburgh ("City") and Rincon Consultants, Inc. ("Consultant") (together referred to as the "Parties") as of April 21, 2020 (the "Effective Date").

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work/Proposal attached as Exhibit A, and incorporated herein, at the time and place and in the manner specified therein.

- 1.1 Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2021 or the date the Consultant completes the services specified in Exhibit A, whichever occurs first, unless the term of the Agreement is otherwise terminated or extended, as referenced herein.
- 1.2 Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.
- 1.3 Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, requests in writing the reassignment of any such persons to ensure Consultant performs services in accordance with the Standard of Performance, Consultant shall, immediately upon receiving City's request, reassign such persons.
- 1.4 Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided herein above and to satisfy Consultant's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Consultant a sum not to exceed one hundred thirty-five thousand dollars (\$135,378.00), as set forth in Exhibit A, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Consultant, but is merely a limit of potential City expenditures under this Agreement.

Consultant and City acknowledge and agree that compensation paid by City to Consultant under this Agreement is based upon Consultant's estimated costs of providing the services

required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

- 2.1 Invoices.** Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information, unless waived by the City Manager, or his or her designee:
- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
 - The beginning and ending dates of the billing period;
 - A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
 - At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
 - The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;
 - The Consultant's signature.
- 2.2 Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall pay undisputed invoices that comply with the above requirements within 30 days from the receipt of the invoice.
- 2.3 Final Payment.** Consultant shall submit its final invoice within 60 days of completing its services. Consultant's failure to submit its final invoice within this 60 day period shall constitute Consultant's waiver of any further billings to, or payments from, City.
- 2.4 Reimbursable Expenses.** Reimbursable expenses, if any, are specified in Exhibit A and included in the total compensation referenced in Section 2. Expenses not listed in Exhibit A are not chargeable to, or reimbursable by, City.
- 2.5 Payment of Taxes.** Consultant is solely responsible for the payment of all federal, state and local taxes, including employment taxes, incurred under this Agreement.

- 2.6 Authorization to Perform Services.** The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of a written authorization from the City Manager, or his or her designee.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement

Section 4. INSURANCE REQUIREMENTS. Before beginning any services under this Agreement, Consultant, at its own cost and expense, shall procure the types and amounts of insurance specified herein and maintain that insurance throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall be fully responsible for the acts and omissions of its subcontractors or other agents.

- 4.1 Workers' Compensation.** Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant in the amount required by applicable law. The requirement to maintain Statutory Workers' Compensation and Employer's Liability Insurance may be waived by the City upon written verification that Consultant is a sole proprietor and does not have any employees and will not have any employees during the term of this Agreement.

4.2 Commercial General and Automobile Liability Insurance.

- 4.2.1 General requirements.** Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than \$2,000,000 per occurrence and \$4,000,000 aggregate, combined single limit coverage for risks associated with the work contemplated by this Agreement.

- 4.2.2 Minimum scope of coverage.** Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition) covering any auto (Code 1), or if Consultant has no owned autos, hired (code 8) and non-owned autos (Code 9). No endorsement shall be attached limiting the coverage.

4.2.3 Additional requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

- a. The Commercial General and Automobile Liability Insurance shall cover on an occurrence basis.
- b. City, its officers, officials, employees, agents, and volunteers shall be covered as additional insureds for liability arising out of work or operations on behalf of the Consultant, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Consultant. Coverage can be provided in the form of an endorsement to the Consultant's insurance at least as broad as CG 20 10 11 85, or both CG 20 10 10 01 and CG 20 37 10 01.
- c. For any claims related to this Agreement or the work hereunder, the Consultant's insurance covered shall be primary insurance as respects the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Consultant's insurance and non-contributing.
- d. The policy shall cover inter-insured suits and include a "separation of Insureds" or "severability" clause which treats each insured separately.
- e. Consultant agrees to give at least 30 days prior written notice to City before coverage is canceled or modified as to scope or amount.

4.3 Professional Liability Insurance.

4.3.1 General requirements. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than \$1,000,000 per occurrence or claim covering the Consultant's errors and omissions.

4.3.2 Claims-made limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.

- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must purchase an extended period coverage for a minimum of five (5) years after completion of work under this Agreement.
- d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Submittal Requirements. Consultant shall submit the following to City prior to beginning services:

- a. Certificate of Liability Insurance in the amounts specified in this Agreement; and
- b. Additional Insured Endorsement as required for the General Commercial and Automobile Liability Policies.

4.4.2 Acceptability of Insurers. All insurance required by this Agreement is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.3 Deductibles and Self-Insured Retentions. Insurance obtained by the Consultant shall have a self-insured retention or deductible of no more than \$100,000.

4.4.4 Wasting Policies. No policy required herein shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.4.5 Waiver of Subrogation. Consultant hereby agrees to waive subrogation which any insurer or contractor may require from Consultant by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Consultant, its employees, agents, and subcontractors.

4.4.6 Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein, and Consultant shall ensure that City, its officers, officials, employees, agents, and volunteers are covered as additional insured on all coverages.

4.4.7 Excess Insurance. If Consultant maintains higher insurance limits than the minimums specified herein, City shall be entitled to coverage for the higher limits maintained by the Consultant.

4.5 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option: 1) obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement; 2) order Consultant to stop work under this Agreement and withhold any payment that becomes due to Consultant hereunder until Consultant demonstrates compliance with the requirements hereof; and/or 3) terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

5.1 General Requirement. To the fullest extent permitted by law, Consultant shall indemnify, defend with counsel acceptable to City, and hold harmless City and its officers, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all liability, loss, damage, claims, expenses, and costs, including without limitation, attorney's fees, costs and fees of litigation, (collectively, "Liability") of every nature arising out of or in connection with Consultant's negligent performance of the services under this Agreement, or its failure to comply with any of its obligations contained in this Agreement, or its failure to comply with any applicable law or regulation, except such Liability caused by the negligence or willful misconduct of City.

Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damage or claims for damages whether or not such insurance policies shall be determined to apply.

- 5.2 PERS Indemnification.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Section 6. STATUS OF CONSULTANT.

- 6.1 Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City.
- 6.2 Consultant Not an Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder. Consultant shall also, to the extent required by the California Labor Code, pay not less than the latest prevailing wage rates as determined by the California Department of Industrial Relations.
- 7.3 Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have, and will maintain at their sole cost and expense, all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid business licenses from City.
- 7.4 Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, genetic information, marital status, sex, sexual orientation, gender or gender identity,

against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 Termination.** Upon ten days' prior written notice, City may cancel this Agreement at any time and without cause upon such written notification to Consultant. In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.
- 8.2 Amendments.** The parties may amend this Agreement only by a writing signed by the parties hereto.
- 8.3 Assignment and Subcontracting.** City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the City Manager, or his or her designee. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the City Manager, or his or her designee.
- 8.4 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant, including but not limited to the provisions of Section 5, shall survive the termination of this Agreement.
- 8.5 Options upon Breach by Consultant.** If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

- 8.5.1 Immediately terminate the Agreement;
- 8.5.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;
- 8.5.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or
- 8.5.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.
- 8.5.5 The remedies mentioned in this Agreement are not exclusive of any other right, power or remedy permitted by law. The City's failure or delay in exercising any remedy shall not constitute a waiver of such remedy or preclude the further exercise of City's rights.

Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 **Records Created as Part of Consultant's Performance.** All final versions of reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement, and the City may use, reuse or otherwise dispose of the documents without Consultant's permission. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential drafts and will not be released to third parties by Consultant without prior written approval of City.
- 9.2 **Consultant's Books and Records.** Consultant shall maintain any and all records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement. All such records shall be maintained in accordance with generally accepted accounting principles and shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the

City. Pursuant to Government Code Section 8546.7, the Agreement may be subject to the examination and audit of the State Auditor for a period of 3 years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

- 10.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in Contra Costa County or in the United States District Court for the Northern District of California.
- 10.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.6 Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*
- Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*
- 10.7 Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

- 10.8 Notices.** Any notice, demand, request, consent or approval that either party is required to give the other pursuant to this Agreement, shall be in writing and may be given by either (i) personal service, or (ii) certified United States mail, postage prepaid, return receipt requested. Notice shall be effective upon personal delivery or delivery to the addresses specified below, as reflected on the receipt of delivery or return receipt, as applicable.

Consultant:

Rincon Consultants, Inc.
4825 J Street, Suite 200
Sacramento, CA 95819
ATTN: Matt Maddox, Principal in Charge

City:

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

- 10.9 Professional Seal.** Where applicable in the determination of the City Manager, or his or her designee, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility."

- 10.10 Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral. To the extent there are any inconsistencies between this Agreement, the Exhibit, and Consultant's proposal, the Agreement shall control. To the extent there are any inconsistencies between the Exhibit and the Consultant's Proposal, the Exhibit shall control.

Exhibit A Scope of Services – Proposal for Climate Action Plan

- 10.11 Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.
- 10.12 Construction of Agreement.** Each party hereto has had an equivalent opportunity to participate in the drafting of the agreement and/or to consult

with legal counsel. Therefore, the usual construction of an agreement against the drafting party shall not apply hereto.

10.13 No Third Party Beneficiaries. This Agreement is made solely for the benefit of the parties hereto, with no intent to benefit any third parties.

The Parties have executed this Agreement as of the Effective Date.

CITY OF PITTSBURG

CONSULTANT

Garrett Evans, City Manager

Matt Maddox, Principal in Charge

Stephen Svete, Vice President

Attest:

Alice E. Evenson, City Clerk

Approved as to Form:

Donna Mooney, City Attorney

EXHIBIT A

SCOPE OF SERVICES

Proposal for Climate Action Plan

Rincon Consultants, Inc.
Scope of Work, Schedule and Cost for the
Pittsburg Climate Action Plan Project

Scope of Work

Task 1: Project Kick-off

Within two weeks of authorization to proceed, Rincon will organize a project kick-off meeting with the primary project team members which consists of Rincon's Principal and Project Manager and the relevant City staff. This meeting will serve as a forum to review and confirm the project objectives, scope of services, schedule, and invoice and project reporting needs. City staff and Rincon will identify key existing documents, data, calculations, and platforms essential to the development of the CAP. Once the key background information, documents, and data are identified, Rincon will continue their review of data sources and calculation methods. Rincon will prepare a meeting agenda and minutes.

Deliverables:

- Project kick-off meeting agenda and minutes
- PowerPoint presentations and any applicable handouts

Task 2: Preparation of GHG Forecast

Based on the GHG inventory completed by Rincon (updated/finalized in September 2019), the GHG forecasting component of the CAP will be prepared and GHG emissions will be forecasted for "business-as-usual" emissions through the year 2045 (including target years of 2030 and 2040) to align with the General Plan Update's horizon year as well SB 32, SB 100, and B-55-18 target years. The business-as-usual forecasts would be based on existing conditions plus projected growth based on the growth determined by the General Plan Update, and not account for future regulatory changes. Following calculation of the business-as-usual forecasts, Rincon will also calculate an "adjusted" forecast, which will take into account foreseeable regulatory changes affecting GHG emissions (e.g., Renewable Portfolio Standard, Low Carbon Fuel Standard, Clean Car Standards, Title 24 Energy Efficiency Building Standards, etc.). This will provide a more accurate picture of future emissions growth and the quantity of GHG emissions Pittsburg would be responsible for reducing to meet GHG reduction targets. We assume that no changes or revisions would need to be made to the existing inventories. Additional changes would be completed only with written approval by City staff on a time and material basis in accordance with our standard fee schedule.

Deliverables:

- Memorandum outlining future business-as-usual and adjusted forecasts

Task 3: Recommendations for GHG Reduction Targets

Rincon's approach to target setting is iterative, which is essential to identifying GHG reduction targets that are practical, defensible, and consistent with current state recommendations, including SB 32 and SB 100 as well as other City commitments. The emissions reduction target is the quantity of GHG emissions that Pittsburg is adopting as its emissions reduction objective—the amount by which GHG emissions are planned to be reduced by the target year. Rincon will develop at least two reduction targets for the years 2030 and 2040. All targets would identify:

- The baseline year and the makeup of emission sources in the baseline year
- The target years (2030, and 2040) in which the reduction will be achieved and the amount of reduction to be achieved by the designated year
- The GHG and emission sources to which the target applies (as identified in the GHG inventory)

Deliverables:

- Memorandum outlining Emissions Reduction Targets

Task 4: Development of Climate Reduction Measures

The majority of the analysis required to develop the CAP will be performed during this task, which focuses on developing and quantifying the GHG reduction and climate change adaptation measures.

Identify Draft Climate Action Measures

The primary goal for the CAP is to identify GHG reduction measures to meet GHG reduction targets and identify strategies to facilitate climate change adaptation and resiliency. To begin, we will prepare a comprehensive list of existing local and regional policies, programs, and actions (collectively referred to as “measures”) that will reduce Pittsburgh’s GHG emissions from the baseline and/or facilitate climate change adaptation and resiliency. In addition, we will conduct a review of the City’s policy documents (including the General Plan Update). Once we have a comprehensive list, we will organize the measures by GHG reduction area (e.g., transportation, energy, solid waste, climate change adaptation/resiliency, procurement, food, social, etc.). We will then present this list to City staff for review and input.

From this foundation, we will assess any policy or program gaps and identify additional opportunities. Additional measures will be developed from best practices of other similar cities, as well as those recommended by organizations and agencies, such as the California Air Pollution Control Officers Association (CAPCOA), the Attorney General’s office, and the Air Resources Board (ARB). As part of this task, Rincon would provide the initial list of measures to the City and stakeholders to review and revise. Upon completion of the review, the final list of measures would then be prepared. We assume that no changes or revisions would need to be made to the final list of measures at that time. Any additional changes will be completed on a time and material basis in accordance with our standard fee schedule.

Quantify and Evaluate Measures (Impact, Cost, Co-benefits, etc.)

For each measure, Rincon will identify implementation actions and conduct quantitative analyses to inform the selection of measures to be included in the CAP. Specifically, we will quantify the GHG reduction potential, implementation costs, and potential savings associated with each measure. Greenhouse gas emissions reductions will be quantified using established and transparent sources as well as standardized methodologies, including those from CAPCOA’s report, *Quantifying Greenhouse Gas Mitigation Measures* (2010). Costs estimates will be given as implementation costs, when reliable data is available. Savings will be presented in terms of annual savings resulting from implementation. Please note that reliable data is available for most measures; however, when reliable data is not available we will quantify or qualitatively describe a range of costs and saving for the measure. Each measure, along with its estimated GHG reduction potential, costs, and savings will be presented to Pittsburgh in an Excel spreadsheet, which will allow Pittsburgh staff and stakeholders to evaluate the measures, and get a sense of how each action contributes to the City’s GHG reduction targets.

Deliverables:

- Lists of existing measures

- Lists of additional potential measures and strategies that promote emissions reductions and City resilience
- Table of Potential Measures (including GHG reduction potentials, costs, and savings)
- Final list of CAP measures

Task 5: Preparation of the Climate Action Plan

Rincon will prepare a CAP that aligns with the General Plan Update; sets GHG reduction targets for the years 2030 and 2040; and includes implementation actions to achieve these targets. These efforts will be undertaken in coordination with the City's General Plan Update. Rincon will develop new measures that are bold and establish aspirational yet achievable GHG reduction goals for each of the sectors for the year 2030. This will also include developing a descriptive roadmap for achieving the objectives established for 2040 in each of the sectors. The roadmap will seek to synergize GHG reduction measures as well as adapt to future climate change impacts, and will include policies, programs, measures, projects, infrastructure, and City actions. In addition, Rincon will identify near-term actions that can be achieved by 2030 and 2040 with measurable indicators. These policies, programs, measures, and actions can be fully integrated into the CAP and the General Plan Update if desired.

Draft Climate Action Plan

Rincon will draft the CAP such that it is consistent with the State Attorney General's recommendations, current legislation, and City policy. It is anticipated that the CAP will include the following elements:

- An introduction providing context and background information
- A summary of the baseline GHG emissions (from the existing GHG Inventory), business-as-usual forecast, and adjusted forecast
- A description of the City's targets and their consistency with SB 32, SB 100, and EO B-55-18
- A list of the climate action measures, including associated implementation actions, GHG reduction potentials, costs and savings
- An implementation and monitoring strategy

The CAP will be specifically tailored to Pittsburg and will be presented in a format that is visually appealing, yet easy to understand, and can easily be translated to a variety of media for different audiences. Where possible, it will place an emphasis on providing information visually using maps, graphics, tables, and matrices. Explanatory text will read clearly and concisely. Rincon will respond to one round of staff comments on the Draft CAP and will prepare the Public Draft CAP for public review and comment during a workshop. Following the Draft CAP public review and comment period, Rincon will coordinate with staff to discuss what changes will be incorporated into the Final CAP. Any changes to this scope of work would be completed on a time and material basis in accordance with our standard fee schedule.

Deliverables:

- Administrative Draft CAP Update
- Public Review Draft CAP Update

Final Climate Action Plan

Following public review and comment, Rincon will coordinate with staff to incorporate relevant input into the Final CAP. The plan will demonstrate how the City will deliver its commitment to reducing GHG emissions and meeting its GHG reduction target goals. We will provide the City with a Final Draft CAP showing tracked changes, as well as a clean copy. Specifically, Rincon will provide City with two

hard copies of the Final CAP as well as an electronic document in both PDF and Microsoft Word formats.

Deliverable:

- Final CAP (2 hard copies, 2 electronic copies on CD in PDF and word)

Task 6: Implementation Monitoring Tool

Rincon will utilize CAPDash our specialized in- house calculation and dashboard tool to track the effectiveness of the City’s CAP implementation efforts. CAPDash streamlines the GHG inventory process and was developed by Rincon to solve many of the hurdles our clients expressed when implementing climate action plans and has the functionality to calculate emissions over time, track implementation of CAP measures, and display data both internally and externally. CAPDash is also exceptionally transparent and provides a record of all emission factors, activity data, and methodologies used to develop the inventory. The final output would include summary tables, charts, and other graphics showing the percentage of implementation complete, overall GHG reductions achieved and measure-specific reductions that the City would be able to use in internal reports and funding proposals. Rincon will provide the tool to the City as part of this work scope.

Task 7: California Environmental Quality Act (CEQA)

Rincon has more than 25 years of with CEQA experience and regularly assist our clients navigate the often complex process and documentation. Our in-house team offers a strong portfolio of CEQA documentation and recently completed CEQA documents related to Climate Action Plans for the cities of Pasadena and Escondido. An Initial Study – Mitigated Negative Declaration will likely be sufficient CEQA documentation for this CAP due to the generally positive environmental impacts. This will ultimately depend on the GHG reduction strategies included as well any responses by the community. We will assist Pittsburg in determining the appropriate level of environmental review for the CAP and be prepared to attend up to two meetings alongside City Staff to assist with technical analysis and advise on the appropriate approach. Additionally, Rincon will create a CEQA streamlining checklist that the City of Pittsburg can use to for future development projects. This checklist can also be used to develop a “GHG-fair share fee contribution fee” (similar to traffic impact mitigation fees) for projects as a mechanism to fund sustainability projects.

Task 8: City Meetings and Coordination

Rincon will hold four (4) targeted and productive meetings with City staff and stakeholders, including City staff, affected departments, and decision makers. As part of this outreach/coordination effort we anticipate presenting to and working with these stakeholders. Additional meetings with staff and stakeholders will be held both in person and remotely, as necessary. However, no more than 44 hours of actual meeting time will be scheduled (not counting Rincon’s preparation and summary writing time). Additional meetings would be completed on a time and material basis in accordance with our standard fee schedule.

Deliverables:

- PowerPoint Presentation
- Meeting minutes

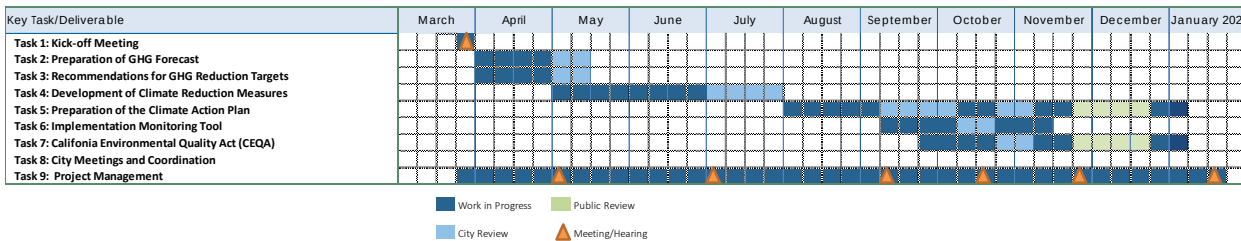
Schedule and Cost

Schedule

Rincon proposes to adhere to the preliminary schedule shown below. All team members have the availability to take on this assignment and make it a priority through the life of the project.

City of Pittsburgh Climate Action Plan

Estimated Schedule



Cost

Rincon Consultants, Inc. will prepare the CAP in accordance with the scope of services described above for a fee of \$135,378, as shown in the table below. This cost includes all of the tasks described above. Electronic versions of all work products will be submitted to the City in PDF and Microsoft Word formats. Rincon will also print up to two hard copies of the Final Draft CAP. Additional work not included within our proposed work program will be completed only upon written authorization in accordance with our fee schedule.



RINCON CONSULTANTS, INC. Pittsburgh Climate Action Plan

Cost Estimate

Tasks	Rincon Labor Classification →			Principal I	Senior Professional I	Professional III	Technical Editor	GIS/CADD Specialist II	Clerical
	Labor Cost	Direct Expense	Hours	\$220	\$160	\$130	\$112	\$125	\$75
Task 1: Kick-off Meeting	\$4,230	\$170	26	8	8	8			2
Task 2: Preparation of GHG Forecast	\$4,758		36	2	4	16	4	8	2
Task 3: Recommendations for GHG Reduction Targets	\$5,078		38	2	6	16	4	8	2
Task 4: Development of Climate Reduction Measures	\$20,226		134	20	42	62	8		2
Task 5: Preparation of the Climate Action Plan	\$41,040	\$170	290	30	60	124	60	16	
Task 6: Implementation Monitoring Tool	\$11,680		76	12	24	40			
Task 7: California Environmental Quality Act (CEQA)	\$9,196	\$340	64	8	14	30	8	2	2
Task 8: City Meetings and Coordination	\$23,210	\$680	142	32	66	42			2
Task 9: Project Management	\$14,600		100	20	30	30			20
SUBTOTAL COST	\$ 134,018	\$ 1,360	906	\$ 29,480	\$ 40,640	\$ 47,840	\$ 9,408	\$ 4,250	\$ 2,400

Direct Cost Summary

Vehicle Costs	\$ 1,360
Subtotal Additional Costs:	\$ 1,360

Summary

Professional Fees Subtotal	\$ 134,018
Direct Costs Subtotal	\$ 1,360
TOTAL PROJECT BUDGET	\$ 135,378

Professional Services - are based on Rincon's standard fee schedule and labor classifications. The above is provided as an estimate of Rincon's effort per task. Rincon may reallocate budget between staff and tasks, as long as

Annual Escalation - Standard rates subject to 3% escalation annually

CERTIFICATE OF COMPLIANCE WITH LABOR CODE § 3700

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

CONSULTANT

By: _____

Title: _____

2784980.1

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

DATE: April 6, 2020

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

CITY COUNCIL/AGENCY MEMBERS

Jelani Killings, Mayor/Chair
Marilyn Craft, Vice-Mayor/Chair
Holland Barrett White, Council/Agency Member
Shanelle Scales-Preston, Council/Agency Member
Juan Antonio Banales, 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 6, 2020 was conducted telephonically 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 telephonically or through Zoom and were not physically present in the Council Chamber.

Mayor Killings called the meeting of the City Council to order at 7:00 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, CA after convening in Closed Session at 5:35 P.M. for the following items:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to Section 54956.8):

Property: Harbor Drive (APNs 073-111-034, 073-111-035, 073-111-036);
Successor Agency Negotiator: Garrett Evans and Maria Aliotti; Negotiating Parties: Yellow Roof Foundation; Under Negotiation: Both price and terms of payment

Property: 2101 Railroad Avenue (APN 088-171-035); City Negotiator: Garrett Evans and Maria Aliotti; Negotiating Parties: Rose Winter Clarke Trust; Under Negotiation: Both price and terms of payment

Property: 325-333 E. 10th Street (085-182-010); Successor Agency Negotiator: Garrett Evans and Maria Aliotti; Negotiating Parties: Pierre Cheung; Under Negotiation: Both price and terms of payment

2. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION Significant exposure to litigation pursuant to Section 54956.9(d)(2):

One (1) case

3. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6:

City designated representatives: Garrett Evans, Stacy Shell, Fritz McKinley, Brad Farmer

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 Team

There was no reportable action taken in Closed Session.

ROLL CALL

All Members were present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC COMMENT

Emails were received from the following and read aloud:

Joanne Fanucchi, Pittsburg, concerned about climate change.

Durie Foster, Pittsburg, concerned with revitalization of the local economy when the shelter in place is over.

Lisa Maule, Pittsburg, asked for posting of restaurants and businesses that are open and provided a site for donations of supplies for hospital use.

Quentisha Davis, Pittsburg, concerns for homeless during this shelter in place order.

PRESENTATION

4. Status of the "Envision Pittsburg" General Plan Update

Hector Rojas, Senior Planner, presented the General Plan update.

COMMITTEE REPORTS

There were no committee reports.

PUBLIC HEARING

5. Adoption of 1) an Urgency Ordinance Establishing Emergency Regulations Related to Residential Evictions, and 2) an Urgency Ordinance Establishing Emergency Regulations Related to Commercial Evictions

Mayor Killings opened the Public Hearing.

The City received 47 emails which were read aloud to the audience. There were 39 emails in favor of the ordinances and 8 emails against the ordinances.

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

On Motion by Vice-Mayor Craft, seconded by Member White to adopt the Urgency Ordinance Establishing Emergency Regulations Related to Residential Evictions, with the stated revisions, and carried unanimously.

On Motion by Vice-Mayor Craft, seconded by Member Scales-Preston to adopt the Urgency Ordinance Establishing Emergency Regulations Related to Commercial Evictions, with the stated revisions, and carried unanimously.

COMBINED CITY COUNCIL, PITTSBURG POWER COMPANY AND SOUTHWEST GEOLOGIC HAZARD ABATEMENT DISTRICT II CONSIDERATION

6. Adoption of City Council, Pittsburg Power Company and Southwest Pittsburg GHAD II Resolutions to Authorize Necessary Budget Adjustments based on Year-End Projections

On Motion by Member Banales, seconded by Vice-Mayor/Chair Craft to adopt and carried unanimously.

COVID-19 UPDATE (CITY MANAGER REPORT)

City Manager Evans gave a comprehensive report on the City's response to the COVID-19 shelter in place activities, along with the County Health Department recommendations and Governor Newsom's Executive Orders.

CONSIDERATION

7. Adoption of a City Council Resolution Authorizing Acceptance of Grant Funds from the California Department of Fish and Wildlife, Office of Spill Prevention and Response for Oil Spill Response Equipment

On Motion by Member Scales-Preston, seconded by Vice-Mayor Craft to adopt and

carried unanimously.

CONFLICT OF INTEREST STATEMENT

There were no conflict of interest statements.

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

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

8. Minutes of March 2, 2020 and March 16, 2020 Special Meeting
9. Adoption of a City Council Resolution to Approve Amendment Four to the Memorandum of Understanding between the City and Seecon for Local Transportation Mitigation Fees
10. Adoption of a City Council Resolution to Authorizing the City Manager to Execute a Professional Services Agreement for Site Reuse Assessment and Revitalization Planning Services
11. Adoption of a City Council Resolution to Amend the City's Personnel Rules
12. Adoption of an Ordinance to Amend the Pittsburg Municipal Code, Title 15, Buildings and Construction, to Adopt by Reference the 2019 California Building Code, Residential Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Historical Building Code, Green Building Standards Code, Existing Building Code and Energy Code with State of California and Local Amendments
13. Adoption of a City Council Resolution Approving Speed Humps on Heatherwood Drive
14. Adoption of a City Council Resolution Approving an Interagency Agreement with the City of San Pablo for an Interim Police Captain

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Mayor Killings asked for plans to restore economic recovery after the COVID-19 pandemic is resolved. Vice Mayor Craft agreed to a Citywide plan.

COUNCIL MEMBER REPORTS AND REMARKS

Vice Mayor Craft thanked the Mayor and City Manager for their leadership.

ADJOURNMENT

The City Council meeting adjourned at 12:21 P.M. April 20, 2020.

Respectfully submitted,

Alice E. Evenson, City Clerk



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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Re-Allocate Funds from Project 2020-06 for Replacement of Waterline in Central Avenue between Railroad Avenue and Solari Street

MEETING DATE: April 20, 2020

EXECUTIVE SUMMARY

The City Engineer is requesting re-allocation of funds toward the replacement of the 6" waterline in Central Avenue in order to provide reliable water service customers in the Zone 1 pressure zone.

FISCAL IMPACT

If approved, the attached Resolution will authorize re-allocation of \$416,635 from Project 2016-09 Sewer and Waterline Rehabilitation Project (Project 5205), which has an approved project budget of \$11.1 million, to a new Project 2020-06 Central Avenue Waterline Replacement. This is an appropriate use of the City's Water funds. The new project would be constructed by a local developer, and the balance of the project cost, estimated at \$319,973, will be reimbursed to the developer through credits reducing the Water Facility Reserve fee obligation for Liberty subdivision.

RECOMMENDATION

City Council adopt the attached Resolution approving Project 2020-06 Central Avenue Waterline Replacement and reallocating \$416,635 from Project 2016-09 Sewer and Waterline Rehabilitation Project (Project 5205) to the new project, for a total authorized project budget of \$736,608.

BACKGROUND

The existing 6" waterline in Central Avenue between Railroad Avenue and Solari Street is more than 70 years old and has chronic water breaks. Replacement of the waterline was included in the scope of work for Project 2016-09 Sewer and Waterline Rehabilitation Project (Project 5205), which was approved by the City Council with its adoption of

Resolution 19-13729 approving the City's Five-Year Capital Improvement Program for Fiscal Years 2019/20 through 2023/24.

Staff is recommending a cooperative effort with the developer of a nearby residential subdivision to replace the 6" waterline with a new 8" waterline intended to improve water service pressure and reliability of service to current and new Zone 1 customers in this area.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The estimated cost for replacement of the waterline is \$736,608. The developer for the 57-unit Liberty Subdivision located south of Central Avenue, Discovery Builders, Inc., has agreed to construct the waterline replacement in conjunction with the construction of other related public improvements for its subdivision project.

The project would be constructed according to the City's specifications. City staff will inspect the project, and review documentation of construction expenses.

If approved, the resolution re-allocates funds to pay approximately half the project cost using City funds from the larger water and sewer rehabilitation project. The larger project's scope of work would be reduced by removing the Central Avenue waterline.

The City Engineer recommends that the balance of the waterline replacement project cost, estimated at \$319,973, be reimbursed to the Developer through "credits," as a reduction in its Water Facility Reserve fee obligation for new dwelling units in its residential projects in the City.

ATTACHMENTS: Resolution

Report Prepared By: Jolan Longway
Clean Water Program Coordinator

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution)
Reallocating Funds for Replacement of)
Existing 6" Waterline with a New 8")
Waterline in Central Avenue from)
Railroad Avenue to Solari Street)

RESOLUTION NO. 20-

The Pittsburgh City Council DOES RESOLVE as follows:

WHEREAS, the existing 6" water service main in Central Avenue, from Railroad Avenue to Solari Street is in immediate need of replacement with a new 8" waterline; and

WHEREAS, the developer (Discovery Builders, LLC) for the Liberty Subdivision has agreed to construct the waterline replacement in conjunction with the construction of other related public improvements for the subdivision project; and

WHEREAS, staff requests reallocation of \$416,635 from the 2016-09 Sewer and Waterline Project (Project 5205), with a current fund balance of \$11,187,338, to Project 2020-06 Central Avenue Waterline Replacement, with an estimated cost of \$736,608; and

WHEREAS, the balance of approved and documented project costs above the \$416,635, estimated to be approximately \$319,973, will be credited toward the developer's Water Facility Reserve Fee obligation for the new dwelling units in the Liberty subdivision.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburgh hereby authorizes the reallocation of funds to Project 2020-06 Central Avenue Waterline Replacement and approves the partial reimbursement of construction costs through credits applied against the developer's Water Facility Reserve Fee obligation for new dwelling units in the Liberty subdivision.

PASSED AND ADOPTED by the City Council of Pittsburgh at a regular meeting on the 20th day of April 2020, by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

Jelani Killings, Mayor

ATTEST:

Alice E. Evenson, City Clerk



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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Amend the Police Officers' Association, Police Managers' Group, Teamsters, ASFCME Management, Professional, Confidential and Miscellaneous A Bargaining Units Agreements and Amendments to the Unrepresented Groups Salary and Benefit Schedules

MEETING DATE: April 20, 2020

EXECUTIVE SUMMARY

The City of Pittsburg in coordination with the Police Officers' Association, Police Managers' Group, Teamsters, and AFSCME Management, Professional, Confidential and Miscellaneous A Units have confirmed an understanding in the Side Letters of Agreement for the provisions of vacation and sick leave. The proposed Side Letters of Agreement amend the existing collective bargaining agreement language during the declared local emergency for COVID-19 by suspending the maximum vacation accrual limits temporarily and not disqualifying employees from the sick leave incentive for sick hours taken under the Emergency Paid Sick Leave Act. The City Council is also being asked to amend the Senior Executive Team and Management Group Salary and Benefits Schedules to be consistent with the language of the represented units.

FISCAL IMPACT

There is no fiscal impact for the proposed amendments to the language in Memorandums of Understanding and Salary and Benefits Schedules.

RECOMMENDATION

The City Council adopt a resolution to amend the Memorandums of Understanding between the City of Pittsburg and the Police Officers' Association, Police Managers' Group, AFSCME Management, Professional, Confidential and Miscellaneous A Units, Teamsters and amend the Senior Executive Team and Management Group Salary and Benefits Schedules by temporarily suspending the maximum vacation accrual limits due to the declared emergency and not disqualify employees who take up to 80 hours of emergency paid sick leave for COVID-19 related events from the sick leave incentive.

BACKGROUND

The current agreements between the City of Pittsburgh and Police Officers' Association, Police Managers' Group, and Unrepresented Groups provide a maximum of three hundred eighty (380) hours of vacation. The current agreements between the City of Pittsburgh and Teamsters and the AFSCME Management, Professional, Confidential and Miscellaneous A Units provide a maximum of two hundred sixty (260) hours of vacation. Due to the declared local emergency for COVID-19, the agreement of the maximum vacation accrual limit will be suspended temporarily and reinstated following the end of the declared emergency.

During the declared local emergency and prior to the reinstatement of the maximum vacation accrual limits, accrued vacation hours above three hundred eighty (380) hours or two hundred sixty hours (260) based on the unit, will have no cash value upon separation of employment. Upon reinstatement of the maximum vacation accrual limits, unused accrued vacation hours will be lost. The suspension of the vacation accrual limits will expire twelve months after the end of the declared COVID-19 local emergency.

In addition, the Sick Leave Incentive currently provides (4) four hours credited towards vacation for full-time employee who uses no sick leave in any fiscal quarter (based on pay period quarters). Any hours taken under the Emergency Paid Sick Leave Act (up to 80 hours of paid sick leave for COVID-19 related events) will not disqualify employees from this sick leave incentive.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Staff has confirmed an understanding with the employee bargaining units regarding the modification to the provisions of vacation accrual and sick leave incentive. In accordance with the Meyers-Milias-Brown Act, the City Council is asked to adopt the signed Side Letters of Agreement between the City of Pittsburgh and the Pittsburgh Police Officers' Association, Police Managers' Group, Teamsters and AFSCME Management, Professional, Confidential and Miscellaneous A Units and amend the Senior Executive Team and Management Group Salary and Benefits Schedules to be consistent with the represented units.

ATTACHMENTS

Resolution
Side Letters of Agreement
Unrepresented Groups Salary and Benefits Schedules

Report Prepared By: Griselda Clift, Senior Human Resources Analyst

:

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution to)
to Amend the Police Officers' Association,) RESOLUTION NO. 20-
Police Managers' Group, Teamsters,)
AFSCME Units Bargaining Agreement and)
Unpresented Groups Salary and)
Benefits Schedules)

The City Council of the City of Pittsburgh FINDS AND DETERMINES as follows:

WHEREAS, the Pittsburgh Police Officers' Association, Police Managers' Group, Teamsters, and AFSCME Management, Professional, Confidential and Miscellaneous A Units are Exclusively Recognized Representatives for certain job classifications within the City of Pittsburgh; and

WHEREAS, the City of Pittsburgh and the Pittsburgh Police Officers' Association and Police Managers' Group have entered into a collective bargaining agreement for the term on July 1, 2017 through June 30, 2020; and

WHEREAS, the City of Pittsburgh and the Teamsters and AFSCME Management, Professional, Confidential and Miscellaneous A Units have entered into a collective bargaining agreement for the term on July 1, 2018 through June 30, 2020; and

WHEREAS, the City of Pittsburgh and the Pittsburgh Police Officers' Association, Police Managers' Group, Teamsters, and AFSCME Management, Professional, Confidential and Miscellaneous A Units have met and conferred in good faith; and

WHEREAS, the City of Pittsburgh and the Pittsburgh Police Officers' Association, Police Managers' Group, Teamsters, and AFSCME Management, Professional, Confidential and Miscellaneous A Units have reached an agreement and memorialized the tentative agreement into Side Letters of Agreement, effective retroactively to March 16, 2020, to suspend the maximum vacation accrual limits temporarily and not disqualifying employees from the sick leave incentive for sick hours taken under the Emergency Paid Sick Leave Act during the declared local emergency for COVID-19. Said suspension of vacation accrual limits will expire twelve months after the end of the emergency declaration; and

WHEREAS, the Police Officers' Association, Police Managers' Group, Teamsters and AFSCME Management, Professional, Confidential and Miscellaneous A Units have ratified the proposed Side Letters of Agreement; and

WHEREAS, the City Council is asked to adopt the proposed Side Letters of Agreement and Unpresented Groups Salary and Benefits Schedules for it to become effective retroactively to March 16, 2020;

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

Section 1.

The recitals set forth above are true and correct statements and are hereby incorporated in conjunction with the staff report.

Section 2.

The City Council adopts this Resolution approving the proposed Side Letters of Agreement with the bargaining units and Unpresented Groups Salary and Benefits Schedules.

Section 3.

This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 20th day of April 2020, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Jelani Killings, Mayor, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Side Letter of Agreement
Between the City of Pittsburgh and the American Federation of State, County, and
Municipal Employees (AFSCME), Local 512, AFL-CIO MPC and Miscellaneous A Units

This will confirm that the representatives of the City of Pittsburgh ("City") and the American Federation of State, County, and Municipal Employees ("AFSCME"), Local 512, AFL-CIO Management, Professional, and Confidential and Miscellaneous A Units have met and conferred and have agreed to the following modifications of their memorandum of understanding ("MOU") covering the term July 1, 2018 through June 30, 2020 as follows:

The parties agree to modify the following paragraphs under Section 8 – Vacation and Section 9 – Sick Leave:

8.2 Use of Vacation

Vacation shall be taken at such time as is mutually convenient for the department and the employee.

A. Maximum Accumulation – The maximum accrual allowed is two hundred forty (240) hours. Accruals will be monitored by the Finance Department. Once the maximum accrual has been reached, an employee will not accrue additional vacation until his/her accrual balance is reduced, by either use or buyback.

1. Effective July 1, 2014 the maximum accrual allowed is two hundred and sixty (260) hours.

1.2. During the declared local emergency for COVID-19, the maximum vacation accrual limit shall be suspended temporarily and reinstated 12 months following the end of the declared emergency. During the declared local emergency and prior to the reinstatement of the maximum vacation accrual limit, accrued vacation hours above two hundred sixty (260) hours will have no cash value upon separation of employment. Upon reinstatement of the maximum vacation accrual limit, unused accrued vacation hours in excess of two hundred sixty (260) hours will be lost.

9.3 Sick Leave Incentive

A full-time employee who uses no sick leave in any fiscal quarter shall have four (4) hours credited towards vacation, with a maximum accrual during any one (1) year to be sixteen (16) hours.

Any hours taken under the Emergency Paid Sick Leave Act (up to 80 hours of paid sick leave for COVID-19 related events) will not disqualify an employee from this sick leave incentive.

There shall be no change to any other portion of Sections 8 or 9 or to any section(s) of the existing agreement other than those identified in this and any preceding Side Letter of Agreements.

Dated: _____

AFSCME, MPA & Misc. A Units

By _____
Kym Anderson
AFSCME Business Representative

CITY OF PITTSBURG

By _____
Garrett Evans
City Manager

By _____
Stacy Shell
Director of Human Resources

City of Pittsburgh
Management Group Salary & Benefits Schedule

Effective ~~July 1, 2018~~ March 16, 2020

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1. POSITIONS COVERED

This Booklet includes a summary of benefits for all classifications designated as the Management Group. All covered positions are at-will appointments, serving at the pleasure of the City Manager.

Positions included in this group are listed in Appendix A.

Whenever there exists a conflict between this document and an employment contract, if any, then said employment contract shall prevail.

2. SALARIES

Salary ranges for covered positions shall be as set forth in Appendix A, which is attached hereto and made a part hereof.

In accordance with Personnel Rule 12.1, Salary Plan, no person may be paid less than the minimum, nor more than the maximum of the salary range for the class in which employed. Further, because the Management Group has a salary range, and not salary steps, no person's salary automatically changes when the salary range changes. Advance within a salary range is based on performance and requires the approval of the City Manager.

2.1 Winter Closure

Beginning July 5, 2015, the City shall implement 40.00 hours of an unpaid winter closure in each fiscal year. This shall be accomplished by a mandatory wage reduction of one point nine two five percent (1.925%). The Winter Closure shall take place sometime during the period of December 1 and January 31 of each fiscal year and shall consist of forty (40) hours of time off during that time frame. The City shall determine the actual winter closure schedule for each employee in the unit based on the service needs of their department. This winter closure shall become the status quo.

To accomplish a one point nine two five percent (1.925%) reduction in pay, bargaining unit members will have their salaries reduced by 1.54 hours per pay period beginning July 5, 2015. The hours will be noted as a separate line item deduction on the employee's paycheck and will equal 1.54 times the hourly rate of pay in effect at the time of the deduction. This deduction will not otherwise reduce the bargaining unit member's existing base salary amount for City benefit accrual purposes.

If a non-exempt employee is called in to work on an unplanned or emergency basis during his or her scheduled holiday closure time, that employee shall be paid overtime for any such hours worked (versus receiving additional holiday closure time to be taken at a later time).

3. BENEFITS

3.1 Medical

The City will provide a medical insurance plan through Kaiser Permanente and will make every reasonable effort to maintain a second option through a Non-Kaiser HMO plan that allows members to choose their physician based on that physician's ability to accept coverage through said plan.

City's contribution toward medical insurance

Effective January 1, 2018 the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for Kaiser Permanente medical insurance shall be set at one hundred percent (100%) of the actual premium costs.

Effective January 1, 2019, the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for medical insurance shall be set at one hundred percent (100%) of the Kaiser Permanente premium rate. Employees electing to enroll in a medical insurance plan with premium rates higher than the Kaiser Permanente premium rate shall be required to pay the difference in premium rates between the Kaiser Permanente premium rate and the higher plan premium rate selected by the employee.

Effective January 1, 2018 through December 31, 2018, the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for Non-Kaiser HMO Plan medical insurance shall be set at:

Employee only (single)	\$955.79 per month
Employee plus one (dual)	\$1,911.55 per month
Employee plus two or more (family)	\$2,704.87 per month

City's contribution toward regular part-time employees

Employees working a minimum of one thousand (1,000) hours per fiscal year, but working less than full-time, and their eligible dependents, shall receive pro-rata medical benefits based on scheduled work hours. The remaining medical premium shall be deducted from the employee's paycheck. The City's contribution rate will be the above rate regardless of which of the City's group health plans (Kaiser or Non-Kaiser HMO Plan) employees and their dependents participate in.

3.1(a) Exclusions

Health benefits provided to the Chief of Police shall be consistent with the Chief of Police's contract.

3.2 Retiree Medical – hired before January 1, 2012

A. Effective January 1, 2012 and only for those regular employees hired before January 1, 2012 the City provides contribution/reimbursement toward retiree medical insurance as provided below:

1. Retired employee with a minimum of fifteen (15) but fewer than twenty (20) years of full-time regular City service shall receive the lesser of his/her actual premium amount or fifty percent (50%) of the active employee Kaiser premium per month for the retiree only; or
2. Retired employee with a minimum of twenty (20) but fewer than twenty-five (25) years of full-time regular City service shall receive the lesser of his/her actual premium amount or seventy-five percent (75%) of the active employee Kaiser premium per month for the retiree only; or
3. Retired employee with a minimum of twenty-five (25) years of full-time regular City service shall receive the lesser of his/her actual premium amount or one hundred percent (100%) of the active employee Kaiser premium (retiree only or retiree and spouse, whichever is applicable) per month for the retiree and retiree's spouse.
4. Within the confines of Retiree Medical Insurance, the term "full-time regular City service" shall also include hourly service for those full-time employees who transitioned from hourly status to regular status during the period of 1994 through 1998.
5. A retired employee's spouse (spouse at time of retirement only) who receives no City contribution for spousal health insurance is eligible to participate in the City's offered retiree health insurance program; provided, however, that the retired employee and spouse agree to fully pay the monthly premium plus an additional two percent (2%) of the monthly premium as a City administrative fee.
6. The City's contribution toward retiree health insurance, and the retiree and/or retiree's spouse's participation in the City's offered retiree health insurance, shall end at the end of the month following the retired employee's sixty-fifth (65th) birthday. In the event the retiree passed away before his/her sixty-fifth (65th) birthday then the City's contribution toward the surviving spouse's monthly premium shall continue until the end of the month following what would have been the retired employee's sixty-fifth (65th) birthday.
7. Exclusions – The benefits described above shall apply to all current and future retirees except for the following exclusions:
 - a. Retirees who do not retire directly from City service; or

- b. Retirees and their spouses who are included in the Pittsburgh Municipal Employees Retirement System of 1948; or
 - c. Spouses of deceased retirees who remarry an individual not eligible for benefits under this provision; or
 - d. Retirees who fail to comply with any requirements as described in 'verifications'; or
 - e. Spousal benefits described in this provision shall only apply to the spouse married to the retiree at the time of retirement. Spousal benefits cannot be acquired after retirement nor can they be transferred to a different spouse as in the case of death or divorce and remarriage; or
8. Verification – Retired employees who do not purchase medical insurance plan made available to retired employees/spouses by the City must submit annually proof of medical insurance. Retired employees and spouses of deceased employees must submit annually verification, on a form furnished by City, of continued eligibility.
- B. Employees hired on or after January 1, 2012 will be provided a Retirement Health Savings (RHS) plan, to which the City and Employee shall both contribute \$75 per month. Participation in the plan is required by the employee;

3.3 Dental

The City contributes one hundred percent (100%) of the dental insurance premium for a full-time employee and his/her eligible dependents.

Employees working a minimum of one thousand (1,000) hours per fiscal year, but working less than full-time, and their eligible dependents, shall receive pro-rata medical benefits based on scheduled work hours. The remaining medical premium shall be deducted from the employee's paycheck.

3.4 Medical and/or Dental Alternative

An employee eligible for the City's sponsored medical insurance and who opts to waive participation because the employee has provided documentation verifying that they are receiving medical insurance coverage from a source other than the City shall have a City monthly contribution of either two-hundred (\$200) for single coverage, three-hundred (\$300) for dual coverage or five-hundred dollars (\$500) for family coverage.

An employee eligible for the City's sponsored dental insurance and who opts to waive participation because the employee has provided documentation verifying that they are receiving dental insurance coverage

from a source other than the City shall have a City monthly contribution of twenty-five dollars (\$25.00).

A regular part-time employee represented by this bargaining unit and who elects either the medical alternative and/or dental alternative shall receive one-half (1/2) of the monthly contribution provided to a full-time employee.

3.5 Flexible Benefits Plan

The City offers an Internal Revenue Code Section 125 Plan that contains the components of premium conversion, health care reimbursement account, and dependent care reimbursement account. Employee participation is on an optional basis. The City shall provide and pay all costs of administering the plan.

Effective January 1, 2018, the City shall make an annual contribution (January 1 of each year) of \$100.00 to a health care reimbursement flexible spending account for each medical plan subscriber. The City shall also make an annual "matching" contribution (January 1 of each year) of up to \$100.00 to the flexible spending account for each medical plan subscriber for a maximum annual City contribution of \$200.00. Any employee enrolling into a medical plan after January 1 shall have a prorated amount contributed into the account.

3.6 Life Insurance

The City provides, at its expense, a Life Insurance/Accidental Death & Dismemberment policy for each employee at the coverage amount of 1&1/2 times their annual salary to a maximum benefit of two hundred fifty thousand dollars (\$250,000).

3.7 Long-Term Disability

The City provides, at its expense, long-term disability benefits for covered positions. This plan provides a benefit of 60% of the monthly salary to a maximum salary of fifteen thousand dollars (\$15,000) a month to a maximum benefit of nine thousand dollars (\$9,000) a month, after a one hundred eighty (180) day waiting period.

3.8 Deferred Compensation

Effective September 9, 2018 the City will make a "matching" contribution to the 457 deferred compensation plan for participating regular full-time employees up to a maximum of one-hundred twenty-five dollars and zero cents (\$125.00) per month. The City will make a "matching" contribution to the 457 deferred compensation plan for participating regular part-time employees up to a maximum of sixty-two dollars and fifty cents (\$62.50) per month.

3.9 Retirement

All current and new employees will be covered by the Public Employees' Retirement System (PERS) plans in accordance with the California Public Employees' Pension Reform Act of 2013 (PEPRA).

- A. For all represented employees hired by the City of Pittsburg before July 10, 2011 and enrolled in the City's non-safety PERS benefit with an effective date before July 10, 2011 the employee shall be covered by a pension program provided by the State of California Public Employees' Retirement System (PERS) to the City through a contract. This system, known as the 2% at 55 formula, is described periodically in brochures distributed by PERS.

The City agrees to provide PERS retirement benefits and maintain the following enhancements to the basic PERS 2% at 55 formula:

- a. One Year Final Compensation (Section 20042)
- b. Annual Cost-of-Living Increase at 3% (Section 21335)
- c. Military Service Credit as Public Service (Section 21024)
- d. Credit for Unused Sick Leave (Section 20965)
- e. EPMC as Additional Compensation (Section 20691)

- B. For all represented employees hired by the City of Pittsburg on or following July 10, 2011 and enrolled in the City's non-safety PERS benefit with an effective date of July 10, 2011 or later the employee shall be covered by a pension program provided by the State of California Public Employees' Retirement System (PERS) to the City through a contract under the 2% at 60 formula, based on the average monthly pay over a thirty-six month period ("3 year average") with a 2% annual cost-of-living increase and as is described periodically in brochures distributed by PERS. The City agrees to provide and maintain the following enhancements to the basic PERS 2% at 60 formula:

- a. Military Service Credit as Public Service (Section 21024)
- b. Credit for Unused Sick Leave (Section 20965)
- c. EPMC as Additional Compensation (Section 20691)

Employees enrolled in the 2% at 55 formula or the 2% at 60 formula shall contribute the entire seven percent (7%) employee share.

- C. For all represented employees hired on or after January 1, 2013, who are considered "new members" under California Government Code Section 7522.04(f) shall be in the 2% at 62 CalPERS retirement formula described in Government Code Section 7522.20(a). In addition, "new members" shall be subject to the equal sharing and contribution requirements in Section 7522.30(a) and (c) and shall pay at least 50% of the normal costs.

Effective for Fiscal Year 2017/18 and implemented on July 2, 2017 all employees within the unit will contribute an additional 1% of salary towards pension costs for a total of 8%.

Effective July 1, 2018, all classic employees within the unit shall contribute an additional one-half of one percent (.5%) of salary towards CalPERS unfunded accrued liability pension costs for a total of 8.5%.

Effective July 14, 2019, all classic employees within the unit shall contribute an additional one-half of one percent (.5%) of salary towards CalPERS unfunded accrued liability pension costs for a total of 9%.

3.10 Social Security

All non-safety employees shall have coverage under Federal Social Security in accordance with the provisions of law. This program requires contributions by both the employee and the employer in accordance with schedules provided by the Federal Government.

3.11 Education Reimbursement

When, in the opinion of the City Manager, a training course to be taken by an employee will be of benefit to the City, the City Manager may authorize payment by the City of 100% of tuition charges, fees, the cost of textbooks and supplies or twenty four hundred dollars (\$2400), whichever is lower, each calendar year the employee is enrolled in approved training.

Additionally, the City will reimburse 50% of the direct cost of tuition, books, and supplies, or three hundred dollars (\$300), whichever is lower, annually for approved direct costs between \$2400 and \$3000.

Reimbursement of costs associated with training/education will only be made if the employee receives a letter grade of "C", or better or in cases of courses offered as pass/fail, a grade of pass.

Costs for education reimbursement come from each individual departmental budget.

3.12 Employee Assistance Program

The City contracts and pays for an employee assistance program providing each employee and their household members with up to eight (8) visits per incident per year.

3.13 Professional Association Dues

The City pays for membership dues in applicable professional associations, subject to approval of the City Manager.

3.14 Service Awards

Effective July 1, 2018, the City shall discontinue issuing service awards and implement the Service Achievement Incentive Plan outlined in Section 4.2 Vacation Accrual & Usage. Upon implementation, employees eligible for service award pay between January 1, 2018 and June 30, 2018, shall receive a bank of reserve vacation hours in accordance with the provisions of the Service Achievement Incentive Plan, in lieu of receiving the pay associated with the service award in this section.

A regular full-time employee shall receive in December, if currently employed, service award pay based upon his/her total years of continuous City service, based on the following timetable and amounts:

<u>Years of City Service</u>	<u>Service Award Amount</u>
10 years	\$200
15 years	\$300
20 years	\$400
25 years	\$500
30 years	\$600
35 years	\$700
40 years	\$800
45 years	\$900

4. LEAVES

4.1 Administrative Leave

Exempt employees receive a maximum of ninety-six (96) hours Administrative Leave each calendar year. Said hours are credited to the employee's Administrative Leave time bank each January 1st such that the January 1st balance is exactly ninety-six (96) hours. This benefit is made available on a "use or lose" basis and as such may not be carried from one calendar year to the next. All requests for Administrative Leave are to be reviewed and approved by the City Manager.

4.2 Vacation Accrual & Usage

4.2.1 Accruals:

The vacation accrual rate shall be:

<u>Years of Pittsburg Regular Service</u>	<u>Accrual Rate</u>
0-5 Years	Accrue 3.08 hours per pay period (10 days)
6-10 Years	Accrue 4.62 hours per pay period (15 days)
11 Years	Accrue 4.92 hours per pay period (16 days)
12 Years	Accrue 5.23 hours per pay period (17 days)
13 Years	Accrue 5.54 hours per pay period (18 days)
14 Years	Accrue 5.85 hours per pay period (19 days)
15-19 Years	Accrue 6.15 hours per pay period (20 days)
20 and more years	Accrue 7.69 hours per pay period (25 days)

Regular part-time employees shall accrue vacation in the amount proportionate to the ratio of scheduled hours of work per work week to the standard work week, but in no case shall the number of days of vacation accrued per year exceed those days allowed for a similarly classified regular full-time employee.

4.2.2 Use of Vacation:

Vacation shall be taken at such time as is mutually convenient for the department and the employee.

1. **Maximum Accumulation:** The maximum accrual allowed is two times annual accrual to a maximum of 380 hours. Accruals will be monitored by the Finance Department. Once the maximum accrual has been reached, an employee will not accrue additional vacation until his/her accrual balance is reduced, by either use or buyback.

During the declared local emergency for COVID-19, the maximum vacation accrual limit shall be suspended temporarily and reinstated 12 months follow the end of the declared emergency. During the declared local emergency and prior to the reinstatement of the maximum vacation accrual limit, accrued vacation hours above three hundred eighty (380) hours will have no cash value upon separation of employment. Upon reinstatement of the maximum vacation accrual limit, unused accrued vacation hours in excess of three hundred eighty (380) hours will be lost.

2. **Double Compensation Prohibited:** Employees shall not work for the City during their vacation.

4.2.3 Minimum Use:

Employees must use a minimum of 40 hours of vacation per year. Any exception to this rule must be approved by the City Manager to be eligible for vacation buyback.

4.2.4 Vacation Buyback:

Employees may receive vacation pay in lieu of paid time-off. Buyback shall only be made at the request of the employee and upon the approval of the City Manager. Approvals will be granted if it is determined that “buyback” will result in increased cost-effectiveness and efficiency to the City as determined by the City Manager. Employees are only eligible for one such approval in a 12-month period and only one buyback per fiscal year. Each vacation buyback shall be limited to a maximum of 80 hours and will be at the employee’s regular rate of pay. Vacation hours bought back shall be paid at the employee’s normal hourly rate of pay at the time of the buyback, excluding any enhancements such as out of class pay. The City Manager may authorize buyback in excess of the 80-hour limit in urgent and/or emergency situations.

Effective July 1, 2014 the total City-wide allocation for the buyback program will be \$160,000 per fiscal year. The City shall establish an annual window period for the receipt of vacation buyback requests (November 1 – 21). At the conclusion of the window period, the City will tabulate the total dollar value of the buyback requests. If the total dollar value is less than or equal to \$160,000 employee will receive, upon the City Manager’s approval, payment as noted above. If the total dollar value of the requests exceeds \$160,000, request hours will be pro-rated and

employees paid accordingly. (Payment shall be made with the first paycheck of December.) Should this occur, employee will be credited with vacation hours in excess of those hours determined eligible for the buyback program.

4.2.5 Holidays Falling During Vacations:

When a day designated and observed by the City as a holiday occurs on a day on which an employee is taking vacation, such employee shall not be charged as using vacation for that day. The employee's compensation for that day shall be holiday and shall not be paid or charged as vacation.

4.2.6 Service Achievement Incentive Plan:

The City acknowledges the value of retaining experienced employees. In recognition of previous years of full-time continuous service with the City, the City shall implement a Service Achievement Incentive Plan as follows:

1. At the completion of five (5) years of service, the employee shall receive 40 hours of vacation to be added to the employee's reserve vacation bank.
2. At the completion of 10 years of service, the employee shall receive 50 hours of vacation to be added to the employee's reserve vacation bank.
3. At the completion of 15 years of service, the employee shall receive 60 hours of vacation to be added to the employee's reserve vacation bank.
4. At the completion of 20 years of service, the employee shall receive 70 hours of vacation to be added to the employee's reserve vacation bank.
5. At the completion of 25 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.
6. At the completion of 30 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.
7. At the completion of 35 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.
8. At the completion of 40 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.
9. Upon initial implementation of the Service Achievement Incentive Plan, effective July 1, 2018:

- a) Employees with at least 5 years, but less than 10 years of full-time continuous service with the City shall receive a preliminary reserve vacation bank of 20 hours.
 - b) Employees with 10 years or more of full-time continuous service with the City shall receive a preliminary reserve vacation bank of 40 hours.
10. The Service Achievement Incentive Plan bank shall not have a vacation leave accrual limit. Employees may utilize the reserve vacation bank accrued hours in accordance with section 4.2.2 - Use of Vacation.

4.3 Sick Leave Accrual & Usage

4.3.1 Definitions:

"Sick leave" shall apply only to instances wherein an employee, because of sickness or injury, is unable to perform their regular duties.

4.3.2 Limitations:

Sick leave with pay shall be granted to all employees as provided for below. Sick leave may be used for sickness or injury arising out of an employee's work for the City, as well as for sickness or injuries which are not work connected. Sick leave shall not be considered as a right which an employee may use at their discretion but shall be allowed only in case of necessity and actual personal sickness, disability; provided, however, that any employee who engages in any gainful business or employment while on sick leave shall be subject to dismissal. Provided further, that sick leave may not be used if the sickness or injury results from an employee's outside employment.

4.3.3 Accruals:

Regular full-time employees shall accrue sick leave at the rate of eight (8) hours per month.

Regular part-time employees shall accrue sick leave in the amount proportionate to the ratio of scheduled hours of work per week to the standard work week, but in no case shall the number of sick leave hours accrued each month exceed eight (8).

4.3.4 Unused Sick Leave:

Unused sick leave may be accumulated. There are no maximum accrual limits for sick leave. No payment shall be made for accumulated sick leave at the time of separation from employment. Upon retirement, unused sick leave is converted to service credit.

4.3.5 Sick Leave Incentive:

Employees who use no sick leave in any payroll year quarter shall have four (4) hours credited towards vacation with a maximum accrual during any one (1) year to be sixteen (16) hours.

Any hours taken under the Emergency Paid Sick Leave Act (up to 80 hours of paid sick leave for COVID-19 related events) will not disqualify an employee from this sick leave incentive.

4.3(f) Verifications:

Sick leave for consecutive periods of time exceeding three working days will be allowed only upon presentation to the employee's supervisor of a certificate from a licensed physician stating the nature of the illness and acknowledging the employee's inability to work for the period involved.

Notwithstanding the above language, an employee who has been on sick leave for less than three working days may be required to present medical verification of their sickness in the event that the supervisor demonstrates that the employee has a demonstrated pattern of possible sick leave abuse, which includes the use of numerous sick days in conjunction with days off, or establishes that the employee has used a disproportionate number of sick days in comparison to other similarly situated employees, and said illnesses/injuries do not appear to be job-related.

4.3(g) Notifications:

Employees must notify their supervisor prior to the beginning of any working shift at which they will not report for work and for which they desire to use sick leave.

4.3(h) Compensation:

Full pay and allowances will accrue to employees during periods of authorized sick leave.

4.3(i) Unearned Sick Leave:

Employees may not "borrow" on unearned sick leave.

4.4 Personal Necessity Leave

Employees may use a maximum of 32 hours of accrued sick leave per calendar year for reasons of personal necessity. For purposes of this section, personal necessity shall mean the employee requests leave from their work to attend to personal business that cannot be dispensed with off duty. Personal necessity leave is to be requested in advance and shall be reviewed and (dis)approved by the City Manager. Personal necessity leave is considered use of sick leave.

4.5 Holidays/Holiday Pay/Floating Holidays

All employees shall be entitled to the following paid holidays each year:

1. January 1st – New Year's Day
2. Third Monday in January – Martin Luther King

3. February 12th – Lincoln’s Day
4. Third Monday in February – Washington’s Day
5. March 31st – Cesar Chavez Day
6. Last Monday in May – Memorial Day
7. July 4th – Independence Day
8. First Monday in September – Labor Day
9. Second Monday in October – Columbus Day
10. November 11th – Veteran’s Day
11. Fourth Thursday in November – Thanksgiving Day
12. Day Following Thanksgiving – Friday following Thanksgiving
13. December 25th – Christmas Day
14. Sixteen (16) hours of floating holiday.

Holidays falling on a Saturday will be observed on the preceding Friday.
Holidays falling on a Sunday will be observed on the following Monday.
Holidays falling during the week will be observed on the actual day.

4.6 Catastrophic Leave

The Catastrophic Leave Program is designed to assist employees who have exhausted paid time credits due to an employee’s or their immediate family member’s serious or catastrophic illness or injury. This program allows other employees to donate time to the affected employee so that he/she can remain in a paid status for a longer period of time, thus partially reducing the financial impact of the illness or injury.

4.6(a) Definitions:

1. Catastrophic Illness or Injury – A medically certified illness, injury impairment, physical or mental condition of an employee or an employee’s immediate family member that prevents an employee from returning to work for a period of thirty (30) calendar days or more.
The term “immediate family member” shall mean spouse or domestic partner, child, stepchild, adopted or foster child, parent or parent-in-law.
2. Leave to be donated – Vacation or sick leave.

4.6(b) Eligibility:

1. Donors
 - a. Only regular employees are eligible to donate accrued vacation or sick leave.
 - b. Donating employees may not reduce their balance of earned vacation or sick leave below forty (40) hours by reason of such donation.
2. Recipients
 - a. Only regular employees may participate in the Catastrophic Leave program.
 - b. Certification from a physician that the illness/injury will preclude the employee from returning to work for at least thirty

- (30) calendar days must be submitted to the Human Resources Department with the application.
- c. All accumulated time, sick leave, vacation time and administrative leave must have been exhausted.
 - d. A request for a leave of absence without pay for medical reasons has been submitted and approved.
 - e. Request for participation in the program shall be made on an Application for Catastrophic Leave Program form (available in Human Resources).

4.6(c) Procedures:

- 1. Donations must be a minimum of one day at a time and submitted on the appropriate donation form.
- 2. Time donated will be converted from the type of time donated to sick leave and credited to the recipient employee's sick leave balance on an hour-for-hour basis and shall be paid at the rate of pay of the recipient employee.
- 3. Donations, once made, are irrevocable.
- 4. Any period of donated leave may be counted as Family and Medical Leave time.
- 5. Employees may not remain on catastrophic leave or receive leave donations for a continuous period exceeding six (6) calendar months.
- 6. Verification of catastrophic illness must be submitted by a licensed physician to Human Resources.
- 7. Employees are eligible for this benefit only once during their employment with the City.
- 8. Employees must have accumulated a minimum of 120 hours of sick leave or 80 hours of vacation time before a donation can be made.

4.7 Bereavement Leave

Employees shall be entitled to three (3) working days off with pay whenever there is a death in their immediate family. For purposes of this section, the immediate family shall consist of spouse, domestic partner, children, parents, grandparents, grandchildren, brothers, sisters, step-children, step-parents, half-brothers, half-sisters, fathers-in-law and mothers-in-law.

Time off for funerals or bereavement leave must be taken within six (6) months of the death of the immediate family member. In the event an employee desires to take additional time off with pay in excess of that provided for a death in the immediate family, or in the event the employee desires to attend the actual funeral or service of active or retired City officials, employees, or other family members not covered in this section, and if the employee has unused vacation or sick leave, the employee may take such additional time off or, the time necessary to attend such funeral, and charge it against his/her unused vacation, compensatory time, and/or sick leave.

4.8 Compensation (Workers' Comp Salary Continuation) Leave

Employees are covered by Workers' Compensation benefits pursuant to the statutes of the State of California. For non-safety employees, over and

above the Workers' Compensation statutory benefits, the City shall pay full salary on the first day of work loss due to an on-the-job injury/illness and will continue to provide said benefits through the employees' 60th calendar day of work loss. After the 60th calendar day, benefits shall be paid pursuant to the statutes of the State of California.

4.9 Leave without Pay

Employees may receive authorization for an unpaid leave of absence for up to six (6) months, with the approval of the City Manager.

5. STANDARD HOURS OF WORK & OVERTIME

The City has determined that all classifications within this unit are exempt and are therefore not eligible for overtime in accordance with Title 29, Part 541 of the Code of Federal Regulations, FLSA.

During a labor dispute, a natural or war-caused disaster, or other emergency situation, the City Council, by motion, or the City Manager may authorize overtime pay for members within this unit who are customarily not entitled thereto. The City's standard work week is forty (40) hours.

Appendix A.

A. FY 2018/19 monthly full-time salary ranges are:

Effective July 1, 2018

Position	Minimum	Maximum
Assistant Director of Finance	10,439	12,687
Assistant Director of Economic Dev. and Recreation	10,439	12,687
Assistant to the City Manager	10,027	12,187
City Engineer	11,176	13,583
Director of Recreation and Maintenance Services	11,176	13,583
Director of Water Utilities	12,792	15,547
Executive Assistant	5,871	7,136
Human Resources Manager	10,027	12,187
Power Company Manager	11,176	13,583

Effective July 14, 2019

Position	Minimum	Maximum
Assistant Director of Finance	10,700	13,004
Assistant Director of Economic Dev. and Recreation	10,700	13,004
Assistant to the City Manager	10,278	12,492
City Engineer	11,455	13,923
Director of Recreation and Maintenance Services	11,455	13,923
Director of Water Utilities	13,112	15,936
Executive Assistant	6,018	7,314
Human Resources Manager	10,278	12,492
Power Company Manager	11,455	13,923

B. Whenever an individual is employed in a listed classification with a monthly salary listed, at less than full-time, then said employee shall receive a pro-rata equivalent of the stated monthly salary.

C. Off Salary Range One-Time-Only Payment

A. Should the City realize up to four hundred and fifty thousand dollars (\$450,000) in non-budgeted one-time general fund revenue between July 1, 2018 and June 30, 2020, the City shall pay each unit member up to two thousand dollars (\$2,000) following the receipt of the one-time funds. If amounts less than the full four hundred and fifty thousand dollars (\$450,000) are received, proportionate payments will be made to employees based upon the funds received. Proportionate payments will occur on the following quarter basis or as soon as possible.

**Side Letter of Agreement
Between the City of Pittsburgh and Pittsburgh Police Managers' Group**

This will confirm that the representatives of the City of Pittsburgh ("City") and the Pittsburgh Police Managers' Group ("PMG") have met and conferred and have agreed to the following modifications of their memorandum of understanding ("MOU") covering the term July 1, 2017 through June 30, 2020 as follows:

The parties agree to modify the following paragraph under Section 8, Vacation and Section 9, Sick Leave:

8.3 Maximum Vacation Accrual

The maximum accrual is two times the annual accrual to a maximum of three hundred eighty (380) hours. An employee must be at or below the maximum vacation accrual on the last paycheck of each calendar year.

If an employee is not at or below his/her maximum vacation accrual limit on the last paycheck of each calendar year, then said employee shall receive no vacation accrual until such time as the employee's vacation accrual balance is at or below the maximum vacation accrual limit.

When an employee does bring his/her vacation accrual balance back down at or below the maximum vacation accrual limit, then the employee will receive a proportional amount of accrued vacation. Said amount is determined by taking the number of full pay periods remaining in the calendar year divided by the number of total pay periods for that calendar year and multiplying that ratio to the total number of vacation hours the employee would have earned if the employee had been fronted vacation.

In response to the declared local emergency for COVID-19, any vacation accrual hours in excess of 379.5 hours shall be redistributed into a COVID-19 excess vacation accrual bank on December 31, 2020. Any unused COVID-19 excess vacation accrual bank hours shall have no cash value upon separation and will be lost on December 31, 2021.

9.3 Sick Leave Incentive

A full-time employee who uses no sick leave in any fiscal quarter (based on pay period quarters) shall have four (4) hours credited towards vacation, with a maximum accrual during any one (1) year to be sixteen (16) hours.

Any hours taken under the Emergency Paid Sick Leave Act (up to 80 hours of paid sick leave for COVID-19 related events) will not disqualify an employee from this sick leave incentive.

There shall be no change to any other portion of Sections 8 or 9 or to any section(s) of the existing agreement other than those identified in this and any preceding Side Letter of Agreements.

Dated: _____

PMG

By _____
Steve Albanese
PMG Representative

By _____
Patrick Wentz
PMG Representative

By _____
Lester Galer
PMG Representative

CITY OF PITTSBURG

By _____
Garrett Evans
City Manager

By _____
Stacy Shell
Director of Human Resources

**Side Letter of Agreement
Between the City of Pittsburgh and Pittsburgh Police Officers' Association**

This will confirm that the representatives of the City of Pittsburgh ("City") and the Pittsburgh Police Officers' Association ("POA") have met and conferred and have agreed to the following modifications of their memorandum of understanding ("MOU") covering the term July 1, 2017 through June 30, 2020 as follows:

The parties agree to modify the following paragraph under Section 8, Vacation and Section 9, Sick Leave:

8.3 Maximum Vacation Accrual

The maximum accrual is two times the annual accrual to a maximum of three hundred eighty (380) hours.

During the declared local emergency for COVID-19, the maximum vacation accrual limit shall be suspended temporarily and reinstated 12 months following the end of the declared emergency. During the declared local emergency and prior to the reinstatement of the maximum vacation accrual limit, accrued vacation hours above three hundred eighty (380) hours will have no cash value upon separation of employment. Upon reinstatement of the maximum vacation accrual limit, unused accrued vacation hours in excess of three hundred eighty (380) hours will be lost.

9.3 Sick Leave Incentive

A full-time employee who uses no sick leave in any fiscal quarter (based on pay period quarters) shall have four (4) hours credited towards vacation, with a maximum accrual during any one (1) year to be sixteen (16) hours.

Any hours taken under the Emergency Paid Sick Leave Act (up to 80 hours of paid sick leave for COVID-19 related events) will not disqualify an employee from this sick leave incentive.

There shall be no change to any other portion of Sections 8 or 9 or to any section(s) of the existing agreement other than those identified in this and any preceding Side Letter of Agreements.

Dated: _____

POA

CITY OF PITTSBURGH

By _____
Ryan Davis
POA President

By _____
Garrett Evans
City Manager

By _____
William Hatcher
POA Vice President

By _____
Stacy Shell
Director of Human Resources

City of Pittsburgh
Senior Executive Team Salary & Benefits Schedule

Effective ~~July 1, 2018~~ March 16, 2020

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1. POSITIONS COVERED

This Booklet includes a summary of benefits for all classifications designated as the City Senior Executive Team. All covered positions are at-will appointments, serving at the pleasure of the City Manager.

Whenever there exists a conflict between this document and an employment contract, if any, then said employment contract shall prevail.

Positions within this unit include:

Assistant City Manager
City Attorney¹
Chief of Police
Director of Community Development
Director of Community Services
Director of Finance
Director of Human Resources
Director of Public Works
Director of Records and Council Services

2. SALARIES

Salary ranges for covered positions shall be as set forth in Appendix A, which is attached hereto and made a part hereof.

In accordance with Personnel Rule 12.1, Salary Plan, no person may be paid less than the minimum, nor more than the maximum of the salary range for the class in which employed. Further, because the Senior Executive Team has a salary range, and not salary steps, no person's salary automatically changes when the salary range changes. Advancement within a salary range is based on performance and requires the approval of the City Manager.

2.1 Winter Closure

Beginning July 5, 2015, the City shall implement a winter closure in each fiscal year. The Winter Closure shall take place sometime during the period of December 1 and January 31 of each fiscal year and shall consist of forty (40) hours of time off during that time frame. The City shall determine the actual winter closure schedule for each employee in the unit based on the service needs of their department. This winter closure shall become the status quo. All positions within this unit, with the exception of the Chief of Police, will be required to use vacation, vacation reserve, or administrative leave banks to supplement their pay during the Winter Closure.

With the exception of the Chief of Police, an employee who is called in to work on an unplanned or emergency basis during his or her scheduled winter closure time shall be paid straight-time pay for any work performed.

¹ Excluded from Senior Executive Team salary ranges. Appointed and serves at the pleasure of the City Council.

3. BENEFITS

3.1 Medical

The City will provide a medical insurance plan through Kaiser Permanente and will make every reasonable effort to maintain a second option through a Non-Kaiser HMO plan that allows members to choose their physician based on that physician's ability to accept coverage through said plan.

City's contribution toward medical insurance Effective January 1, 2018 the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for Kaiser Permanente medical insurance shall be set at one hundred percent (100%) of the actual premium costs.

Effective January 1, 2019, the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for medical insurance shall be set at one hundred percent (100%) of the Kaiser Permanente premium rate. Employees electing to enroll in a medical insurance plan with premium rates higher than the Kaiser Permanente premium rate shall be required to pay the difference in premium rates between the Kaiser Permanente premium rate and the higher plan premium rate selected by the employee.

Effective January 1, 2018 through December 31, 2018, the City's contribution for a full-time employee and his/her eligible dependents for each level of benefit (single, dual, and family) for Non-Kaiser HMO Plan medical insurance shall be set at:

Employee only (single)	\$955.79 per month
Employee plus one (dual)	\$1,911.55 per month
Employee plus two or more (family)	\$2,704.87 per month

City's contribution toward regular part-time employees

Employees working a minimum of one thousand (1,000) hours per fiscal year, but working less than full-time, and their eligible dependents, shall receive pro-rata medical benefits based on scheduled work hours. The remaining medical premium shall be deducted from the employee's paycheck. The City's contribution rate will be the above rate regardless of which of the City's group health plans (Kaiser or Non-Kaiser HMO Plan) employees and their dependents participate in.

3.2 Retiree Medical – hired before January 1, 2012

A. Effective January 1, 2012 and only for those regular employees hired before January 1, 2012 the City provides contribution/reimbursement toward retiree medical insurance as provided below:

1. Retired employee with a minimum of fifteen (15) but fewer than twenty (20) years of full-time regular City service shall receive the lesser of his/her actual premium amount or fifty percent (50%) of the active employee Kaiser premium per month for the retiree only; or
2. Retired employee with a minimum of twenty (20) but fewer than twenty-five (25) years of full-time regular City service shall receive the lesser of his/her actual premium amount or seventy-five percent (75%) of the active employee Kaiser premium per month for the retiree only; or
3. Retired employee with a minimum of twenty-five (25) years of full-time regular City service shall receive the lesser of his/her actual premium amount or one hundred percent (100%) of the active employee Kaiser premium (retiree only or retiree and spouse, whichever is applicable) per month for the retiree and retiree's spouse.
4. Within the confines of Retiree Medical Insurance, the term "full-time regular City service" shall also include hourly service for those full-time employees who transitioned from hourly status to regular status during the period of 1994 through 1998.
5. A retired employee's spouse (spouse at time of retirement only) who receives no City contribution for spousal health insurance is eligible to participate in the City's offered retiree health insurance program; provided, however, that the retired employee and spouse agree to fully pay the monthly premium plus an additional two percent (2%) of the monthly premium as a City administrative fee.
6. The City's contribution toward retiree health insurance, and the retiree and/or retiree's spouse's participation in the City's offered retiree health insurance, shall end at the end of the month following the retired employee's sixty-fifth (65th) birthday. In the event the retiree passed away before his/her sixty-fifth (65th) birthday then the City's contribution toward the surviving spouse's monthly premium shall continue until the end of the month following what would have been the retired employee's sixty-fifth (65th) birthday.
7. Exclusions – The benefits described above shall apply to all current and future retirees except for the following exclusions:
 - a. Retirees who do not retire directly from City service; or
 - b. Retirees and their spouses who are included in the Pittsburgh Municipal Employees Retirement System of 1948; or
 - c. Spouses of deceased retirees who remarry an individual not eligible for benefits under this provision; or

- d. Retirees who fail to comply with any requirements as described in 'verifications'; or
 - e. Spousal benefits described in this provision shall only apply to the spouse married to the retiree at the time of retirement. Spousal benefits cannot be acquired after retirement nor can they be transferred to a different spouse as in the case of death or divorce and remarriage; or
8. Verification – Retired employees who do not purchase medical insurance plan made available to retired employees/spouses by the City must submit annually proof of medical insurance. Retired employees and spouses of deceased employees must submit annually verification, on a form furnished by City, of continued eligibility.
- B. Employees hired on or after January 1, 2012 will be provided a Retirement Health Savings (RHS) plan, to which the City and Employee shall both contribute \$75 per month. Participation in the plan is required by the employee.

3.3 Dental

The City contributes one hundred percent (100%) of the dental insurance premium for a full-time employee and his/her eligible dependents.

Employees working a minimum of one thousand (1,000) hours per fiscal year, but working less than full-time, and their eligible dependents, shall receive pro-rata medical benefits based on scheduled work hours. The remaining medical premium shall be deducted from the employee's paycheck.

3.4 Medical and/or Dental Alternative

An employee eligible for the City's sponsored medical insurance and who opts to waive participation because the employee has provided documentation verifying that they are receiving medical insurance coverage from a source other than the City shall have a City monthly contribution of either two-hundred (\$200) for single coverage, three-hundred (\$300) for dual coverage or five-hundred dollars (\$500) for family coverage.

An employee eligible for the City's sponsored dental insurance and who opts to waive participation because the employee has provided documentation verifying that they are receiving dental insurance coverage from a source other than the City shall have a City monthly contribution of twenty-five dollars (\$25.00).

A regular part-time employee represented by this bargaining unit and who elects either the medical alternative and/or dental alternative shall receive one-half (1/2) of the monthly contribution provided to a full-time employee.

3.5 Flexible Benefits Plan

The City offers an Internal Revenue Code Section 125 Plan that contains the components of premium conversion, health care reimbursement account, and dependent care reimbursement account. Employee participation is on an optional basis. The City shall provide and pay all costs of administering the plan.

Effective January 1, 2018, the City shall make an annual contribution (January 1 of each year) of \$100.00 to a health care reimbursement flexible spending account for each medical plan subscriber. The City shall also make an annual “matching” contribution (January 1 of each year) of up to \$100.00 to the flexible spending account for each medical plan subscriber for a maximum annual City contribution of \$200.00. Any employee enrolling into a medical plan after January 1 shall have a prorated amount contributed into the account.

3.6 Life Insurance

The City provides, at its expense, a Life Insurance/Accidental Death & Dismemberment policy for each employee, including the Chief of Police at the coverage amount of 1½ times their annual salary to a maximum benefit of two hundred fifty thousand dollars (\$250,000).

3.7 Long-Term Disability

The City provides, at its expense, long-term disability benefits for covered positions. This plan provides a benefit of 60% of the monthly salary to a maximum salary of fifteen thousand dollars (\$15,000) a month to a maximum benefit of nine thousand dollars (\$9,000) a month, after a one hundred eighty (180) day waiting period.

3.8 Deferred Compensation

Effective September 9, 2018 the City will make a “matching” contribution to the 457 deferred compensation plan for participating regular full-time employees up to a maximum of one-hundred twenty-five dollars and zero cents (\$125.00) per month. The City will make a “matching” contribution to the 457 deferred compensation plan for participating regular part-time employees up to a maximum of sixty-two dollars and fifty cents (\$62.50) per month.

3.9 Retirement

All current and new employees will be covered by the Public Employees’ Retirement System (PERS) plans in accordance with the California Public Employees’ Pension Reform Act of 2013 (PEPRA).

- A. For all represented employees hired by the City of Pittsburg before July 10, 2011 and enrolled in the City's non-safety PERS benefit with an effective date before July 10, 2011 the employee shall be covered by a pension program provided by the State of California Public Employees' Retirement System (PERS) to the City through a contract. This system, known as the 2% at 55 formula, is described periodically in brochures distributed by PERS.

The City agrees to provide PERS retirement benefits and maintain the following enhancements to the basic PERS 2% at 55 formula:

- a. One Year Final Compensation (Section 20042)
 - b. Annual Cost-of-Living Increase at 3% (Section 21335)
 - c. Military Service Credit as Public Service (Section 21024)
 - d. Credit for Unused Sick Leave (Section 20965)
 - e. EPMC as Additional Compensation (Section 20691)
- B. For all represented employees hired by the City of Pittsburg on or following July 10, 2011 and enrolled in the City's non-safety PERS benefit with an effective date of July 10, 2011 or later the employee shall be covered by a pension program provided by the State of California Public Employees' Retirement System (PERS) to the City through a contract under the 2% at 60 formula, based on the average monthly pay over a thirty-six month period ("3 year average") with a 2% annual cost-of-living increase and as is described periodically in brochures distributed by PERS. The City agrees to provide and maintain the following enhancements to the basic PERS 2% at 60 formula:
- a) Military Service Credit as Public Service (Section 21024)
 - b) Credit for Unused Sick Leave (Section 20965)
 - c) EPMC as Additional Compensation (Section 20691)

Employees enrolled in the 2% at 55 formula or the 2% at 60 formula shall contribute the entire seven percent (7%) employee share.

- C. For all represented employees hired on or after January 1, 2013, who are considered "new members" under California Government Code Section 7522.04(f) shall be in the 2% at 62 CalPERS retirement formula described in Government Code Section 7522.20(a). In addition, "new members" shall be subject to the equal sharing and contribution requirements in Section 7522.30(a) and (c) and shall pay at least 50% of the normal costs.

Effective for Fiscal Year 2017/18 and implemented on July 2, 2017 all employees within the unit except for the Chief of Police will contribute an additional 1% of salary towards pension costs for a total of 8%.

Effective July 1, 2018, all classic employee within the unit shall contribute an additional one-half of one percent (.5%) of salary towards CalPERS unfunded accrued liability pension costs for a total of 8.5%.

Effective July 14, 2019 all classic employees within the unit shall contribute an additional one-half of one percent (.5%) of salary towards CalPERS unfunded accrued liability pension costs for a total of 9%.

Effective July 1, 2018, the Chief of Police will contribute an additional 1% of salary towards pension costs for a total of 12% contribution of salary.

Effective July 14, 2019, the Chief of Police will contribute an additional 1% of salary towards pension cost for a total of 13% contribution of salary.

3.10 Social Security

All non-safety employees shall have coverage under Federal Social Security in accordance with the provisions of law. This program requires contributions by both the employee and the employer in accordance with schedules provided by the Federal Government.

3.11 Education Reimbursement

When, in the opinion of the City Manager, a training course to be taken by an employee will be of benefit to the City, the City Manager may authorize payment by the City of 100% of tuition charges, fees, the cost of textbooks and supplies or twenty-four hundred dollars (\$2400), whichever is lower, each calendar year the employee is enrolled in approved training.

Additionally, the City will reimburse 50% of the direct cost of tuition, books, and supplies, or three hundred dollars (\$300), whichever is lower, annually for approved direct costs between \$2400 and \$3000.

Reimbursement of costs associated with training/education will only be made if the employee receives a letter grade of "C", or better or in cases of courses offered as pass/fail, a grade of pass.

Costs for education reimbursement come from each individual departmental budget.

3.12 Employee Assistance Program

The City contracts and pays for an employee assistance program providing each employee and their household members with up to eight (8) visits per incident per year.

3.13 Professional Association Dues

The City pays for membership dues in applicable professional associations, subject to approval of the City Manager.

3.14 Service Awards

Effective July 1, 2018, the City shall discontinue issuing service awards and implement the Service Achievement Incentive Plan outlined in Section 4.2.7 Vacation Accrual & Usage. Upon implementation, employees eligible for service award pay between January 1, 2018 and June 30, 2018, shall receive a bank of reserve vacation hours in accordance with the provisions of the Service Achievement Incentive Plan, in lieu of receiving the pay associated with the service award in this section.

A regular full-time employee shall receive in December, if currently employed, service award pay based upon his/her total years of continuous City service, based on the following timetable and amounts:

<u>Years of City Service</u>	<u>Service Award Amount</u>
10 years	\$200
15 years	\$300
20 years	\$400
25 years	\$500
30 years	\$600
35 years	\$700
40 years	\$800
45 years	\$900

3.15 Exclusions

The Chief of Police receives benefits outlined in Section 3 - Benefits of this Schedule in accordance with the benefits provided to the members of the Police Captain class within the Police Managers Group, unless detailed otherwise herein.

4. LEAVES

4.1 Administrative Leave

Exempt employees receive a maximum of ninety-six (96) hours Administrative Leave each calendar year. Said hours are credited to the employee's Administrative Leave time bank each January 1st such that the January 1st balance is exactly ninety-six (96) hours. This benefit is made available on a "use or lose" basis and as such may not be carried from one calendar year to the next. All requests for Administrative Leave are to be reviewed and approved by the City Manager.

4.2 Vacation Accrual & Usage

4.2.1 Accruals

The vacation accrual rate shall be:

<u>Years of Continuous Public Sector Service</u>	<u>Accrual Rate</u>
0-5 Years	Accrue 4.00 hours per pay period (13 days)
6-10 Years	Accrue 5.54 hours per pay period (18 days)

11 Years	Accrue 5.85 hours per pay period (19 days)
12 Years	Accrue 6.15 hours per pay period (20 days)
13 Years	Accrue 6.47 hours per pay period (21 days)
14 Years	Accrue 6.77 hours per pay period (22 days)
15-19 Years	Accrue 7.08 hours per pay period (23 days)
20 and more years	Accrue 8.62 hours per pay period (28 days)

4.2.1.1 The Chief of Police shall accrue vacation in accordance with Section 8.1 – Vacation Accrual of the Police Managers Group MOU.

4.2.2 Use of Vacation

Vacation shall be taken at such time as is mutually convenient for the department and the employee.

1. 1. Maximum Accumulation: The maximum accrual allowed is two times annual accrual to a maximum of 380 hours. Accruals will be monitored by the Finance Department. Once the maximum accrual has been reached, an employee will not accrue additional vacation until his/her accrual balance is reduced, by either use or buyback.

During the declared local emergency for COVID-19, the maximum vacation accrual limit shall be suspended temporarily and reinstated 12 months follow the end of the declared emergency. During the declared local emergency and prior to the reinstatement of the maximum vacation accrual limit, accrued vacation hours above three hundred eighty (380) hours will have no cash value upon separation of employment. Upon reinstatement of the maximum vacation accrual limit, unused accrued vacation hours in excess of three hundred eighty (380) hours will be lost.

2. Double Compensation Prohibited: Employees shall not work for the City during their vacation.

4.2.3 Minimum Use

Employees must use a minimum of 40 hours of vacation per year. Any exception to this rule must be approved by the City Manager to be eligible for vacation buyback.

4.2.4 Vacation Buyback

Employees may receive vacation pay in lieu of paid time-off. Buyback shall only be made at the request of the employee and upon the approval of the City Manager. Approvals will be granted if it is determined that “buyback” will result in increased cost-effectiveness and efficiency to the City as determined by the City Manager. Employees are only eligible for one such approval in a 12-month period and only one buyback per fiscal year. Each

vacation buyback shall be limited to a maximum of 40 hours and will be at the employee's regular rate of pay. Vacation hours bought back shall be paid at the employee's normal hourly rate of pay at the time of the buyback, excluding any enhancements such as out of class pay.

Effective July 1, 2014 the total City-wide allocation for the buyback program will be \$160,000 per fiscal year. The City shall establish an annual window period for the receipt of vacation buyback requests (November 1 – 21). At the conclusion of the window period, the City will tabulate the total dollar value of the buyback requests. If the total dollar value is less than or equal to \$160,000 employee will receive, upon the City Manager's approval, payment as noted above. If the total dollar value of the requests exceeds \$160,000, request hours will be pro-rated and employees paid accordingly. (Payment shall be made with the first paycheck of December.) Should this occur, employee will be credited with vacation hours in excess of those hours determined eligible for the buyback program.

4.2.5 Vacation Conversion to 401(a) Contribution

Employees within this bargaining unit will convert an equal dollar amount of vacation towards a contribution to a 401(a) plan. All members of this bargaining unit will be required to contribute an amount equal to eighty (80) hours of vacation for the lowest paid member of the unit. Employees with a higher hourly rate will convert however many hours that equate to the same dollar amount as 80 hours for the lowest paid member.

4.2.6 Holidays Falling During Vacations

When a day designated and observed by the City as a holiday occurs on a day on which an employee is taking vacation, such employee shall not be charged as using vacation for that day. The employee's compensation for that day shall be holiday and shall not be paid or charged as vacation.

4.2.7 Service Achievement Incentive Plan

The City acknowledges the value of retaining experienced employees. In recognition of previous years of full-time continuous service with the City, the City shall implement a Service Achievement Incentive Plan as follows:

1. At the completion of five (5) years of service, the employee shall receive 40 hours of vacation to be added to the employee's reserve vacation bank.
2. At the completion of 10 years of service, the employee shall receive 50 hours of vacation to be added to the employee's reserve vacation bank.
3. At the completion of 15 years of service, the employee shall receive 60 hours of vacation to be added to the employee's reserve vacation bank.

4. At the completion of 20 years of service, the employee shall receive 70 hours of vacation to be added to the employee's reserve vacation bank.
5. At the completion of 25 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.
6. At the completion of 30 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.
7. At the completion of 35 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.
8. At the completion of 40 years of service, the employee shall receive 80 hours of vacation to be added to the employee's reserve vacation bank.
9. Upon initial implementation of the Service Achievement Incentive Plan, effective July 1, 2018:
 - a. Employees with at least 5 years, but less than 10 years of full-time continuous service with the City shall receive a preliminary reserve vacation bank of 20 hours.
 - b. Employees with 10 years or more of full-time continuous service with the City shall receive a preliminary reserve vacation bank of 40 hours.
10. The Service Achievement Incentive Plan bank shall not have a vacation leave accrual limit. Employees may utilize the reserve vacation bank accrued hours in accordance with section 4.2.2 - Use of Vacation.

4.3 Sick Leave Accrual & Usage

4.3.1 Definitions

"Sick leave" shall apply only to instances wherein an employee, because of sickness or injury, is unable to perform their regular duties.

4.3.2 Limitations

Sick leave with pay shall be granted to all employees as provided for below. Sick leave may be used for sickness or injury arising out of an employee's work for the City, as well as for sickness or injuries which are not work connected. Sick leave shall not be considered as a right which an employee

may use at their discretion but shall be allowed only in case of necessity and actual personal sickness, disability; provided, however, that any employee who engages in any gainful business or employment while on sick leave shall be subject to dismissal. Provided further, that sick leave may not be used if the sickness or injury results from an employee's outside employment.

4.3.3 Accruals

Regular full-time employees shall accrue sick leave at the rate of eight (8) hours per month.

Regular part-time employees shall accrue sick leave in the amount proportionate to the ratio of scheduled hours of work per week to the standard work week, but in no case shall the number of sick leave hours accrued each month exceed eight (8).

4.3.4 Unused Sick Leave

Unused sick leave may be accumulated. There are no maximum accrual limits for sick leave. No payment shall be made for accumulated sick leave at the time of separation from employment. Upon retirement, unused sick leave is converted to service credit.

4.3.5 Sick Leave Incentive

Employees who use no sick leave in any fiscal quarter shall have four (4) hours credited towards vacation with a maximum accrual during any one (1) year to be sixteen (16) hours.

Any hours taken under the Emergency Paid Sick Leave Act (up to 80 hours of paid sick leave for COVID-19 related events) will not disqualify an employee from this sick leave incentive.

4.3.6 Verifications

Sick leave for consecutive periods of time exceeding three working days will be allowed only upon presentation to the employee's supervisor of a certificate from a licensed physician stating the nature of the illness and acknowledging the employee's inability to work for the period involved.

Notwithstanding the above language, an employee who has been on sick leave for less than three working days may be required to present medical verification of their sickness in the event that the supervisor demonstrates that the employee has a demonstrated pattern of possible sick leave abuse, which includes the use of numerous sick days in conjunction with days off, or establishes that the employee has used a disproportionate number of sick days in comparison to other similarly situated employees, and said illnesses/injuries do not appear to be job-related.

4.3.7 Notifications

Employees must notify their supervisor prior to the beginning of any working shift at which they will not report for work and for which they desire to use sick leave.

4.3.8 Compensation

Full pay and allowances will accrue to employees during periods of authorized sick leave.

4.3.9 Unearned Sick Leave

Employees may not "borrow" on unearned sick leave.

4.4 Personal Necessity Leave

Employees may use a maximum of 32 hours of accrued sick leave per calendar year for reasons of personal necessity. For purposes of this section, personal necessity shall mean the employee requests leave from their work to attend to personal business that cannot be dispensed with off duty. Personal necessity leave is to be requested in advance and shall be reviewed and (dis)approved by the City Manager. Personal necessity leave is considered use of sick leave.

4.5 Holidays/Holiday Pay/Floating Holidays

All employees shall be entitled to the following paid holidays each year:

1. January 1st – New Year's Day
2. Third Monday in January – Martin Luther King
3. February 12th – Lincoln's Day
4. Third Monday in February – Washington's Day
5. March 31st – Cesar Chavez Day
6. Last Monday in May – Memorial Day
7. July 4th – Independence Day
8. First Monday in September – Labor Day
9. Second Monday in October – Columbus Day
10. November 11th – Veteran's Day
11. Fourth Thursday in November – Thanksgiving Day
12. Day Following Thanksgiving – Friday following Thanksgiving
13. December 25th – Christmas Day
14. Sixteen (16) hours of floating holiday.

Holidays falling on a Saturday will be observed on the preceding Friday. Holidays falling on a Sunday will be observed on the following Monday. Holidays falling during the week will be observed on the actual day.

4.6 Catastrophic Leave

The Catastrophic Leave Program is designed to assist employees who have exhausted paid time credits due to an employee's or their immediate family member's serious or catastrophic illness or injury. This program allows other employees to donate time to the affected employee so that he/she can

remain in a paid status for a longer period of time, thus partially reducing the financial impact of the illness or injury.

4.6.1 Definitions

1. Catastrophic Illness or Injury – A medically certified illness, injury impairment, physical or mental condition of an employee or an employee's immediate family member that prevents an employee from returning to work for a period of thirty (30) calendar days or more.
The term "immediate family member" shall mean spouse or domestic partner, child, stepchild, adopted or foster child, parent or parent-in-law.
2. Leave to be donated – Vacation or sick leave.

4.6.2 Eligibility

1. Donors
 - a. Only regular employees are eligible to donate accrued vacation or sick leave.
 - b. Donating employees may not reduce their balance of earned vacation or sick leave below forty (40) hours by reason of such donation.
2. Recipients
 - a. Only regular employees may participate in the Catastrophic Leave program.
 - b. Certification from a physician that the illness/injury will preclude the employee from returning to work for at least thirty (30) calendar days must be submitted to the Human Resources Department with the application.
 - c. All accumulated time, sick leave, vacation time and administrative leave must have been exhausted.
 - d. A request for a leave of absence without pay for medical reasons has been submitted and approved.
 - e. Request for participation in the program shall be made on an Application for Catastrophic Leave Program form (available in Human Resources).

4.6.3 Procedures

1. Donations must be a minimum of one day at a time and submitted on the appropriate donation form.
2. Time donated will be converted from the type of time donated to sick leave and credited to the recipient employee's sick leave balance on an hour-for-hour basis and shall be paid at the rate of pay of the recipient employee.
3. Donations, once made, are irrevocable.
4. Any period of donated leave may be counted as Family and Medical Leave time.
5. Employees may not remain on catastrophic leave or receive leave donations for a continuous period exceeding six (6) calendar months.
6. Verification of catastrophic illness must be submitted by a licensed physician to Human Resources.
7. Employees are eligible for this benefit only once during their employment with the City.
8. Employees must have accumulated a minimum of 120 hours of sick leave or 80 hours of vacation time before a donation can be made.

4.7 Bereavement Leave

Employees shall be entitled to three (3) working days off with pay whenever there is a death in their immediate family. For purposes of this section, the immediate family shall consist of spouse, domestic partner, children, parents, grandparents, grandchildren, brothers, sisters, step-children, step-parents, half-brothers, half-sisters, fathers-in-law and mothers-in-law.

Time off for funerals or bereavement leave must be taken within six (6) months of the death of the immediate family member. In the event an employee desires to take additional time off with pay in excess of that provided for a death in the immediate family, or in the event the employee desires to attend the actual funeral or service of active or retired City officials, employees, or other family members not covered in this section, and if the employee has unused vacation or sick leave, the employee may take such additional time off or, the time necessary to attend such funeral, and charge it against his/her unused vacation, compensatory time, and/or sick leave.

4.8 Compensation (Workers' Comp Salary Continuation) Leave

Employees are covered by Workers' Compensation benefits pursuant to the statutes of the State of California. For non-safety employees, over and above the Workers' Compensation statutory benefits, the City shall pay full salary on the first day of work loss due to an on-the-job injury/illness and will continue to provide said benefits through the employees' 60th calendar day of work loss. After the 60th calendar day, benefits shall be paid pursuant to the statutes of the State of California.

4.9 Leave without Pay

Employees may receive authorization for an unpaid leave of absence for up to six (6) months, with the approval of the City Manager.

5. STANDARD HOURS OF WORK & OVERTIME

The City has determined that all classifications within this unit are exempt and are therefore not eligible for overtime in accordance with Title 29, Part 541 of the Code of Federal Regulations, FLSA.

During a labor dispute, a natural or war-caused disaster, or other emergency situation, the City Council, by motion, or the City Manager may authorize overtime pay for members of this unit who are customarily not entitled thereto. The City's standard work week is forty (40) hours.

Appendix A.

A. FY 2018/19 monthly full-time salary ranges are:

Effective July 1, 2018		
Position	Minimum	Maximum
Assistant City Manager	14,384	18,356
Chief of Police	14,656	18,528
Director of Community Development	12,300	15,547
Director of Community Services	12,300	15,547
Director of Finance	12,300	15,547
Director of Human Resources	12,300	15,547
Director of Public Works	13,292	16,158
Director of Records and Council Services	10,027	12,187

Effective July 14, 2019		
Position	Minimum	Maximum
Assistant City Manager	14,744	18,815
Chief of Police	15,022	18,991
Director of Community Development	12,608	15,936
Director of Community Services	12,608	15,936
Director of Finance	12,608	15,936
Director of Human Resources	12,608	15,936
Director of Public Works	13,624	16,562
Director of Records and Council Services	10,278	12,492

B. Whenever an individual is employed in a listed classification with a monthly salary listed, at less than full-time, then said employee shall receive a pro-rata equivalent of the stated monthly salary.

C. Off Salary Range One-Time-Only Payment

Should the City realize up to four hundred and fifty thousand dollars (\$450,000) in non-budgeted one-time general fund revenue between July 1, 2018 and June 30, 2020, the City shall pay each bargaining unit member, excluding the Chief of Police, up to two thousand dollars (\$2,000) following the receipt of the one-time funds. If amounts less than the full four hundred and fifty thousand dollars (\$450,000) are received, proportionate payments will be made to employees based upon the funds received. Proportionate payments will occur on the following quarter basis or as soon as possible.

**Side Letter of Agreement
Between the City of Pittsburgh and the Teamsters Union, Local 856**

This will confirm that the representatives of the City of Pittsburgh ("City") and the Teamsters Union, Local 856 have met and conferred and have agreed to the following modifications of their memorandum of understanding ("MOU") covering the term July 1, 2018 through June 30, 2020 as follows:

The parties agree to modify the following paragraphs under Section 7 – Vacation and Section 8 – Sick Leave:

7.2 Use of Vacation

Vacation shall be taken at such time as is mutually convenient for the department and the employee.

A. Maximum Accumulation – The maximum accrual allowed is two hundred forty (240) hours. Accruals will be monitored by the Finance Department. Once the maximum accrual has been reached, an employee will not accrue additional vacation until his/her accrual balance is reduced, by either use or buyback.

1. 4. Effective July 1, 2014 the maximum accrual allowed is two hundred and sixty (260) hours.

4.2. During the declared local emergency for COVID-19, the maximum vacation accrual limit shall be suspended temporarily and reinstated 12 months following the end of the declared emergency. During the declared local emergency and prior to the reinstatement of the maximum vacation accrual limit, accrued vacation hours above two hundred sixty (260) hours will have no cash value upon separation of employment. Upon reinstatement of the maximum vacation accrual limit, unused accrued vacation hours in excess of two hundred sixty (260) hours will be lost.

8.3 Sick Leave Incentive

A full-time employee who uses no sick leave in any payroll year quarter shall have four (4) hours credited towards vacation, with a maximum accrual during any one (1) year to be sixteen (16) hours.

Any hours taken under the Emergency Paid Sick Leave Act (up to 80 hours of paid sick leave for COVID-19 related events) will not disqualify an employee from this sick leave incentive.

There shall be no change to any other portion of Sections 7 or 8 or to any section(s) of the existing agreement other than those identified in this and any preceding Side Letter of Agreements.

Dated: _____

Teamsters Union

CITY OF PITTSBURG

By _____
Juan Escobar
Teamsters Union Representative

By _____
Garrett Evans
City Manager

By _____
Stacy Shell
Director of Human Resources